

TENTATIVE MAP Parcel Map #: PM36183

Parcel: 165-070-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36183 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36183, Amended No. 2, dated May 9, 2010.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule G subdivision of 2.85 acres into four (4) single-family residential parcels with a minimum lot size of 21,652 square feet and one (1) 34,424 square foot remainder parcel.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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BS GRADE DEPARTMENT

10.BS GRADE. 1                    MAP-GIN INTRODUCTION                    RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Grading Division conditions of approval.

10.BS GRADE. 2                    MAP-G1.2 OBEY ALL GDG REGS                    RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE. 3                    MAP-G1.3 DISTURBS NEED G/PMT                    RECOMMND

Ordinance 457 requires a grading permit prior to clearing , grubbing or any top soil disturbances related to construction grading.

10.BS GRADE. 4                    MAP-G1.5 EROS CNTRL PROTECT                    RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1 to May 31.

10.BS GRADE. 5                    MAP-G1.6 DUST CONTROL                    RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6                    MAP-G2.1 GRADING BONDS                    RECOMMND

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

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10.BS GRADE. 7                    MAP-G2.5 2:1 MAX SLOPE RATIO                    RECOMMND

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8                    MAP-G2.6SLOPE STABL'TY ANLY                    RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9                    MAP-G2.8MINIMUM DRNAGE GRAD                    RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10                    MAP-G2.11DR WAY XING NWC                    RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11                    MAP-G2.12SLOPES IN FLOODWAY                    RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 12                    MAP-G2.13FIRE D'S OK ON DR.                    RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

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10.BS GRADE. 13 MAP-G2.21POST & BEAM LOT

RECOMMND

Any lot conditioned to use post and beam design, which involves grading in excess of that required to construct the driveway, will need the Planning Department's approval prior to the issuance of a grading permit.

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP

RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 JCSD WATER AND SEWER SERVICE

RECOMMND

Parcel Map#36183 is proposing Jurupa Community Services District (JCSD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with JCSD as well as all other applicable agencies.

Any existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

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FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS

RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING

RECOMMND

Schedule G fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction, with no portion of any lot frontage more than 330 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP- FLOOD HAZARD REPORT

RECOMMND

Parcel Map No. 36183 proposes a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels. This site is located in the Jurupa area south of 56th Street, east of Tomal Lane and west of Van Buren Boulevard.

The proposed project receives minimal offsite runoff from the southeast. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

Onsite runoff from parcels 2, 3 and 4 would collect within the proposed "Street A" and be conveyed by curb and gutter to the south to Angela Avenue. Since the lots are a minimum of one-half acre and only 4 parcels are proposed, increased runoff mitigation is not required.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint,

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10.FLOOD RI. 1                    MAP- FLOOD HAZARD REPORT (cont.)                    RECOMMND

conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

10.FLOOD RI. 3                    MAP 10 YR CURB - 100 YR ROW                    RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4                    MAP 100 YR SUMP OUTLET                    RECOMMND

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

10.FLOOD RI. 5                    MAP PERP DRAINAGE PATTERNS                    RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 4                    GEN - IF HUMAN REMAINS FOUND                    RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left

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10.PLANNING. 4

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning Director.

10.PLANNING. 5

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities; cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance,

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10.PLANNING. 5                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 6                    MAP - LC LANDSCAPE REQUIREMNTS                    RECOMMND

Prior to the installation or rehabilitation of 5,00 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1)Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 7                    MAP - LC LANDSCAPE SPECIES                    RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landsape/lan>



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10.PLANNING. 7 MAP - LC LANDSCAPE SPECIES (cont.) RECOMMND

scape.html . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 9 MAP - GEO02170 RECOMMND

County Geologic Report (GEO) No. 2170, submitted for this project (PM36183), prepared by Soil Exploration Company, Inc. is entitled "Geotechnical/Seismic Update, 3 Residential Parcels (APN 165-190-001), Pedley Road, Riverside County, California", dated June 5, 2009. In addition, SEC, Inc. submitted "Liquefaction Evaluation and Response to County Review, Tentative Parcel Map 36183 (APN 165-070-005), Mira Loma, Riverside County, California", dated October 8, 2009. This document is herein incorporated as a part of GEO02170.

GEO02170 concluded:

1. There are no photolineaments or other fault related geomorphic features trending through or toward the subject property.

2. The potential for surface fault rupture at the site is very low to nil.

3. There is a potential for soil liquefaction at the site.

4. The total and differential settlement of the saturated and unsaturated sands is .08 inch and .038 to .051 inch, respectively.

5. The subsidence and hydroconsolidation potential at the site is low.

GEO02170 recommended:

1. Vegetable matter, underground structure/foundation, cesspools, leach fields, seepage pits, old foundations, old fills, buried utilities/irrigation lines, debris, etc. and any deleterious materials would require removal from the site.

2. Overexcavation and recompaction of surficial soils to expose firm native soils having at least 85 percent relative compaction and construction of a compacted fill mat should be anticipated to provide adequate and uniform

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10.PLANNING. 9 MAP - GEO02170 (cont.) RECOMMND

support for the propose structures.

GEO No. 2170 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2170 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 10 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule G, unless modified by the conditions listed herein.

10.PLANNING. 11 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 16 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural (R-A) zoning classification.

10.PLANNING. 17 MAP - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

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10.PLANNING. 20

MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

10.PLANNING. 21

MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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10.PLANNING. 23                   MAP - SUBMIT BUILDING PLANS                   RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1                       MAP - TS/EXEMPT                                   RECOMMND

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

10.TRANS. 2                       MAP - DRAINAGE 1                                  RECOMMND

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

10.TRANS. 3                       MAP - DRAINAGE 2                                  RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 4                       MAP - STD INTRO 3(ORD 460/461)                   RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the

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10.TRANS. 4                      MAP - STD INTRO 3(ORD 460/461) (cont.)                      RECOMMND

tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 5                      MAP - OFF-SITE PHASE                      RECOMMND

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

10.TRANS. 6                      MAP - COUNTY WEB SITE                      RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP - EXPIRATION DATE                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1                      MAP-#46-WATER PLANS                      RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 2                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

~~Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.~~

FLOOD RI DEPARTMENT

50.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

~~A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. 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.~~

PLANNING DEPARTMENT

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

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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2

MAP - SURVEYOR CHECK LIST

RECOMMND

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 shall have a minimum lot size of 1/2 gross acre.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A 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.

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 lot[s] on the FINAL MAP.

50.PLANNING. 4

MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until Change of Zone No. 7713 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 designations and/or zones ultimately applied to the property.

50.PLANNING. 7

MAP - QUIMBY/JOIN CSA (1)

RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area 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. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7                    MAP - QUIMBY/JOIN CSA (1) (cont.)                    RECOMMND

the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

50.PLANNING. 13                  MAP - FINAL MAP PREPARER                                RECOMMND

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

50.PLANNING. 14                  MAP - ECS SHALL BE PREPARED                             RECOMMND

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. 18                  MAP - COMPLY WITH ORD 457                                RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20                  MAP - FEE BALANCE    RECOMMND

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

50.PLANNING. 23                  MAP - ECS NOTE MT PALOMAR LIGH                         RECOMMND

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

"This property is subject to lighting restrictions as 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. 24                  MAP - ECS NOTE RIGHT-TO-FARM                             RECOMMND

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



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 24                    MAP - ECS NOTE RIGHT-TO-FARM (cont.)                    RECOMMND

"All parcels, 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.

TRANS DEPARTMENT

50.TRANS. 1                            MAP - IMP PLANS                            RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the 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.

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department

Parcel MAP Parcel Map #: PM36183

Parcel: 165-070-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 1                    MAP - IMP PLANS (cont.)                    RECOMMND

Web site:  
[www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guide\\_lines.html](http://www.rctlma.org/trans/land_dev_plan_check_guide_lines.html).

50.TRANS. 2                    MAP - EASEMENT                    RECOMMND

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

50.TRANS. 3                    MAP - ACCESS RESTRICTION                    RECOMMND

Lot access shall be restricted on 56th Street and so noted on the final map.

50.TRANS. 4                    MAP - STRIPING PLAN                    RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. 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. 5                    MAP - STREET NAME SIGN                    RECOMMND

The land divider shall install street name sign(s) at the intersection of 56th Street and Angela Avenue in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 6                    MAP - SOILS 2                    RECOMMND

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

50.TRANS. 7                    MAP - INTERSECTION/50' TANGENT                    RECOMMND

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.

CEL MAP Parcel Map #: PM36183

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9                      MAP- CORNER CUT-BACK I                      RECOMMND

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

50.TRANS. 11                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Graffiti abatement of walls and other permanent structures along 56th Street.
- (2) Street sweeping.

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.

50.TRANS. 12                      MAP - EXISTING MAINTAINED                      RECOMMND

56th Street along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" 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 the 44 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/44') (Modified for reduced right-of-way from 50' to 44'.)

NOTE: A 5' sidewalk shall be constructed adjacent to the curb line within the 12' parkway or as directed by Director of Transportation.

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PARCEL MAP Parcel Map #: PM36183

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - IMPROVEMENT

RECOMMND

Street "A" (Angela Avenue) along project boundary is designated as a local road and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter within a 50' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (Modified for reduced right-of-way from 56' to 50' and no sidewalk.)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

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

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

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

RECOMMND

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

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

1 JEL MAP Parcel Map #: PM36183

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

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

RECOMMND

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

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

60.BS GRADE. 5                   MAP IMPORT/EXPORT

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

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

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B. Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

D. If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to recover the remains.

E. If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and

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60. PRIOR TO GRADING PRMT ISSUANCE

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

corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office.

60.PLANNING. 3 MAP - BUILDING PAD GRADING RECOMMND

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

60.PLANNING. 11 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11                    MAP - PLANNING DEPT REVIEW (cont.)                    RECOMMND

proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 18                    MAP - FEE BALANCE                    RECOMMND

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

60.PLANNING. 19                    MAP - GRADING PLAN REVIEW                    RECOMMND

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

60.PLANNING. 21                    MAP - REQUIRED APPLICATIONS                    RECOMMND

No grading permits shall be issued until Change of Zone No. 7713 has been approved and adopted by the Board of Supervisors and has been made effective.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

FIRE DEPARTMENT

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

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustibile building material placed on an individual

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80. PRIOR TO BLDG PRMT ISSUANCE

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

lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

PARCEL MAP Parcel Map #: PM36183

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3                    MAP - PALEO MONITORING REPORT (cont.)                    RECOMMND

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

90.PLANNING. 7                    MAP - QUIMBY/JOIN CSA (2)                    RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area 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. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

TRANS DEPARTMENT

90.TRANS. 1                    MAP - 80% COMPLETION                    RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to

F IEL MAP Parcel Map #: PM36183

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

RECOMMND

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

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

90.TRANS. 2

MAP - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2                      MAP - WRCOG TUMF (cont.)                      RECOMMND

the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 5                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Graffiti abatement of walls and other permanent structures along 56th Street.
- (2) Street sweeping.

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

DATE: March 27, 2009

**TO:**

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

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
2nd District Supervisor  
2nd District Planning Commissioner

Jurupa Recreation & Parks Dist.  
Jurupa Unified School Dist.  
Jurupa Comm. Service District  
Eastern Information Center

**TENTATIVE PARCEL MAP NO. 36183** – EA42138 – Applicant: Arturo De La Torre – Engineer/Representative: Henry C. Poquiz, L.S. – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: Southerly of 56<sup>th</sup> Street, easterly of Tomal Lane and westerly of Van Buren Boulevard. – 2.85 gross acres – Zoning: Light Agriculture – Four Acre Minimum – (A-1-4) – **REQUEST:** The tentative parcel map proposes a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels with a minimum lot size of 23,150 square feet and one (1) remainder parcel. APN: 165-070-005

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 23, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Lisa Sheldon, Project Planner**, at (951) 955-5719 or email at [lsheldon@rctlma.org](mailto:lsheldon@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.*



# Jurupa Area Recreation and Park District

4810 Pedley Road ♦ Riverside, CA 92509 ♦ (951) 361-2090 ♦ Fax (951) 361-2095

www.jarpd.org

April 6, 2009

Lisa Sheldon, Project Planner  
Riverside County Planning Department  
9<sup>th</sup> Floor, CAC – P.O. Box 1409  
Riverside, CA 92502-1409

RE: TENTATIVE PARCEL MAP NO. 36183 – EA42138

After reviewing the above referenced project, we have determined that it will have impacts to the Jurupa Area Recreation and Park District, and should be conditioned for the following:

- Ordinance No. 460 (Quimby Fees) or AB1600 – Contact JARPD to determine exact fees

The Jurupa Area Recreation and Park District has Landscape Maintenance District (LMD) responsibilities for developments within our boundaries. If the developer is contemplating the use of a Landscape Maintenance District for any landscape maintenance, they are required to be conditioned for the following:

- Submit any plans pertaining to landscaping
- Submit any plans pertaining to public facilities (parks, trails, open space, etc.)
- Pay a \$ 500.00 plan-check fee to JARPD

This project will not have any impacts to either the Jim Real Memorial Community Trail system or to any of the Riverside County Trails.

If you have any questions or comments, please feel free to contact me at 951-361-2090.

Through:

DAN RODRIGUEZ, General Manager

Prepared by:

  
\_\_\_\_\_  
FRANK GUERRERO, Assistant to the General Manager

XC: JARPD Board of Directors  
Dan Rodriguez, JARPD General Manager  
Koppel & Gruber Public Finance  
File

#### Board of Directors

Stephen Anderson ♦ Brad Hancock ♦ Robert M. Hernandez ♦ Richard Lynch ♦ Larry Riddle

General Manager  
Dan Rodriguez

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

**RECEIVED**  
APR 01 2009

BY: KB ENG

DATE: March 27, 2009

**TO:**

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

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
2nd District Supervisor  
2nd District Planning Commissioner

Jurupa Recreation & Parks Dist.  
Jurupa Unified School Dist.  
Jurupa Comm. Service District  
Eastern Information Center

**TENTATIVE PARCEL MAP NO. 36183** – EA42138 – Applicant: Arturo De La Torre – Engineer/Representative: Henry C. Poquiz, L.S. – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: Southerly of 56<sup>th</sup> Street, easterly of Tomal Lane and westerly of Van Buren Boulevard. – 2.85 gross acres – Zoning: Light Agriculture – Four Acre Minimum – (A-1-4) – **REQUEST:** The tentative parcel map proposes a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels with a minimum lot size of 23,150 square feet and one (1) remainder parcel. APN: 165-070-005

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 23, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Lisa Sheldon, Project Planner**, at (951) 955-5719 or email at [lseldon@rctlma.org](mailto:lseldon@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS: *The Jurupa Community Services District will provide services contingent upon the approval of an availability letter by the Board of Directors. Compliance with District rules, regulations and payment of appropriate fees.*

DATE: 4/1/09

SIGNATURE: Nickie M. Hamie

PLEASE PRINT NAME AND TITLE: Nickie Hamie Development Engineering

TELEPHONE: 951-685-7494 X141 Representative

*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.*





Riverside County  
**Waste Management Department**

Hans W. Kernkamp, General Manager-Chief Engineer

April 27, 2009

Lisa Sheldon, Project Planner  
Riverside County Planning Department  
P. O. Box 1409  
Riverside, CA 92592-1409

**RE: Tentative Parcel Map – Schedule G No. 36183**  
**Proposal: Divide 2.85 acres into four (4) single family residential parcels with a minimum lot size of 23,150 square feet and one (1) remainder parcel**  
**APN: 165-070-005**

Dear Ms. Sheldon:

The Riverside County Waste Management Department has reviewed the proposed project located south of 56<sup>th</sup> Street, east of Tomal Lane and west of Van Buren Boulevard, in the Pedley Zoning District. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,

Mirtha Liedl, Planner

PD #77422

WARREN D. WILLIAMS  
General Manager-Chief Engineer



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

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

July 29, 2009

Riverside County  
Planning Department  
County Administrative Center  
Riverside, California

Attention: Kinika Hesterly

Ladies and Gentlemen:

Re: Change of Zone 7713  
Area: Jurupa

We have reviewed this case and have the following comments:

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

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

Very truly yours,

  
MEKBIB DEGAGA  
Engineering Project Manager

SM:mcv  
P8\126193



## RIVERSIDE COUNTY SHERIFF

### Jurupa Valley Station

7477 Mission Blvd. • Riverside, CA 92509  
(951) 955-2600 • FAX: (951) 955-2630

### Crime Prevention and Plans

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**Date:** April 3, 2009

**Project Number:** Tentative Parcel Map No. 36183 (EA42138)

**Location:** Southerly of 56<sup>th</sup> Street, easterly of Tomal Lane, and westerly of Van Buren Boulevard.

**Project Description:** The Tentative Parcel Map proposes a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels with a minimum lot size of 23,150 sq. ft. and one (1) remainder parcel.

**APN:** 165-070-005.

**Related Cases:** N/A

**Applicant:** Arturo De La Torre

**Case Planners:** Lisa Sheldon

Thank you for the opportunity to review and comment on the above listed project. This response is provided to identify the impact of such development on law enforcement services provided by this department. The following are a list of those issues and suggestions regarding those issues.

#### Project Mitigation Issues

This project will be served by the Jurupa Valley Station of the Riverside County Sheriff's Department, which is located at 7477 Mission Blvd, Riverside (Rubidoux). The Jurupa Valley Station currently covers approximately 94 square miles of unincorporated communities along with a contract for services within the City of Norco. Current staffing levels in the unincorporated areas are significantly below the target staffing of 1.2 deputies per 1000 population.

This project in consideration with a significant rise in both, planned and current residential development within the Rubidoux and Jurupa Valley areas, will continue to degrade the level of service unless programmed with collection of development funds are collected to increase manpower.

The Riverside County Sheriff's Department requests financial mitigation to provide future service. We request that as a condition of approval, a recurring revenue stream be identified as specific to law enforcement/public safety. During the build-out of the project, the law enforcement/public safety cost mitigation revenue should be proportionate to the number of businesses occupying the project.

The Sheriff's Department receives a portion of the development impact fees (DIF) pursuant to County Ordinance No. 659.6. These monies are collected and distributed in an effort to off-set the impact on RSD services. Further, impact upon the public roads and the expected increased vehicular traffic congestion will affect timely response by law enforcement. The effectiveness and timely response by public service agencies both, law enforcement and fire are dependent upon public roadway conditions.

### **Pre-construction and Construction Phases**

#### **1. Material Storage Area & Property Accountability:**

- A. Prior to construction on any structure, a material storage area should be established and enclosed by a six (6) foot chain link fence to minimize theft of materials and/or equipment.
- B. A list of serial and/or license numbers of equipment stored at the location maintained at the site and any off-site main office. The public and non-essential employees should be restricted in access to the construction areas. It is recommended that contact be made with representatives from the Crime Prevention Program of Southern California, a non-profit organization specializing in construction site theft prevention (562-860-9006).

#### **2. Project Information & Emergency Contact:**

- A. Current emergency contact information for the project should be kept on file with the Riverside County Sheriff's Department. The developer and/or builder's name, address and phone number should be conspicuously posted at the construction site.

#### **3. Site Security & Lighting:**

- A. The visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.
- B. The construction site should have a clearly designated point of contact, such as the construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department (Riverside County Fire Department), ambulance service (American Medical Response) and the Riverside County Sheriff's Department, near any phone. The address for the facility should be posted near the above phones at the site.

Any phones at the site that are blocked for outgoing calls should not be blocked from dialing an emergency call (i.e. 9-1-1).

- C. Establish parking areas for construction site workers, employees or vendors. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

### **Design Issues & Project Completion:**

#### **1. Street lighting:**

The street lighting for the development shall be in accordance with the Riverside County Ordinance. All lighting fixtures should be resistant to vandalism and tampering.

#### **2. Graffiti Abatement:**

Prior to occupancy the surface of walls fences, buildings, logo monuments, etc., shall be graffiti resistant either through surface composition, applied paint type and/or planned shielding by landscaping or plants.

#### **3. Address Numbering:**

Illuminated or backlit property addresses shall be provided for each building. These devices shall be of the proper size to ensure proper display of locations for emergency responses by the fire department (Riverside County Fire Department) and law enforcement (Riverside County Sheriff and California Highway Patrol).

#### **4. Property Gates and Knox Rapid Entry System:**

The Riverside County Sheriff's Department will require the installation of the Knox Rapid Entry System. This system permits, law enforcement, fire and first responders to obtain independent access to the property in the event of an emergency. The necessary order forms for the Knox Company may be obtained by contacting the Jurupa Valley Sheriff's Station Crime Prevention Programs Coordinator at (951) 955-9230 for law enforcement. The Riverside County Fire, Planning Division must be contacted at (951) 955-4777 for the appropriate account numbered form.

### **Post Construction & Project Completion:**

#### **A. Alarm System:**

An alarm system used for after-hours purposes (i.e. burglary) shall be monitored by an alarm company who can verify the location and activation

of the alarm. Businesses shall implement some manner of after-hours response to the site in the event of an emergency or actual break-in, whereby, the location can be secured.

**B. Address Lighting:**

The location needs to have displayed address numerics and be contrasting in color from the building façade. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e. landscaping). The address to each building shall be affixed upon the rooftop in a color contrasting from the roof and of adequate size to be observed from aircraft (no less than 1 x 4 ft.).

**C. Property Signs:**

The entire project area shall post the following sign on the premises:

*"No Trespassing & Loitering"* signs shall be displayed prominently throughout the project area. (602 P.C.).

**D. Lighting:**

The project area must have an inclusive lighting plan conducted by a professional firm. The installation of adequate lighting standards with the proper type light and lumens for the various commercial and business uses. The lighting plan will require review by the Riverside County Sheriff's Department.

**E. Graffiti Resistant Surfaces, Walls and Monuments:**

The developer shall be required to maintain the property with respect to their businesses. At present, the County of Riverside, Economic Development Agency operates a Graffiti Abatement program via CDBG grant monies. The timely reporting of vandalism and graffiti to local law enforcement is essential, as well as, the expeditious removal from public view.

**F. Address Numbering:**

The locations need to have displayed address numerics of a size and contrasting in color from the building façade. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e. landscaping). The addresses to each building shall be affixed upon the rooftop in a color contrasting from the roof and of adequate size to be observed from an aircraft (no less than 1 x 4 ft.).

**Current Planned Design:**

The proposed design with the plan presents several issues which should be discussed for security reasons and issues of public safety:

**A. Landscaping:**

The landscape design should be based on the use of planted items which will not overgrow areas of the business and / or property. For example, trees or shrubs, should not be planted directly adjacent to structures or the building, nor should they be planted in a manner which will obstruct observation both, into and out of the building.

**B. Models:**

Any models used for marketing the new homes shall be equipped with an alarm system, whereupon activation, a reporting party may directly verify the activation and contact law enforcement for a response. Further, all household property (i.e. appliances) within models or new homes shall be inventoried and a list by make, model and serial number maintained for the proper reporting of any stolen property.

Should the planning department, planning commission, developer, architect or, construction staff have any questions regarding the above public safety concerns, please feel free to contact the Jurupa Valley Sheriff Station Crime Prevention and Plans Coordinator at (951) 955-9230.

Cordially,



Deputy Elizabeth Guillen  
Crime Prevention and Plans  
Jurupa Valley Station





**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.

Arturo De La Torre

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.

Arturo De La Torre

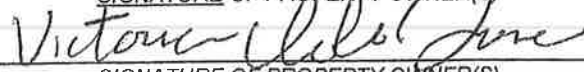
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Victoria J. De La Torre

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 165-070-005

Section: 23 Township: 2 South Range: 6 West

Approximate Gross Acreage: 4.39 Acres

General location (cross streets, etc.): North of \_\_\_\_\_, South of 56th Street, East of Tomal Lane, West of Van Buren Blvd.

Thomas Brothers map, edition year, page number, and coordinates: Page 684, D-4

**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):

Subdivide existing one parcel into four parcels, this is not a vesting map. + 1 remainder

Related cases filed in conjunction with this request:

Not Applicable

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

If yes, provide Case No(s). Not Applicable (Parcel Map, Zone Change, etc.)

E.A. No. (if known) Not Applicable E.I.R. No. (if applicable): Not 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: Not applicable

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

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

Import N/A Export \_\_\_\_\_ Neither \_\_\_\_\_

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

N/A

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

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

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

Dedicate land  Pay Quimby fees  Combination of both

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

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

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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

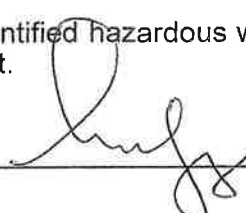
**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Henry Poquiz  Date 2/16/09

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

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

**APPLICATION FOR CHANGE OF ZONE**

CHECK ONE AS APPROPRIATE:

**Standard Change of Zone**

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

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

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: CZ07713 DATE SUBMITTED: 6/3/09

**APPLICATION INFORMATION**

Applicant's Name: Arturo De La Torre E-Mail: artdscon@hotmail.com

Mailing Address: 1465 Crestview Road  
Redlands, Ca. 92509  
City State ZIP

Daytime Phone No: (951) 360-8425 Fax No: (909) 390-0395

Engineer/Representative's Name: HP Engineering, Inc. E-Mail: hcpoquiz@aol.com

Mailing Address: 1465 Crestview Road  
Redlands, Ca. 92374  
City State ZIP

Daytime Phone No: (909) 799-6797 Fax No: (909) 799-1508

Property Owner's Name: (same as applicant) E-Mail: (Same)

Mailing Address: (same)  
Street  
City State ZIP

Daytime Phone No: (    ) (same) Fax No: (    )     

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

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 CHANGE OF ZONE**

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

Arturo & Victoria De La Torre

PRINTED NAME OF APPLICANT

*Arturo De La Torre*  
*Victoria De La Torre*

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.

Arturo De La Torre

PRINTED NAME OF PROPERTY OWNER(S)

*Arturo De La Torre*

SIGNATURE OF PROPERTY OWNER(S)

Victoria De La Torre

PRINTED NAME OF PROPERTY OWNER(S)

*Victoria De La Torre*

SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 165-070-005

Section: 23 Township: 2 South Range: 6 West

Approximate Gross Acreage: 2.85 Acres

General location (nearby or cross streets): North of 58th Street, South of 56th Street, East of Tomal Ln., West of Van Buren Blvd.

Thomas Brothers map, edition year, page number, and coordinates: 2005 Edition, Pg. 684, D-4.

**APPLICATION FOR CHANGE OF ZONE**

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

Zone Change is from existing A-1-4 (Light Industrial) to R-A (Residential Agricultural)

Related cases filed in conjunction with this request:

Tentative Parcel Map 36183



**APPLICATION FOR LAND USE AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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Arturo DeLaTorre Arturo De la Torre  
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

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Arturo DeLaTorre Arturo De la Torre  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Victoria DeLaTorre Victoria De la Torre  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 165-070-005

Section: 23 Township: 2 South Range: 6 West

Approximate Gross Acreage: 3.13 Acres

General location (nearby or cross streets): North of 58 Street, South of 56th Street East of Tamal Lane West of Van Buren Blvd.

Thomas Brothers map, edition year, page number, and coordinates: 2005, Pg. 684, D-4



**APPLICATION FOR LAND USE AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Tentative Parcel Map 36183 to create four (4) parcels, schedule G. Proposed parcels ranges from 18,028 SF to 18,967 SF in a 20,000 SF zone. Depth of parcels ranges from an average of 109.85 feet for parcel 4 to 124.8 feet

Related cases filed in conjunction with this request:

PM361183, CZ07713

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

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

E.A. No. (if known) 42138

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

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

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

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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: N/A

Estimated amount of fill = cubic yards N/A

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

Import N/A

Export N/A

Neither N/A

**APPLICATION FOR LAND USE 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) N/A sq. ft.

Is the development proposal 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 development project area 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) *Antonio De la Torre* Date MAY - 3 - 10

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

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

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

**CHANGE OF ZONE NO. 7713, TENTATIVE PARCEL MAP NO. 36183, AND VARIANCE NO. 1867** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Arturo De La Torre – Engineer/Representative: HP Engineering, INC. – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: Southerly of 56<sup>th</sup> Street, easterly of Tomal Lane and westerly of Van Buren Boulevard. – 2.85 gross acres – Zoning: Light Agriculture – 4 Acre Minimum – (A-1-4) – **REQUEST:** The change of zone proposes to alter the zoning classification of the site from Light Agriculture – 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A). The Tentative Parcel Map proposes a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels with a minimum lot size of 22,051 square feet and one (1) 25,051 square foot remainder parcel. The Variance proposes to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4. Substandard lot depths range from 95.7 feet to 124.8 feet. - APN: 165-070-005. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: June 2, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

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

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

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

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

**CHANGE OF ZONE NO. 7713 / TENTATIVE PARCEL MAP NO. 36183** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Arturo De La Torre – Engineer/Representative: HP Engineering, INC. – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: Southerly of 56<sup>th</sup> Street, easterly of Tomal Lane and westerly of Van Buren Boulevard. – 2.85 gross acres – Zoning: Light Agriculture – 4 Acre Minimum – (A-1-4) – **REQUEST:** The change of zone proposes to alter the zoning classification of the site from Light Agriculture – 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A). The tentative parcel map proposes a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels with a minimum lot size of 22,051 square feet and one (1) 25,051 square foot remainder parcel - APN: 165-070-005. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: April 7, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

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

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 9/1/2010,

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

APN (s) or case numbers Pm 36183 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

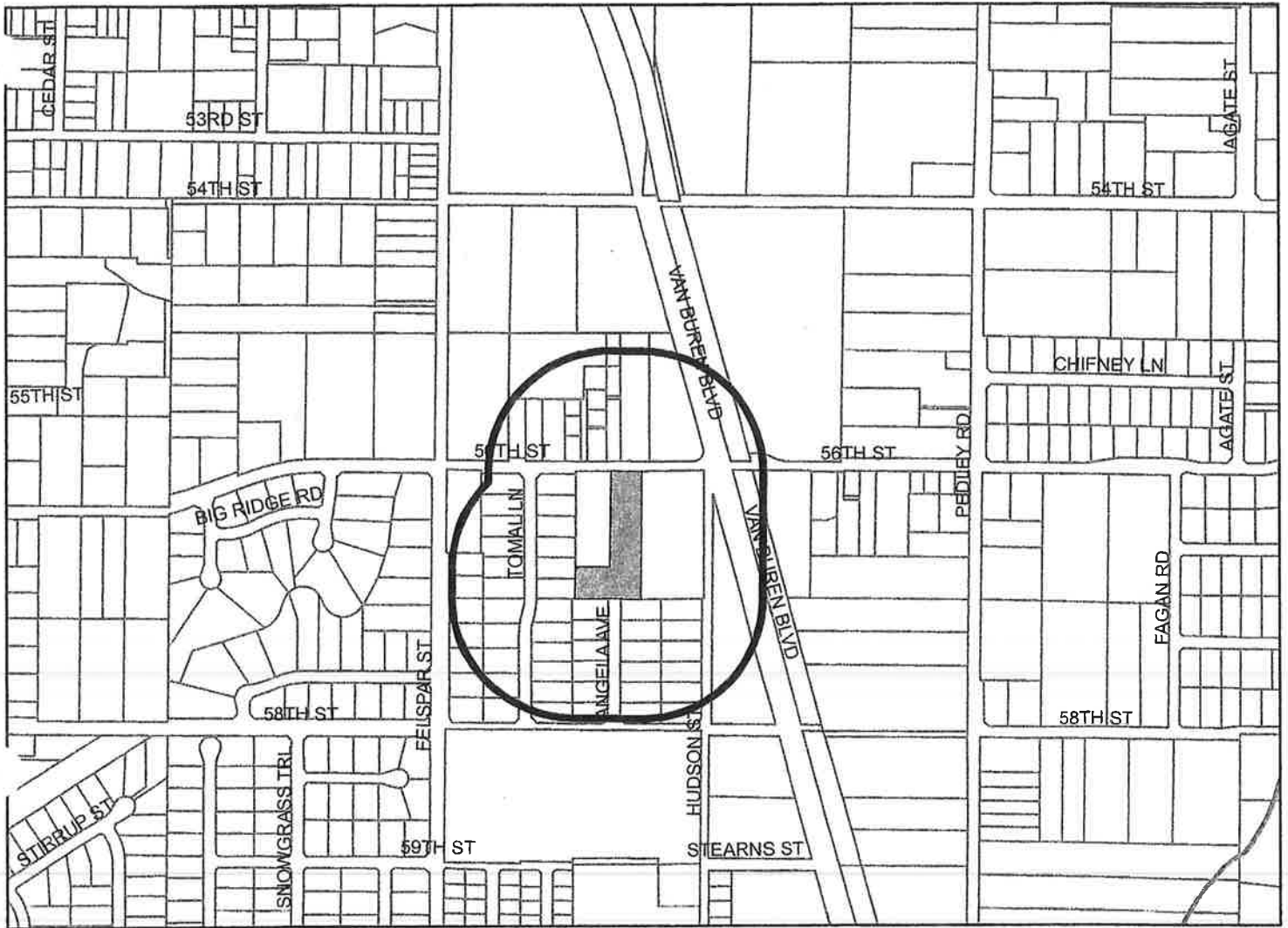
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

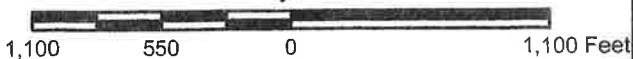
*checked by: vraldi  
RLP:  
3.1.2011*

## 600 feet buffer



### Selected Parcels

165-040-001	165-223-008	165-070-009	165-070-022	165-222-006	165-223-004	165-222-007	165-040-015	165-070-005	165-070-004
165-070-010	165-222-008	165-222-003	165-080-002	165-221-007	165-223-007	165-222-011	165-221-002	165-070-026	165-070-016
165-040-012	165-223-009	165-221-001	165-040-005	165-221-006	165-040-008	165-222-012	165-070-020	165-040-017	165-223-012
165-040-020	165-040-007	165-040-021	165-222-004	165-222-005	165-040-014	165-221-003	165-070-018	165-040-011	165-221-010
165-222-009	165-040-010	165-091-001	165-040-009	165-221-008	165-070-013	165-070-014	165-221-004	165-070-019	165-070-006
165-222-002	165-223-005	165-040-006	165-070-015	165-070-021	165-223-003	165-223-002	165-223-001	165-223-006	165-221-009
165-040-013	165-070-011	165-040-003	165-223-011	165-222-010	165-040-018	165-040-019	165-040-002	165-040-004	165-070-012
165-050-016	165-080-001	165-050-011	165-070-017	165-222-001	165-223-010				



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: 165040001, ASMT: 165040001  
FREDO ENRIQUEZ, ETAL  
57 56TH ST  
RIVERSIDE CA. 92509

APN: 165040015, ASMT: 165040015  
ARACELI GARCIA  
C/O ARACELY GARCIA  
9055 56TH ST  
RIVERSIDE CA. 92509

APN: 165223008, ASMT: 165223008  
ALFREDO M ESTRADA, ETAL  
5777 HUDSON ST  
RIVERSIDE CA. 92509

APN: 165070010, ASMT: 165070010  
ARTURO DELATORRE, ETAL  
5632 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165070009, ASMT: 165070009  
ALICE J PEREZ, ETAL  
5616 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165222008, ASMT: 165222008  
BARRETT A COOK  
5773 ANGELA AVE  
RIVERSIDE CA. 92509

APN: 165070022, ASMT: 165070022  
ALICIA RENTERIA  
790 FELSPAR ST  
RIVERSIDE CA. 92509

APN: 165222003, ASMT: 165222003  
BILLY D MCCRAY, ETAL  
5742 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165222006, ASMT: 165222006  
ANDREW J SHAW, ETAL  
5792 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165080002, ASMT: 165080002  
CARL H GOEDINGHAUS, ETAL  
13106 NEFF RD  
LA MIRADA CA 90638

APN: 165223004, ASMT: 165223004  
ANGELICA AVILA  
5756 ANGELA AVE  
RIVERSIDE CA. 92509

APN: 165221007, ASMT: 165221007  
CAROLYN M FISCHBECK  
5771 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165222007, ASMT: 165222007  
ANTHONY J MARTINEZ  
5795 ANGELA AVE  
RIVERSIDE CA. 92509

APN: 165223007, ASMT: 165223007  
CAROLYN S MORRISON  
5791 HUDSON ST  
RIVERSIDE CA. 92509

APN: 165222011, ASMT: 165222011  
RTIS W JONES, ETAL  
5729 ANGELA AVE  
RIVERSIDE CA. 92509

APN: 165040005, ASMT: 165040005  
FERNANDO CARMONA, ETAL  
C/O ALEX CARMONA  
271 MERRYFIELDS AVE  
COLTON CA 92324

APN: 165221002, ASMT: 165221002  
DAMIAN MARQUEZ  
5732 FELSPAR ST  
RIVERSIDE CA. 92509

APN: 165221006, ASMT: 165221006  
FRANK DELEON SAMBRANO  
5791 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165070026, ASMT: 165070026  
DANIEL R SHAPIRO  
5610 FELSPAR ST  
RIVERSIDE CA 92509

APN: 165040008, ASMT: 165040008  
GEORGE SKEEN, ETAL  
3907 WILSHIRE AVE  
SAN MATEO CA 94403

APN: 165070016, ASMT: 165070016  
DARRELL K PALMER, ETAL  
79 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165222012, ASMT: 165222012  
GERARD MALDONADO  
5713 ANGELA AVE  
RIVERSIDE CA. 92509

APN: 165040012, ASMT: 165040012  
DENNIS DIBONAVENTURA, ETAL  
6021 VERA ST  
RIVERSIDE CA 92504

APN: 165070020, ASMT: 165070020  
HERMAN FERNANDEZ, ETAL  
5615 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165223009, ASMT: 165223009  
FEDERICO R CASTANEDA  
5755 HUDSON ST  
RIVERSIDE CA. 92509

APN: 165040017, ASMT: 165040017  
JACK R HADLEY  
6862 STUDIO PL  
RIVERSIDE CA 92509

APN: 165221001, ASMT: 165221001  
FERNANDO AVILA, ETAL  
5710 FELSPAR ST  
RIVERSIDE CA. 92509

APN: 165223012, ASMT: 165223012  
JAMES J YSAIS  
5705 HUDSON ST  
RIVERSIDE CA. 92509



APN: 165040020, ASMT: 165040020  
IES T SHORT, ETAL  
5055 56TH ST  
RIVERSIDE CA 92509

APN: 165070018, ASMT: 165070018  
JUDY A HILL  
5647 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165040007, ASMT: 165040007  
JEFFREY L BAILEY, ETAL  
9097 56TH ST  
RIVERSIDE CA. 92509

APN: 165040011, ASMT: 165040011  
JULIO S RUBALCAVA  
9069 56TH ST  
RIVERSIDE CA. 92509

APN: 165040021, ASMT: 165040021  
JOHN BACKES, ETAL  
9059 56TH ST  
RIVERSIDE CA. 92509

APN: 165221010, ASMT: 165221010  
KARL J SCHMIDT, ETAL  
5711 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165222004, ASMT: 165222004  
JORGE L VAZQUEZ  
5758 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165222009, ASMT: 165222009  
LINDA L SOCIA  
P O BOX 1512  
RUNNING SPRINGS CA 92382

APN: 165222005, ASMT: 165222005  
JOSE EDUARDO JIMENEZ, ETAL  
5770 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165040010, ASMT: 165040010  
LOUIS CASTILLO  
9071 56TH ST  
RIVERSIDE CA. 92509

APN: 165040014, ASMT: 165040014  
JOSE L FAVELA, ETAL  
9065 56TH ST  
RIVERSIDE CA. 92509

APN: 165091001, ASMT: 165091001  
MARIE KOENIG  
2211 OCEAN AVE  
SANTA MONICA CA 90405

APN: 165221003, ASMT: 165221003  
JOSE V ARREDONDO, ETAL  
5754 FELSPAR ST  
RIVERSIDE CA. 92509

APN: 165040009, ASMT: 165040009  
MARLENE S COLLINS  
P O BOX 211  
MONROE OH 45050

APN: 165221008, ASMT: 165221008  
RY A HART  
5753 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165223005, ASMT: 165223005  
MITCHELL MAGE  
5772 ANGELA AVE  
RIVERSIDE CA. 92509

APN: 165070013, ASMT: 165070013  
MARY R KOIZIM  
5680 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165040006, ASMT: 165040006  
NORMA PETTET, ETAL  
9099 56TH ST  
RIVERSIDE CA. 92509

APN: 165070014, ASMT: 165070014  
MELISSA GOMEZ ROMERO  
5696 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165070015, ASMT: 165070015  
PATRICIA JEAN MCCOY CANTARINI, ETAL  
5695 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165221004, ASMT: 165221004  
MELVIN L FORREST, ETAL  
5770 FELSPAR ST  
RIVERSIDE CA. 92509

APN: 165070021, ASMT: 165070021  
RAUL TREVINO, ETAL  
5680 FELSPAR ST  
RIVERSIDE CA. 92509

APN: 165070019, ASMT: 165070019  
MIGUEL REYES, ETAL  
5631 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165223003, ASMT: 165223003  
RAYMOND MAGGARD, ETAL  
5740 ANGELA AVE  
RIVERSIDE CA. 92509

APN: 165070006, ASMT: 165070006  
MIGUEL SANCHEZ  
9265 56TH ST  
RIVERSIDE CA 92509

APN: 165223002, ASMT: 165223002  
RICARDO F GOLDEN, ETAL  
5728 ANGELA AVE  
RIVERSIDE CA. 92509

APN: 165222002, ASMT: 165222002  
MIKE WIEGERT, ETAL  
5726 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165223001, ASMT: 165223001  
RICHARD R ARSENAULT  
5710 ANGELA AVE  
RIVERSIDE CA. 92509



APN: 165223006, ASMT: 165223006  
BERT ESCALANTE, ETAL  
5794 ANGELA AVE  
RIVERSIDE CA. 92509

APN: 165040019, ASMT: 165040019  
SUN P TAYLOR  
P O BOX 998  
MIRA LOMA CA 91752

APN: 165221009, ASMT: 165221009  
ROBERT L DAVIS, ETAL  
3544 VALLEY VIEW AVE  
NORCO CA. 92860

APN: 165040002, ASMT: 165040002  
TAMMY H BALDERSON  
25705 SYCAMORE POINTE  
LAKE FOREST CA 92630

APN: 165040013, ASMT: 165040013  
S & I HOLDINGS INC  
P O BOX 1161  
PALM SPRINGS CA 92263

APN: 165040004, ASMT: 165040004  
TERRY L GORMAN, ETAL  
9141 56TH ST  
RIVERSIDE CA. 92509

APN: 165070011, ASMT: 165070011  
SANDRA JEAN MOORE  
18 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165070012, ASMT: 165070012  
THOMAS J DOWLING, ETAL  
5664 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165040003, ASMT: 165040003  
SANTIAGO TREVINO, ETAL  
9151 56TH ST  
RIVERSIDE CA. 92509

APN: 165050016, ASMT: 165050016  
TJ RIVERSIDE  
C/O JOHN J BELCZAK  
P O BOX 3196  
ORANGE CA 92857

APN: 165223011, ASMT: 165223011  
SANTOS MARTINEZ, ETAL  
5723 HUDSON ST  
RIVERSIDE CA. 92509

APN: 165050011, ASMT: 165050011  
UNION PACIFIC RR  
REGIONAL MANAGER OF PROPERTY TAXES  
1700 FARNAM ST NO 105-FL  
OMAHA NE 68102

APN: 165222010, ASMT: 165222010  
STEVEN P FLYNN, ETAL  
5741 ANGELA AVE  
RIVERSIDE CA. 92509

APN: 165070017, ASMT: 165070017  
VERNA LEE HANSON, ETAL  
5663 TOMAL LN  
RIVERSIDE CA. 92509



APN: 165222001, ASMT: 165222001  
TOR M ARREDONDO, ETAL  
5708 TOMAL LN  
RIVERSIDE CA. 92509

APN: 165223010, ASMT: 165223010  
WILLIAM MICHAEL EDWARDS  
13597 FRAN ST  
N EDWARDS CA 93523

Eastern Information Center  
Dept. of Anthropology  
1200 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Jurupa Area Recreation & Park District  
4810 Pedley Rd.  
Riverside, CA 92509

Jurupa Community Service District  
11201 Harrell St  
Mira Loma, CA 91752

ATTN: Pam Lauzon & Janet Dewhirst  
Jurupa Unified School District  
4850 Pedley Rd.  
Riverside, CA 92509-3966

Applicant/Owner:  
Arturo De La Torre  
5632 Tomal Lane  
Pedley, CA 92509

Eng-Rep:  
Henry C. Poquiz  
1465 Crestview Rd.  
Redlands, CA 92374

ATTN: Pam Lauzon & Janet Dewhirst  
Jurupa Unified School District  
4850 Pedley Rd.  
Riverside, CA 92509-3966

Applicant/Owner:  
Arturo De La Torre  
5632 Tomal Lane  
Pedley, CA 92509

Eng-Rep:  
Henry C. Poquiz  
1465 Crestview Rd.  
Redlands, CA 92374



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

September 14, 2010

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

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

RE: NOTICE OF PUBLIC HEARING: ZC 7713 TPM 36183 VAR. 1867 EA 42138

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, September 16, 2010.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Mcgil*

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

## Gil, Cecilia

---

**From:** PE Legals [legals@pe.com]  
**Sent:** Tuesday, September 14, 2010 8:33 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: ZC 7713 TPM 36183 VAR. 1867

Received for publication on Sept. 16

Thank You!  
Maria

Maria G. Tinajero • Legal Advertising Department • 1-800-880-0345 • Fax: 951-368-9018

**enterprise**media  
Publisher of the Press-Enterprise

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:** Tuesday, September 14, 2010 8:01 AM  
**To:** PE Legals  
**Subject:** FOR PUBLICATION: ZC 7713 TPM 36183 VAR. 1867

Good Morning! Attached is a Notice of Public Hearing, for publication on Thursday, Sept. 16, 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

September 14, 2010

RIVERSIDE COUNTY RECORD  
ATTN: LEGALS  
P.O. BOX 3187  
RIVERSIDE, CA 92519

E-MAIL: [recordmde@aol.com](mailto:recordmde@aol.com)  
FAX: (951) 685-2961

RE: NOTICE OF PUBLIC HEARING: ZC 7713 TPM 36183 VAR. 1867 EA 42138

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, September 16, 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

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**From:** recordmde@aol.com  
**Sent:** Tuesday, September 14, 2010 8:59 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: ZC 7713 TPM 36183 VAR. 1867

Sorry About that.

I have received this notice for publication.

Thanks, Mike

-----Original Message-----

**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**To:** recordmde@aol.com  
**Sent:** Tue, Sep 14, 2010 8:01 am  
**Subject:** FOR PUBLICATION: ZC 7713 TPM 36183 VAR. 1867

Good Morning! Attached is a Notice of Public Hearing, for publication on Thursday, Sept. 16, 2010. Please confirm.  
THANK YOU!

*Cecilia Gil*

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

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

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE PARCEL MAP AND VARIANCE IN THE PEDLEY ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 28, 2010 at 1:30 P.M.** to consider the application submitted by Arturo De La Torre – HP Engineering, Inc. on **Change of Zone No. 7713**, which proposes to change the zone from Light Agriculture – 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 36183, Schedule G**, which proposes to subdivide 2.85 acres into four (4) single family residential parcels with a minimum lot size of 22,051 square feet and one (1) 25,051 square foot remainder parcel; and **Variance No. 1867**, which proposes to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4 Substandard lot depths range from 95.7 feet to 124.8 feet ("the project"). The project is located southerly of 56<sup>th</sup> street, easterly of Tomal Lane and westerly of Van Buren Boulevard in the Pedley Zoning District – Jurupa Area Plan, Second Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42138**.

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, 9<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JEFF HORN, PROJECT PLANNER, AT (951) 955-4641 OR EMAIL [jhorn@rctlma.org](mailto:jhorn@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: September 14, 2010

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



## Gil, Cecilia

---

**From:** Meyer, Mary Ann [MaMeyer@asrclkrec.com]  
**Sent:** Tuesday, September 14, 2010 8:59 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR POSTING: ZC 7713 TPM 36183 VAR. 1867

received and posted

---

**From:** Gil, Cecilia  
**Sent:** Tuesday, September 14, 2010 8:03 AM  
**To:** Meyer, Mary Ann  
**Cc:** Marshall, Tammie  
**Subject:** FOR POSTING: ZC 7713 TPM 36183 VAR. 1867

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 September 14, 2010, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

ZC 7713; TPM 36183; and VAR. 1867

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 28, 2010 @ 1:30 PM

SIGNATURE: Mcgil  
Cecilia Gil

DATE: September 14, 2010

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 9/1/2010,

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

APN (s) or case numbers Pm 36183 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

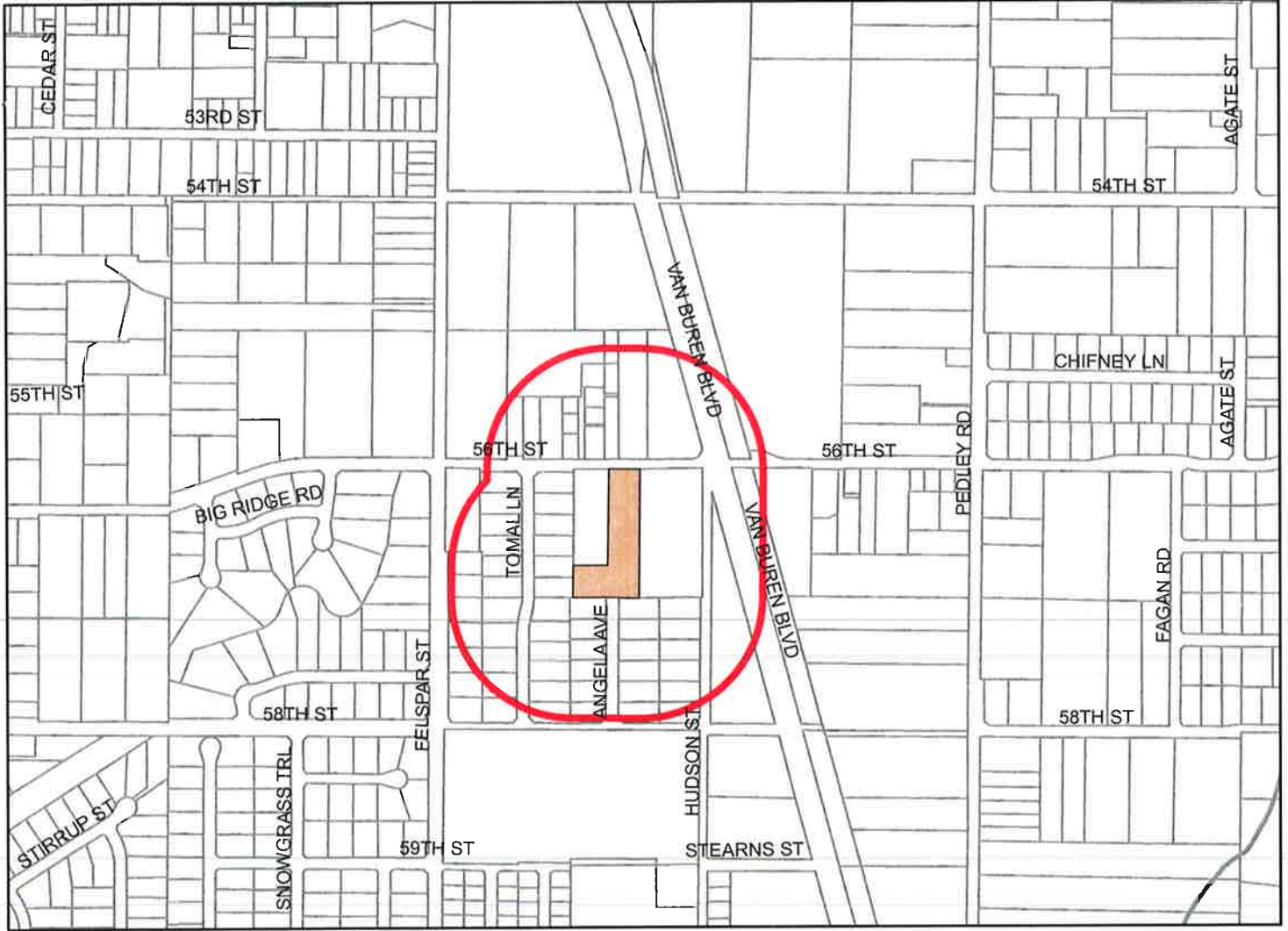
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor  
Riverside, Ca. 92502

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

*checked by: V. Calderon  
RCP:  
3.1.2011*

## 600 feet buffer



### Selected Parcels

165-040-001	165-223-008	165-070-009	165-070-022	165-222-006	165-223-004	165-222-007	165-040-015	165-070-005	165-070-004
165-070-010	165-222-008	165-222-003	165-080-002	165-221-007	165-223-007	165-222-011	165-221-002	165-070-026	165-070-016
165-040-012	165-223-009	165-221-001	165-040-005	165-221-006	165-040-008	165-222-012	165-070-020	165-040-017	165-223-012
165-040-020	165-040-007	165-040-021	165-222-004	165-222-005	165-040-014	165-221-003	165-070-018	165-040-011	165-221-010
165-222-009	165-040-010	165-091-001	165-040-009	165-221-008	165-070-013	165-070-014	165-221-004	165-070-019	165-070-006
165-222-002	165-223-005	165-040-006	165-070-015	165-070-021	165-223-003	165-223-002	165-223-001	165-223-006	165-221-009
165-040-013	165-070-011	165-040-003	165-223-011	165-222-010	165-040-018	165-040-019	165-040-002	165-040-004	165-070-012
165-050-016	165-080-001	165-050-011	165-070-017	165-222-001	165-223-010				



1,100      550      0      1,100 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.

⑨ REMITTANCE ADDRESS  
 POST OFFICE BOX 12009  
 RIVERSIDE, CA 92502-2209  
 FAX (951) 368-9026

① BILLING PERIOD 09/16/10 - 09/16/10  
 ⑤ BILLING DATE 09/16/10  
 ② ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS  
 FOR BILLING INFORMATION CALL (951) 368-9713  
 ④ PAGE NO 1  
 ③ TOTAL AMOUNT DUE 236.60  
 \* UNAPPLIED AMOUNT ⑩ TERMS OF PAYMENT Due Upon Receipt

⑧ BILLED ACCOUNT NAME AND ADDRESS

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

⑥ BILLED ACCOUNT NUMBER 045202 | REP NO LE04

Statement #: 56561031 Amount Paid \$ \_\_\_\_\_ Your Check # \_\_\_\_\_

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

④ DATE	① REFERENCE	② ③ ④ DESCRIPTION-OTHER COMMENTS/CHARGES	⑤ SAU SIZE ⑥ BILLED UNITS	⑦ RATE	⑧ GROSS AMOUNT	⑨ NET AMOUNT
09/16	4228333 CO	PH ZC 7713 TPM 36183VAR 1867 Class : 10 Ctext Ad# 10396374 Placed By : Cecilia Gil	182 L	1.30		236.60

RECEIVED RIVERSIDE COUNTY  
 CLERK / BOARD OF SUPERVISORS  
 2010 SEP 23 PM 12:56

*Planning  
 16.2 of 09/28/10  
 74 P = 1 hr  
 ZC 7713*

① CURRENT NET AMOUNT DUE	② 30 DAYS	③ 60 DAYS	④ OVER 90 DAYS	⑤ UNAPPLIED AMOUNT	⑥ PLEASE PAY THIS AMOUNT
					236.60

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

**ADVERTISING STATEMENT/INVOICE**

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



① STATEMENT NUMBER	② BILLING PERIOD	③ BILLED ACCOUNT NUMBER	④ ADVERTISER/CLIENT NUMBER	⑤ ADVERTISER/CLIENT NAME
56561031	09/16/10 - 09/16/10	045202		BOARD OF SUPERVISORS



# THE PRESS-ENTERPRISE

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

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

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: PH ZC 7713 TPM 36183 VAR 1867

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:

09-16-10

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

Date: Sep. 16, 2010  
At: Riverside, California

Natalie Klee

BOARD OF SUPERVISORS

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

Ad #: 10396374

PO #:

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

Ad Copy:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE PARCEL, MAP AND VARIANCE IN THE PEDLEY ZONING DISTRICT - JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, September 28, 2010 at 1:30 P.M. to consider the application submitted by Arturo De La Torre - HP Engineering, Inc. on Change of Zone No. 7713, which proposes to change the zone from Light Agriculture - 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A), or such other zones as the Board may find appropriate; and Tentative Parcel Map No. 36183, Schedule G, which proposes to subdivide 2.85 acres into four (4) single family residential parcels with a minimum lot size of 22,051 square feet and one (1) 25,051 square foot remainder parcel; and Variance No. 1867, which proposes to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4 Substandard lot depths range from 95.7 feet to 124.8 feet ("the project"). The project is located southerly of 56th street, easterly of Tomal Lane and westerly of Van Buren Boulevard in the Pedley Zoning District - Jurupa Area Plan, Second Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 42138.

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on the project.

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Dated: September 14, 2010  
Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board  
Assistant 9/16



# The Riverside County Record Newspaper

Western Riverside County's Only Hometown Newspaper

Since 1955

Post Office Box 3187 • Riverside, California 92519

951 685-6191 • FAX 951 685-2961

e-mail: recorddhh@aol.com

## INVOICE

September 16, 2010

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

Legal Advertising

Notice of Public Hearing

Your: ZC 7713, TPM 36183, Var. 1867, EA 42138  
Our #0749

14.00 column inches x \$8.94 = \$125.16

Publish one (1) week: September 16, 2010

Amount Due: \$125.16

Thank You,

Cathy Sypin-Barnes

Planning  
16.2 of 09/28/10  
⊕ - ZC 7713

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2010 SEP 20 PM 3:14

# Affidavit of Publication

(2015.5 C.C.P.)

## County of Riverside

## State of California

Catherine Sy-pin-Barnes, being first duly sworn, deposes and says: That at all times hereinafter, mentioned that she was a citizen of the United States, over the age of eighteen years, and a resident of said County, and was at and during all said times the principal clerk of the printer and publisher of The Riverside County Record-News, a newspaper of general circulation, adjudicated by court decree, printed and published weekly in said County of Riverside, State of California, that said Riverside County Record-News is and was at all times herein mentioned, a newspaper of general circulation as that term is defined in section 4460 of the Political Code, and, as provided by that section, is published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to nor published for the interest, entertainment or instruction of a particular class, profession, trade, calling, race or denominations; that at all said time said newspaper has been established, printed and published in said County and State at regular intervals for more than one year preceding the date of publication of the notice hereinafter mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil describing and expressing in general terms the purport and character of the notice intended to be given; that the

### RIVERSIDE COUNTY RECORD NEWSPAPER

of which the annexed is a printed copy, published and printed in said newspaper in at least 1 weekly issues, as follows:

September 16, 2010

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



Signature

Dated: September 16, 2010 at  
Riverside, California

#### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE PARCEL MAP AND VARIANCE IN THE PEDLEY ZONING DISTRICT - JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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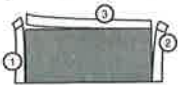
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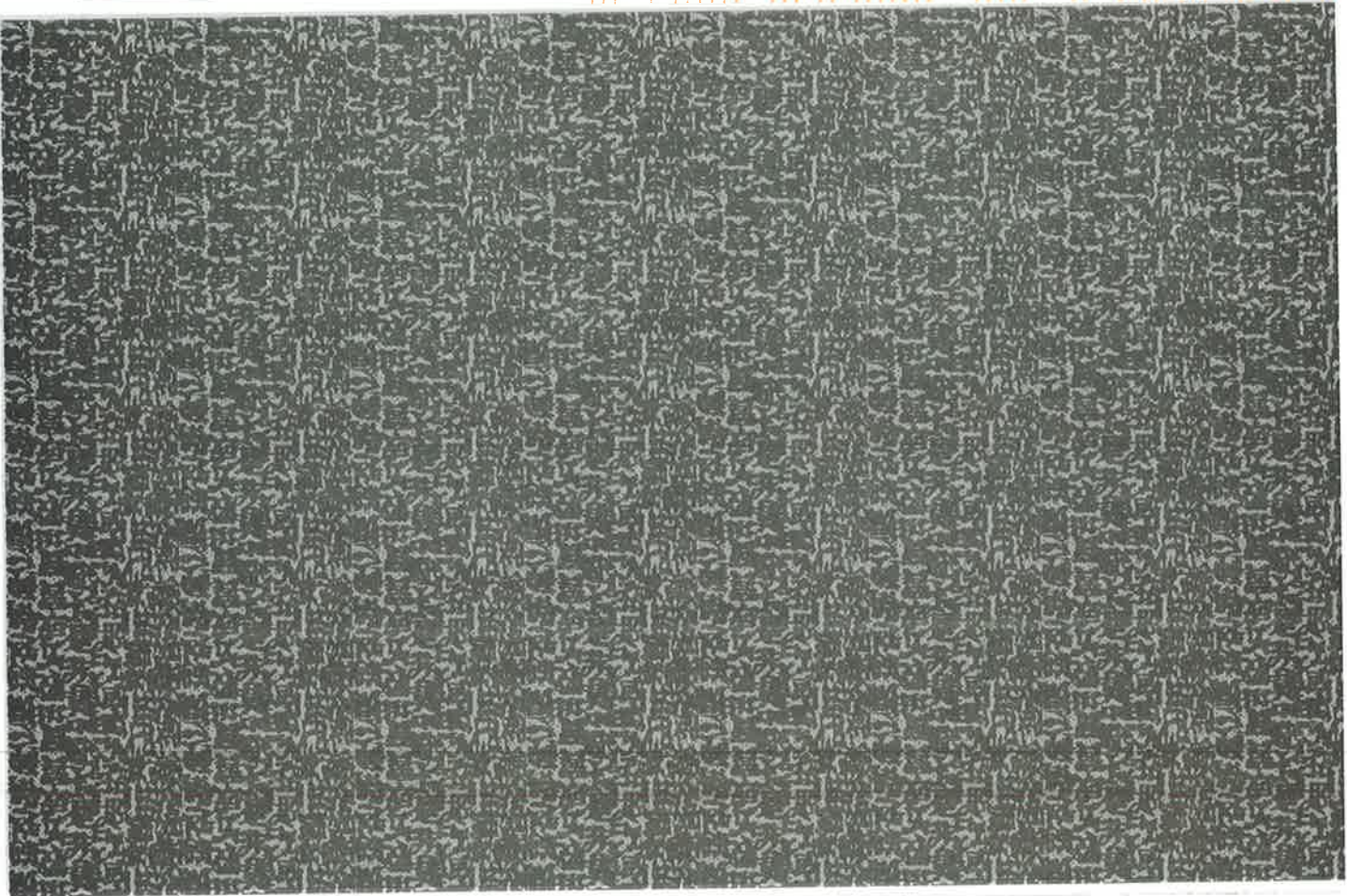
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Dated: September 14, 2010  
Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant  
Pub: September 16, 2010 RCR0

2010 SEP 30 PM 3:17



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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

**PUBLIC HEARING NOTICE**  
*This may affect your property*

PRESORTED  
FIRST CLASS



02 1R  
0002098691  
\$ 00.38<sup>2</sup>  
SEP 14 2010  
MAILED FROM ZIP CODE 92504

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2010 SEP 23 PM 12:53

APN: 165040009, ASMT: 165040009  
MARLENE S COLLINS  
P O BOX 211  
MONROE OH 45050

NIXIE 454 DE 1 00 09/18/10

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

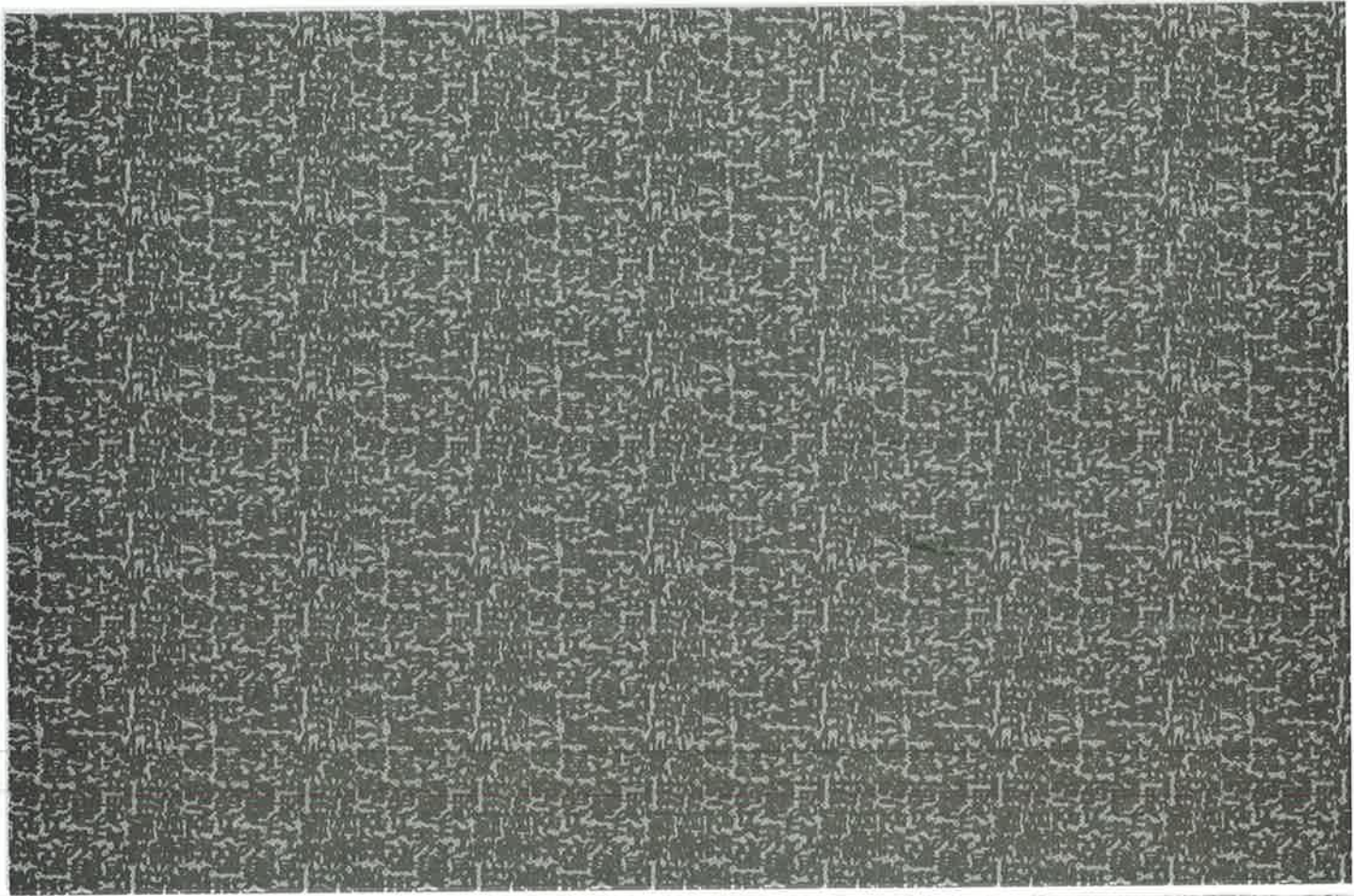
BC: 92502114747 \*2915-02606-18-30

GL\*LLM1 4505  
92502@1147





REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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

**PUBLIC HEARING NOTICE**  
*This may affect your property*

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2010 SEP 21 PM 3: 18

POSTED  
FIRST CLASS



UNITED STATES POSTAGE  
PINEY BOWEN  
02 1R  
0002098691 SEP 14 20  
\$ 00.38  
MAILED FROM ZIP CODE 9251

APN: 165040013, ASMT: 165040013  
S & I HOLDINGS INC  
P O BOX 1161  
PALM SPRINGS CA 92263

NIXIE 923 DE 1 00 09/16/10

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 92502114747 \*1977-00272-16-40

GL\*19250202299

