

CT MAP Tract #: TR35409

Parcel: 569-090-031

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 GEN - CULTURAL RESOURCES PROFE (cont.) DELETED

mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2) This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 5 GEN - SPECIAL INTEREST MONITOR DELETED

As a result of information from the cultural resources study (PD-A-4575) and information from the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians, Native American monitoring is required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. These groups shall cooperatively be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5                    GEN - SPECIAL INTEREST MONITOR (cont.)                    DELETED

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 10                    MAP - BUILDING PAD GRADING                    RECOMMND

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

60.PLANNING. 12                    MAP - SLOPE GRADING TECHNIQUES                    RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12                    MAP - SLOPE GRADING TECHNIQUES (cont.)                    RECOMMND

curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 20                    MAP - SKR FEE CONDITION                    RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 43.84 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 21                    MAP - FEE BALANCE                    RECOMMND

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

60.PLANNING. 26                    MAP - PLANNING DEPT REVIEW                    RECOMMND

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

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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.

E HEALTH DEPARTMENT

80.E HEALTH. 1                    USE - PERC TEST REQD                    RECOMMND

An adequate/satisfactory detailed soils percolation testing coducted in accordance with the procedures outlined in the Riverside County Waste Disposal booklet entitled "Waste Disposal for Individual Homes, Commercial, and Indistrial"

80.E HEALTH. 2                    SEPTIC PLANS / FLOOR PLANS                    RECOMMND

Upon building submittal, the applicant must submit to the Department of Environmental Health (DEH) for review at least three detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) and drawn to an appropriate scale showing the location of all required detail as specified in the most current DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitetd to DEH for review to ensure proper septic tank sizing.

FIRE DEPARTMENT

80.FIRE. 1                    MAP-#50A- WATER TANK SYSTEM                    RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Contrait Sheet Map that was filed with the Riverside

ACT MAP Tract #: TR35409

Parcel: 569-090-031

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1                      MAP-#50A- WATER TANK SYSTEM (cont.)                      RECOMMND

County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                      MAP ADP FEES                      RECOMMND

Tract 35409 is located within the limits of the South Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

80.PLANNING. 1                      MAP - ROOF MOUNTED EQUIPMENT                      RECOMMND

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

80.PLANNING. 2                      MAP - UNDERGROUND UTILITIES                      RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 11                      MAP - SCHOOL MITIGATION                      RECOMMND

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

CT MAP Tract #: TR35409

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 MAP - FEE BALANCE

RECOMMND

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

80.PLANNING. 13 GEN - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13                    GEN - LC LANDSCAPE PLOT PLAN (cont.)                    RECOMMND

7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 14                    GEN - LC LANDSCAPE SECURITIES                    RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 GEN - LC LANDSCAPE SECURITIES (cont.) RECOMMND

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 15 USE - LC LNDSCP COMMON AREA MA RECOMMND

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

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

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

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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



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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

90.BS GRADE. 3            MAP - PAVING INSPECTIONS

RECOMMND

The developer/applicant shall be responsible for obtaining, the sub-grade, base and paving inspections required by Ordinance 457 for any portions of the private road not inspected by the Riverside County Transportation Department.

E HEALTH DEPARTMENT

90.E HEALTH. 1            MAP - WELL/WATER STATEMENT

RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

- 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.
- 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).
- 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 1                   MAP - WELL/WATER STATEMENT (cont.)                   RECOMMND

4) Satisfactory information concerning how the system will be owned and operated.

PLANNING DEPARTMENT

90.PLANNING. 2                   GEN - CULTURAL RESOURCES RPT                   DELETED

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 5                   MAP - QUIMBY FEES (2)                   RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley Wide Recreation and Park District.

90.PLANNING. 12                  MAP - SKR FEE CONDITION                  RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 43.84 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12                   MAP - SKR FEE CONDITION (cont.)                   RECOMMND

may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 13                   GEN - LC LNDSCP INSPECT DEPOSIT                   RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 14                   GEN - LC COMPLY W/ LNDSCP/ IRR                   RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

02/10/10  
12:19

Riverside County LMS  
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

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

DATE: March 6, 2007

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Dept. of Bldg. & Safety (Pln.Chk)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator – J. Jolliffe  
Commissioner Petty  
Supervisor Stone

County Sheriff's Department  
County Waste Management  
Riverside Transit Agency  
Valley-Wide Parks and Rec.  
Hemet Unified School District  
Southern CA Edison  
Verizon Engineering  
Santa Ana Regional WQCB  
EIC "Attachment A"  
Pechanga Band of Indians  
Ramona Band of Indians  
Cahuilla Band of Indians

**TENTATIVE TRACT MAP NO. 35409 - EA41262** – Applicant: Brad Rose – Engineer/Representative: Steve Ritchey - Site Tech, Inc. - Third Supervisorial District - Rancho California – REMAP Area Plan: Rural – Rural-Rural Mountainous (R–RM) – Location: Northerly of Minto Way and southerly and westerly of Oak Drive – 43.84 Gross Acres- Zoning: Rural Residential (R-R) - **REQUEST:** The project is a proposal for a Schedule D Subdivision of 8 lots with a minimum lot size of 5 gross acres and one 2.84 gross-acre open space area with an existing horse barn and arena. – APN: 569-060-031

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on March 29, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Shelley Esteybar**, Project Planner, at (951) 955-4641 or email at [sesteyba@RCTLMA.org](mailto:sesteyba@RCTLMA.org) / **MAILSTOP# 1070**.

COMMENTS:

**FILE COPY**

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

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

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

DATE: October 29, 2008

TO:

Transportation Department  
Environmental Health Department

Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space District

Environmental Programs Department  
Flood Control Department

**GENERAL PLAN AMENDMENT NO 1063, TENTATIVE TRACT MAP NO. 35409, AMENDED NO. 1 - EA41262** – Applicant: Brad Rose – Engineer/Representative: Steve Ritchey - Site Tech, Inc. - Third Supervisorial District - Rancho California – Riverside Extended Mountainous Area Plan: Rural: Rural Mountainous (R:RM) – Location: Northerly of Minto Way and southerly and westerly of Oak Drive – 43.84 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The General Plan Amendment proposes to amend the project site's current General Plan Land Use Designation from Rural Mountainous (RM) (10 Acre Minimum) to Rural Residential (RR) (5 Acre Minimum). The Tentative Parcel Map is a Schedule D Subdivision of eight (8) lots with a minimum size of five (5) gross acres and one 2.84 acre open space lot with an existing horse barn and arena. – APN: 569-090-031

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on November 20, 2008**. 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 **Jeff Horn**, Project Planner, at **(951) 955-4641** or email at [jhorn@rctlma.org](mailto:jhorn@rctlma.org) / **MAILSTOP# 1070**.

**FILE COPY**

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

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

**LAND DEVELOPMENT COMMITTEE**  
**3<sup>rd</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: May 8, 2009

**TO**

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

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

P.D. Landscaping Section-R Dyo  
P.D. Archaeology Section-L. Mouriquand

**TENTATIVE TRACT MAP NO. 35409, AMENDED NO. 2 - EA41262** – Applicant: Brad Rose – Engineer/Representative: Steve Ritchey - Third Supervisorial District - Rancho California – Riverside Extended Mountainous Area Plan: Rural: Rural Mountainous (R:RM) – Location: Northerly of Minto Way, and southerly and westerly of Oak Drive – 43.84 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The tentative tract map proposes a Schedule D subdivision of 43.84 gross acres into eight (8) lots with a minimum size of five (5) gross acres and one 2.84 gross acre open space Lot A with an existing horse barn and arena. – APN: 569-060-031

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **June 4, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn**, Project Planner (951) 955-4641, or e-mail at [jhorn@rctlma.org](mailto:jhorn@rctlma.org) / MAILSTOP #: 1070

COMMENTS:

**FILE COPY**

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

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

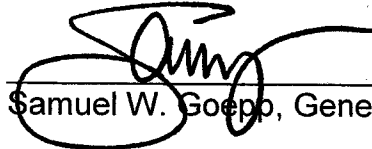


Valley-Wide Recreation & Park District  
P.O. Box 907 • San Jacinto, CA 92581  
(951) 654-1505 • Fax (951) 654-5279

ORDINANCE 460 – PARKLANDS

TRACT MAP NO. 35409

1. Developer is required to *pay Quimby (park) fees* on all residential units.
2. The developer must form a homeowner's association to fund the maintenance of any streetscape improvements.

  
\_\_\_\_\_  
Samuel W. Goepo, General Manager

March 26, 2007





**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

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

December 15, 2008

Chairperson:  
Germaine Arenas

Vice Chairperson:  
Mary Bear Magee

Committee Members:  
Evie Gerber  
Darlene Miranda  
Bridgett Barcello Maxwell

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Anna Hoover

Monitor Supervisor:  
Aurelia Marruffo

**VIA FAX and USPS**

**RE: Request for Information for APN 569-090-026, TPM 35409, GPA 1063, 43.8 Acres  
Adjacent to Minto Way (Archaeological Associates)**

Dear Mrs. White;

The Pechanga Band of Luiseño Indians ("the Tribe") appreciates your request for information regarding the above referenced project. After reviewing the provided maps and internal documents, we have determined that the project area is not within reservation lands although it is within our ancestral territory. At this time, we are interested in commenting and participating in this project based upon traditional knowledge of the area. The Tribe believes that the potential for buried resources, milling resources and rock art is high based upon the location and the high number of bedrock outcrops located within the Project boundaries. If you have not already completed the survey, the Tribe is very interested in accompanying your Project Archaeologist on the field visit.

Currently, the Tribe requests the following:

- 1) Notification once the Project begins the entitlement process, if it has not already;
- 2) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (EA/IS/MND/EIR, etc);
- 3) Government to government consultation with the Lead Agency; and
- 4) The Tribe believes that monitoring activities will be required during earthmoving activities. Therefore, the Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed. Further, in the event that subsurface cultural resources are identified, the Tribe requests consultation with the project proponent and Lead Agency regarding the treatment and disposition of all artifacts.

As a sovereign governmental entity, the Tribe is entitled to appropriate and adequate government-to-government consultation regarding the proposed project. We would like you and your client to know that the Tribe does not consider initial inquiry letters from project consultants to constitute appropriate government-to-government consultation, but rather tools to obtain further information about the project area. Therefore, the Tribe reserves its rights to participate in the formal environmental review process, including government-to-government consultation with the Lead Agency, and requests to be included in all correspondence regarding this project.

Please note that we are interested in participating in surveys within Luiseño ancestral territory. Prior to conducting any surveys, please contact the Cultural Department to schedule specifics. If you have any additional questions or comments, please contact me at [ahoover@pechanga-nsn.gov](mailto:ahoover@pechanga-nsn.gov) or 951-308-9295.

Sincerely,

Anna M. Hoover  
Cultural Analyst



Riverside County  
**Waste Management Department**

Hans W. Kernkamp, General Manager-Chief Engineer

April 3, 2007

Shelley Esteybar, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Tentative Tract Map (TR) No. 35409**  
**Proposal: Divide 4384 acres into 8 lots with a minimum lot size of five (5) acres and one (1) 2.84-acre open space area with an existing horse barn and arena.**  
**APN: 569-060-031**

Dear Ms. Esteybar:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Minto Way, south of Oak Drive, in the Rancho California area. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

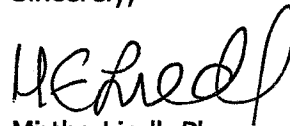
1. **Prior to the issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected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

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

1. 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 contact the Household Hazardous Waste Collection Program at 1.800.304.2226.
2. 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.
3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

Sincerely,



Mirtha Liedl, Planner

*Enclosure: Initial Case Transmittal*

PD #53037

14 101  
J-1  
Clean/da

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

DATE: March 6, 2007

TO:

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Dept. of Bldg. & Safety (Pln.Chk)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator - J. Jolliffe  
Commissioner Petty  
Supervisor Stone

County Sheriff's Department  
County Waste Management  
Riverside Transit Agency  
Valley-Wide Parks and Rec.  
Hemet Unified School District  
Southern CA Edison  
Verizon Engineering  
Santa Ana Regional WQCB  
EIC "Attachment A"  
Pechanga Band of Indians  
Ramona Band of Indians  
Cahuilla Band of Indians

07 MAR -9 PM 1:51  
COUNTY OF RIVERSIDE  
WASTE MANAGEMENT

**TENTATIVE TRACT MAP NO. 35409 - EA41262** - Applicant: Brad Rose - Engineer/Representative: Steve Ritchey - Site Tech, Inc. - Third Supervisorial District - Rancho California - REMAP Area Plan: Rural - Rural-Rural Mountainous (R-RM) - Location: Northerly of Minto Way and southerly and westerly of Oak Drive - 43.84 Gross Acres- Zoning: Rural Residential (R-R) - **REQUEST:** The project is a proposal for a Schedule D Subdivision of 8 lots with a minimum lot size of 5 gross acres and one 2.84 gross-acre open space area with an existing horse barn and arena. - APN: 569-060-031

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on March 29, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Shelley Esteybar**, Project Planner, at **(951) 955-4641** or email at [sesteyba@RCTLMA.org](mailto:sesteyba@RCTLMA.org) / **MAILSTOP# 1070**.

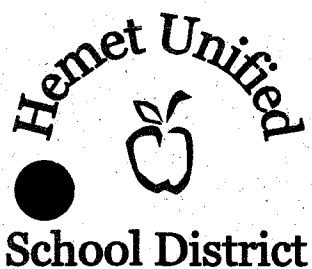
COMMENTS:

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.*



March 16, 2007

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

RE: TR 35409, Shelley Esteybar – Project Planner

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

The current permanent school facilities in the Hemet Unified School District have an original design capacity of 17,447 students. Presently our enrollment is approximately 23,537 and is steadily increasing. We are accommodating the extra enrollment with interim portable facilities but have reached a point where our core facilities at all sites have become saturated.

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

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

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

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

**Dr. Philip O. Pendley**  
Superintendent

**District Administration  
Office**

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

**Governing Board**

Mike Cook  
Gregg Figgins  
Charlotte Jones  
David Peters  
Phyllis Petri  
Bill Sanborn  
Joe Wojcik

SCHOOL	GRADE LEVEL	Current ENROLLMENT	PERMANENT CAPACITY**	CAPACITY EXCESS or Shortfall
Acacia Middle	6-8	982	808	-174
Alessandro High	9-12	417	180	-597
Bautista Creek Elem	K-5	944	650	-294
Cawston Elementary	K-5	813	750	-63
Cottonwood School	K-8	270	250	-20
Dartmouth Middle	6-8	1162	1080	-82
Diamond Valley Middle	6-8	1528	1450	-78
Fruitvale Elementary	K-5	852	550	-302
Hamilton Schools	K-12	964	917	-47
Harmony Elementary	K-5	781	750	-31
Helen Hunt Jackson	6-12	515	231	-284
H.E.L.P.	7-12	51	50	-1
Hemet Elementary	K-5	778	575	-203
Hemet High School	9-12	2588	1566	-1022
Idyllwild School	K-8	319	300	-19
Jacob Wiens Elementary	K-5	745	750	5
Little Lake Elementary	K-5	839	550	-289
McSweeny Elementary	K-5	702	750	48
Ramona Elementary	K-5	833	550	-283
Santa Fe Middle	6-8	1465	1053	-412
Valle Vista Elementary	K-5	726	550	-176
West Valley High	9-12	3356	2376	-980
Whittier Elementary	K-5	1043	650	-393
Winchester Elementary	K-5	631	400	-231
<b>TOTAL</b>		<b>23,537</b>	<b>17,736</b>	<b>-5,928</b>

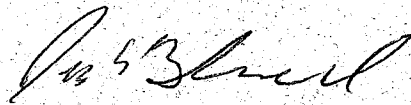
(Data does not include Independent Studies or Home/Hospital)

\*Enrollment as of September 22, 2006

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

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

Respectfully yours,



Jesse Bridwell  
Facilities Planner

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

DATE: March 6, 2007

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Dept. of Bldg. & Safety (Pln.Chk)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator – J. Jolliffe  
Commissioner Petty  
Supervisor Stone

County Sheriff's Department  
County Waste Management  
Riverside Transit Agency  
Valley-Wide Parks and Rec.  
Hemet Unified School District  
Southern CA Edison  
Verizon Engineering  
Santa Ana Regional WQCB  
EIC "Attachment A"  
Pechanga Band of Indians  
Ramona Band of Indians  
Cahuilla Band of Indians

**TENTATIVE TRACT MAP NO. 35409 - EA41262** – Applicant: Brad Rose – Engineer/Representative: Steve Ritchey - Site Tech, Inc. - Third Supervisorial District - Rancho California – REMAP Area Plan: Rural – Rural-Rural Mountainous (R–RM) – Location: Northerly of Minto Way and southerly and westerly of Oak Drive – 43.84 Gross Acres- Zoning: Rural Residential (R-R) - **REQUEST:** The project is a proposal for a Schedule D Subdivision of 8 lots with a minimum lot size of 5 gross acres and one 2.84 gross-acre open space area with an existing horse barn and arena. – APN: 569-060-031

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on March 29, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Shelley Esteybar**, Project Planner, at (951) 955-4641 or email at [sesteyba@RCTLMA.org](mailto:sesteyba@RCTLMA.org) / **MAILSTOP# 1070**.

COMMENTS:

MAR 09 2007  
FACILITIES/PLANNING

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.*

**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 204  
SACRAMENTO, CA 95814  
(916) 653-6251  
Fax (916) 657-6390  
Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
e-mail: [da\\_nahc@pacbell.net](mailto:da_nahc@pacbell.net)



September 25, 2008

Mr. Jeff Horn, Project Planner  
COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
4080 L. mon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502-1409

Sent by FAX to: 951-955-3157

Number of pages: 3 2

Re: Tribal Consultation Per SB 18 (Government Code §§ 65352.3, 65352.4 and 65562.5) and  
Sacred Lands File Search for Project General Plan Amendment No. 1053 for TTM No. 35049-350109  
Sage Area Area, Riverside County, California

Dear Mr. Horn:

Government Code §§ 65352.3, 65352.4 and 65562.5 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a Native American Tribal Consultation list of tribes with traditional lands or cultural places located within the requested project boundaries.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS contact 916/653-7278 or [www.ohp.ca.gov](http://www.ohp.ca.gov)) to determine if any cultural places are located within the area(s) affected by the proposed action.

A NAHC Sacred Lands File search was conducted based on the township, range, and section information included in your request and no sites were found within the area of potential effect you identified. However, local governments should be aware that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place. I suggest you consult with all of those on the accompanying Native American Contacts list, which has been included separately. If they cannot supply information, they might recommend others with specific knowledge about cultural resources in your plan area. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from Tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,



Dave Singleton  
Program Analyst

Attachment: Native American Tribal Consultation List



**Native American Tribal Consultation List  
Riverside County  
September 25, 2008**

**Los Coyotes Band of Mission Indians**  
Katherine Saubel, Spokesperson  
P.O. Box 189  
Warner CA 92086  
loscoyotes@earthlink.net  
(760) 782-0711

Cahuilla ✓

**Morongo Band of Mission Indians**  
Robert Martin, Chairperson  
11581 Potrero Road  
Banning CA 92220  
Robert\_Martin@morongo.org  
(951) 849-8807  
(951) 755-5200

Cahuilla  
Serrano ✓

**Pala Band of Mission Indians**  
Robert H. Smith, Chairperson  
12196 Pala Mission Road, PMB 50  
Pala CA 92059  
(760) 891-3500

Luiseno  
Cupeno

**Pechanga Band of Mission Indians**  
Mark Macarro, Chairperson  
P.O. Box 1477  
Temecula CA 92593  
tbrown@pechanga-nsn.gov  
(951) 876-2768

Luiseno ✓

**Ramona Band of Cahuilla Mission Indians**  
Joseph Hamilton, Chairman  
P.O. Box 391670  
Anza CA 92539  
admin@ramonatribe.com  
(951) 763-4105

Cahuilla ✓

**Soboba Band of Mission Indians**  
Robert Salgado, Chairperson  
P.O. Box 487  
San Jacinto CA 92581  
dhill@soboba-nsn.gov  
(951) 654-2765

Luiseno ✓

**Santa Rosa Band of Mission Indians**  
John Marcus, Chairman  
P.O. Box 609  
Hemet CA 92546  
srtribaloffice@aol.com  
(951) 658-5311  
(951) 658-8733 Fax

Cahuilla ✓

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

C0004155

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Tract 35409

DATE SUBMITTED: 1/31/07

**APPLICATION INFORMATION**

Applicant's Name: Brad Rose

E-Mail: brad@pollybutte.com

Mailing Address: 26810 California Ave.  
Street  
Hemet, CA 92545  
City State ZIP

Daytime Phone No: (951) 312-2570 Fax No: (951) 926-0004

Engineer/Representative's Name: Sitotech - Steve Ritchey E-Mail: sritchey@sitotechinc.com

Mailing Address: 38248 Potato Canyon Road  
Street  
Oak Glen, CA 92399  
City State ZIP

Daytime Phone No: (909) 864-3180 Fax No: (909) 864-0850

Property Owner's Name: Brad Rose E-Mail: brad@pollybutte.com

Mailing Address: 26810 California Ave.  
Street  
Hemet, CA 92545  
City State ZIP

Daytime Phone No: (951) 312-2570 Fax No: (951) 926-0004

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

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

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

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

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

EA 41262 / CFG04641

**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.

ISRAEL ROSE [Signature]  
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.

ISRAEL ROSE [Signature]  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
LAURA ROSE [Signature]  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 569-090-031

Section: 20 Township: 6 South Range: 3 East

Approximate Gross Acreage: 43.84

General location (street address, cross streets, etc.): North of Minto Way, South of Oak Drive, East of \_\_\_\_\_, West of Oak Drive.

Thomas Brothers map, edition year, page number, and coordinates: page 901, J1

**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):

A schedule "D" subdivision into 8 residential lots

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). 1976 Parcel Map (Parcel Map, Zone Change, etc.)

E.A. No. (if known) None E.I.R. No. (if applicable): None

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) 5 miles

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 8 miles

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: +/- 1,500 C.Y / Lot = 12,000 C.Y.

Estimated amount of fill = cubic yards +/- 1,500 C.Y / Lot = 12,000 C.Y.

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

Import None Export None Neither X

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

N/A

**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) +/- 15,000 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) *Steve Ritchey* Date 1/30/07  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 11/2/2010,

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

APN (s) or case numbers TR 35409 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

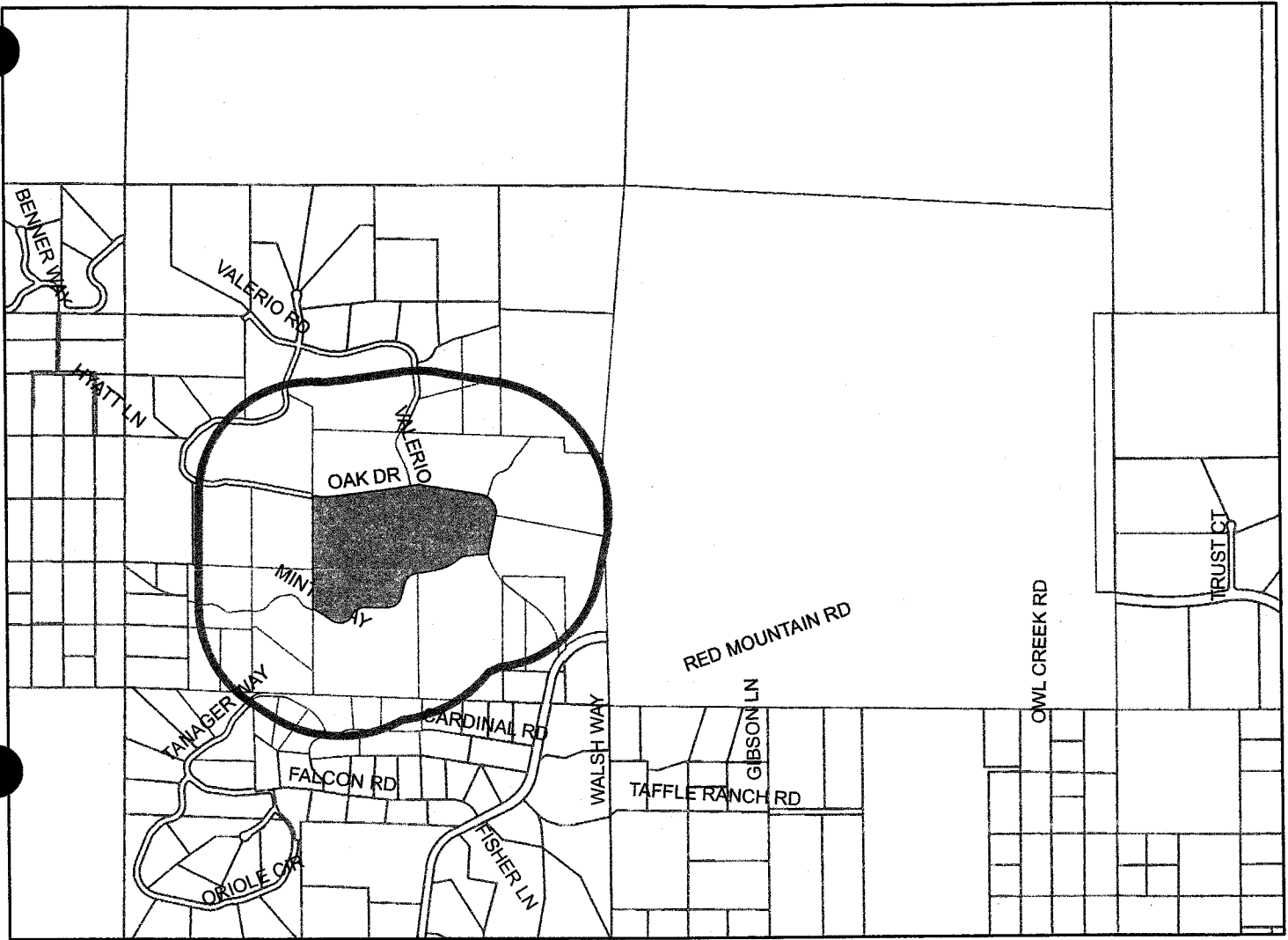
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

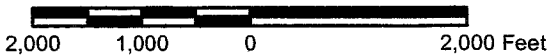
✓ 11/3/10  
EXPIRES 5/3/11

**1200 feet buffer**



**Selected Parcels**

569-080-025	569-090-039	569-080-010	569-090-032	569-090-031	569-080-018	569-330-010	569-090-015	569-090-002	569-330-007
569-090-005	569-330-008	569-090-003	569-090-010	569-080-006	569-330-004	569-330-005	569-330-014	569-090-037	569-090-034
569-090-035	569-090-036	569-080-009	569-090-013	569-090-040	569-090-033	569-090-006	569-090-014	569-090-041	569-330-009
569-330-013	569-340-009	569-090-030	569-330-006	569-080-020	569-340-008	569-080-019	569-090-004	569-040-031	569-080-016



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.

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ALLAN JAMES MCCALL, ETAL  
26430 KATHARIN  
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 JEFFREY ROBERT POWELL  
 943 N 2ND AVE  
 UPLAND CA 91786

APN: 569090033, ASMT: 569090033  
 JUAN CARDENAS, ETAL  
 43805 MINTO WAY  
 HEMET CA. 92544

APN: 569330005, ASMT: 569330005  
 JFM MANAGEMENT TRUST, ETAL  
 C/O MICHAEL R STEPHENS  
 2120 LUNDY LAKE DR  
 ESCONDIDO CA 92029

APN: 569090006, ASMT: 569090006  
 KIM DAVID HAYS, ETAL  
 43300 MINTO WAY  
 HEMET CA. 92544

APN: 569330014, ASMT: 569330014  
 JOANNE L FRANK  
 70230 THUNDERBIRD RD  
 RANCHO MIRAGE CA 92270

APN: 569090014, ASMT: 569090014  
 LARRY D FOWLER, ETAL  
 3633 LA MADERA AVE  
 EL MONTE CA 91732

APN: 569090036, ASMT: 569090036  
 JOHN KEVIN SHEEHAN  
 140 E STETSON AVE 316  
 HEMET CA 92543

APN: 569090041, ASMT: 569090041  
 LAURITS BENSEND  
 29112 KLINE DR  
 SANTA ANA HEIGHTS CA 92707

APN: 569080009, ASMT: 569080009  
 JOHN M ROARK, ETAL  
 33425 VALERIO DR  
 HEMET CA. 92544

APN: 569330009, ASMT: 569330009  
 MARK MINTZ  
 1801 ROXBURY DR  
 LOS ANGELES CA 90035

APN: 569090013, ASMT: 569090013  
 JOHN REILLY  
 33871 OAK DR  
 HEMET CA. 92544

APN: 569330013, ASMT: 569330013  
 MARTIN BADILLO  
 21765 WALNUT DR  
 WILDOMAR CA 92595

APN: 569090040, ASMT: 569090040  
 JOSE A SIBRIAN, ETAL  
 730 CAMINO LOS BANOS  
 SAN JACINTO CA 92583

APN: 569340009, ASMT: 569340009  
 MICHAEL B BUTLER, ETAL  
 42021 GIBBEL RD  
 HEMET CA 92544

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WESTERN RIVERSIDE COUNTY REG CON AUT  
C/O DEPT OF FAC MGTM  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

Cahuilla Band of Indians  
52701 Hwy. 371  
P.O. Box 391760  
Anza, CA 92539-1760

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

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

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

Ramona Band of Mission Indians  
3940 Cary Rd.  
P.O. Box 391670  
Anza, CA 92539

ATTN: Executive Officer  
Reg. Water Quality Control Board #8  
Santa Ana  
3737 Main St., Suite 500  
Riverside, CA 92501-3348

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

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

ATTN: Jeffrey R. Leatherman  
Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

Verizon Engineering  
1980 Orange Tree Ln., Rm #100  
Redlands, CA 92374

Applicant/Owner:  
Brad Rose  
26810 California Ave.  
Hemet, CA 92545

Eng-Rep:  
Land Engineering Consultants  
c/o Steve Richie  
P.O. Box 541 650 K Ave.  
Calimesa, CA 92320



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

November 30, 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: GPA 1063 and TTM 35409

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, December 3, 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, November 30, 2010 10:12 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: GPA 1063 TTM 35409

Received for publication on Dec. 3

Thank You!  
Maria

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

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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.

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**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Tuesday, November 30, 2010 9:31 AM  
**To:** PE Legals  
**Subject:** FOR PUBLICATION: GPA 1063 TTM 35409

Good Morning! Attached is a Notice of Public Hearing for publication on Friday, Dec. 3, 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

November 30, 2010

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

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

RE: NOTICE OF PUBLIC HEARING: GPA 1063 and TTM 35409

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Sincerely,

*Mcgil*

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

**Gil, Cecilia**

---

**From:** Tammi Swenson [TSwenson@nctimes.com]  
**Sent:** Tuesday, November 30, 2010 9:32 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: GPA 1063 TTM 35409

Received...

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

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Tuesday, November 30, 2010 9:31 AM  
**To:** Tammi Swenson  
**Subject:** FOR PUBLICATION: GPA 1063 TTM 35409

Good Morning! Attached is a Notice of Public Hearing for publication on Friday, Dec. 3, 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 GENERAL PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA – RIVERSIDE EXTENDED MOUNTAIN AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 14, 2010 at 1:30 P.M.** to consider the application submitted by Brad Rose – Land Engineering Consultants, on **General Plan Amendment No. 1063**, which proposes to amend the land use designation from Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Rural: Rural Residential (RR) (5 Acre Minimum); and, **Tentative Tract Map No. 35409, Schedule D**, which proposes to subdivide 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one (1) 0.78 gross acre open space lot with an existing horse barn and arena (“the project”). The project is located northerly of Minto Way and southerly and westerly of Oak Drive in the Rancho California – Riverside Extended Mountain Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41262**.

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, 12<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: November 30, 2010

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





**Gil, Cecilia**

---

**From:** Marshall, Tammie [tmarshal@asrclkrec.com]  
**Sent:** Tuesday, November 30, 2010 11:40 AM  
**To:** Gil, Cecilia; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: GPA 1063 TTM 35409

Good Morning,

The posting has been rec'd and posted.

Thank you

Tammie

---

**From:** Gil, Cecilia  
**Sent:** Tuesday, November 30, 2010 9:32 AM  
**To:** Meyer, Mary Ann  
**Cc:** Marshall, Tammie  
**Subject:** FOR POSTING: GPA 1063 TTM 35409

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.  
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## 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 November 30, 2010, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

GPA 1063 and TTM 35409

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:** December 14, 2010 @ 1:30 PM

SIGNATURE: Mcgil DATE: November 30, 2010  
Cecilia Gil

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 11/2/2010,

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

APN (s) or case numbers TR35409 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

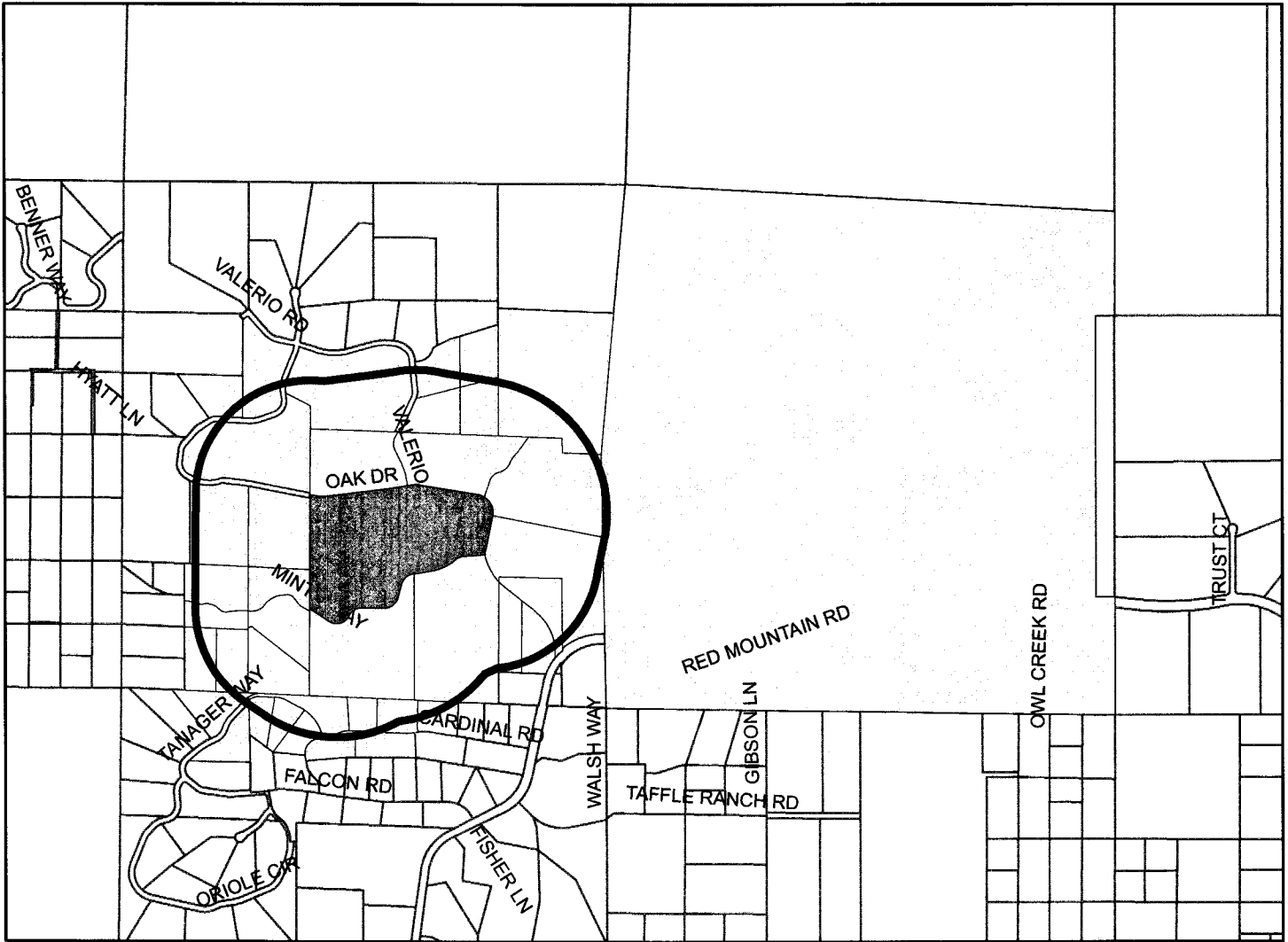
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 11/3/10   
EXPIRES 5/3/11

## 1200 feet buffer



### Selected Parcels

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2,000 1,000 0 2,000 Feet

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TIMOTHY W OWEN, ETAL  
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APN: 569040031, ASMT: 569040031  
WESTERN RIVERSIDE COUNTY REG CON AUT  
C/O DEPT OF FAC MGMT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

**FAX MEMO**

---

February 27, 2011

**TO:** Clerk of the Board  
Supervisor Bob Buster (ATTN: Dave Stahovich)  
Supervisor John Tavaglione (ATTN: John Field)  
Chairman Jeff Stone (ATTN: Olivia Barnes)  
Supervisor John J. Benoit (ATTN: Mike Gialdini)  
Chairman Marion Ashley (ATTN: Darcy Kuenzi)

**FROM:** Dan Silver (EHL) 213-804-2750

**RE:** Item 16.1, GPA 1063 and TTM 35409 (March 1, 2011)

**PAGES:** 3 (including cover)

2011-2-105859



# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



February 27, 2011

*VIA ELECTRONIC MAIL AND FACSIMILE*

The Hon Bob Buster, Chair  
Board of Supervisors  
County of Riverside  
4080 Lemon St., 5<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Item 16.1, GPA 1063 and TTM 35409 (March 1, 2011)**

Dear Chairman Buster and Members of the Board:

The Endangered Habitats League appreciates the opportunity to submit written testimony on this proposed rural subdivision in REMAP. The project should be *clustered* to produce consolidated open space, rather than subdivided wastefully into a checkerboard of 5-acre lots, with dispersed houses and driveways. While not in an MSHCP Criteria Cell, photos shows intact wildlife habitat, which the current site plan would irretrievable fragment and destroy. The fire clearing alone for *each* home site would impact 2 acres of land.

Clustering can mitigate the damage to natural communities, view sheds, and greenhouse gas emissions. It is also a key mitigation measure to improve fire safety and defensibility. Clustering reduces the life-threatening risk to firefighters posed by defending multiple, dispersed units.

The General Plan *encourages* clustering for these purposes, and its complete absence results in inconsistency with the General Plan. *We request that the project be redesigned to implement the following General Plan provisions, which are fundamental to sustainable development:*

LU 8.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources. (AI 1, 9)

b. Allow development clustering to retain slopes in natural open space whenever possible.

The Land Use Designations Summary Table (Table LU-4)

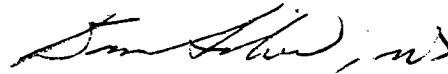
Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or

wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than ½ acre. . . .

LU 17.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. While lot sizes may vary, the overall project density must not exceed that of the underlying land use designation unless associated with an incentive program.

We ask that General Plan policies for clustering not be ignored. Please direct the redesign this project to use land more efficiently and wisely, and to reduce environmental and public safety impacts.

Sincerely,



Dan Silver, MD  
Executive Director

Electronic cc: Board Offices  
George Johnson, TLMA  
Carolyn Luna, Planning Dept.  
Katherine Lind, County Counsel  
Shellie Clack, County Counsel  
Jeff Horn, Planning Dept.  
Interested parties

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16.2**

1:30 p.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding a Public Hearing on General Plan Amendment No. 1063 / Tentative Tract Map No. 35409 – Brad Rose – Land Engineering Consultants – Rancho California Zoning District – Riverside Extended Mountain Area Plan, 3<sup>rd</sup> District, the chairman called the matter for hearing.

David Mares, Principle Planner, presented the matter.

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, March 1, 2011 at 1:30 p.m.

Roll Call:

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on January 11, 2011 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: January 11, 2011  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: *Kecia Harper-Ihem* Deputy

AGENDA NO.  
16.2

xc: Planning, Applicant, COB

BOS 1/11/11 Item #16.2

January 8, 2011

*VIA ELECTRONIC MAIL AND FACSIMILE*

The Hon. Marion Ashley, Chairman  
Board of Supervisors  
County of Riverside  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Item 16.2, GPA 1063 and TTM 35409 (Hearing Date: January 11, 2011)**

Dear Chairman Ashley and Members of the Board:

*Best wishes for the New Year*

The Endangered Habitats League (EHL) appreciates the opportunity to provide written testimony on this proposed project. In accordance with the County General Plan, this project should be redesigned via "clustering" to produce consolidated open space, rather than subdivided wastefully into a checkerboard of 5-acre lots, with dispersed houses and driveways. While not in an MSHCP Criteria Cell, photos shows intact wildlife habitat, which the current site plan would irretrievable fragment and destroy. The fire clearing alone for *each* home site would impact 2 acres of land.

Clustering can mitigate the damage to natural communities, viewsheds, and greenhouse gas emissions. It is also a key mitigation measure to improve fire safety and defensibility. Clustering reduces the life-threatening risk to firefighters posed by defending multiple, dispersed units.

For these reasons, the General Plan *encourages* clustering. *Why aren't the following General Plan provisions being followed? Why is the General Plan being ignored?*

LU 8.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources.  
(AI 1, 9)

b. Allow development clustering to retain slopes in natural open space whenever possible.

Land Use Designations Summary Table (Table LU-4)

Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than ½ acre. . . .

LU 17.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. While lot sizes may vary, the overall project density must not exceed that of the underlying land use designation unless associated with an incentive program.

Please direct the redesign this project to follow the intent of the General Plan and thereby use land more efficiently and wisely, reduce environmental impacts, and enhance public safety during wildfires.

Sincerely,

Dan Silver, MD  
Executive Director

Electronic cc: Board Offices  
George Johnson, TLMA  
Carolyn Luna, Planning Dept.  
Interested parties

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16.2**

1:30 p.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding Public Hearing on GPA No. 1063 / Tentative Tract Map No. 35409 – Brad Rose – Land Engineering Consultants – Rancho California Zoning District – Riverside Extended Mountain Area Plan – 3<sup>rd</sup> District. Recommendation of Planning Commission for Adoption of Mitigated Negative Declaration for Environmental Assessment No. 41262; Tentative Approval of General Plan Amendment No. 1063 to amend the land use designation from Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Rural: Rural Residential (RR) (5 Acre Minimum); and Approval of Tentative Tract Map No. 35409, Schedule D, to subdivide 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one (1) 0.78 gross acre open space lot with an existing horse barn and arena.

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is continued to January 11, 2011 at 1:30 p.m.

Roll Call:

Ayes: Buster, Tavaglione, Benoit and Ashley  
Nays: None  
Absent: Stone

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 14, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: December 14, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.  
16.2

xc: Planning, Applicant, Co.Co., CØB

Board of Supervisors  
P.O. Box 1147  
Riverside, Ca 92502-11479

12/06/2010

Re: General Plan Amendment No. 1063 / Tentative Tract Map No. 35409 / Environmental Assessment No. 41262

Dear Board of Supervisors,


Regarding the General Plan Amendment, Tentative Tract Map, and Notice of Intent to Adopt a Mitigated Negative Declaration for Applicant Brad Rose I would like to proposed some issues that I feel should be considered when deciding whether to allow the re-zoning of this property from Rural Mountainous (RM) (10 Acre Minimum) to Rural Residential (RR) (5 Acre Minimum).

First I would like to note that the Notice of Public Hearing letter sent out to local residents and land owners post marked December 24, 2009, and February 10, 2010 incorrectly references APN: 569-060-031 when APN: 569-090-031 is the actual parcel. Being that only an incorrect APN and a brief general location description was provided I don't feel that the residents have been given a fair enough amount of information to understand where this is being proposed.

Concerns I would like the Board of Supervisors to consider regarding requests to change the zoning in this area:

1. It is my understanding that the zoning in the area was originally RR (5 Acre Minimum) and was changed to Rm (10 Acre Minimum) which is why there are a considerable number of 5 acre lots in the area, however I do not have the ability to substantiate this information I was given when I purchase my property 17 years ago, I would like you to consider the reasons behind the original zoning change which may provide additional factors to consider.
2. Water: Reducing the Minimum Acre per lot would put and increased strain on the local ground water, which is minimal, and considered poor at best. Ground water wells drilled in the past few years have required drilling over 1000 ft in order to acquire a water supply of only 5 gallon per minute and there is no public water supply provided to the area. With out an alternative water supply excessive use of the water supply could be detrimental to all land owners and should be a major concern when considering this zoning change.
3. Transportation Safety: There are only two roads which can be used to access the area, Red Mountain Road and the road the parcel is located on Minto Way, Minto Way is located in CSA 108, actually CSA 108 was created by local residents in order to maintain and make improvements to Minto Way. Minto Way is considered a private road; Minto Way is a 3 mile long narrow, steep, and winding road that lacks the ability to meet the requirements of Riverside County to be changed to a County Maintained Public Road. A request by CSA 108 Committee to have a center strip painted on Minto Way was denied by the County due to lack of width in order to divide the road by way of a line. The increase in traffic that would occur if the area was zoned to RR would create a greater safety hazard on the local access roads which are already considered hazardous and determined by the county that Minto Way lacks the ability to be improved. Although Red Mountain is a safer access road it increases the distance of travel to Hemet by three miles, so it is often not the road of choice by most users which means that the majority of traffic increase would occur on Minto Way.
4. The Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration makes a note that the 43.84 gross acres will be divided into 8 lots and 1 open space of .78 acres with an existing horse barn and arena. Although I think it is immaterial I would like to point out that there is no horse barn or arena located on this property, there is however a large steel shipping container and a flat spot of ground where previously a mobile home was planned to be set up, however this hardly classifies as an existing arena and horse barn. Is this the beginning of miss representation of the intent and facts regarding this property?
5. Your decision will set precedence for all the Parcels in the area, a zoning change would have a negative impact on the area, the environment, and the local residents. I would like you to consider these issues and urge you not to allow a zoning change in this area. Thank you for your considerations.

Sincerely,

  
Craig Ryan  
Local concerned resident of proposed zoni

116.2

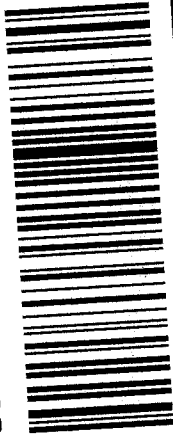
12-14-10

2010-12-104497

Craig Ryan  
33825 Oak Dr.  
Hemet, Ca. 92544  
APN: 569090015

CERTIFIED MAIL™

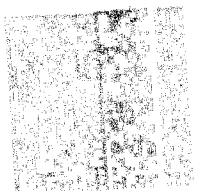
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OF THE RETURN ADDRESS. PGLD AT DOTTED LINE



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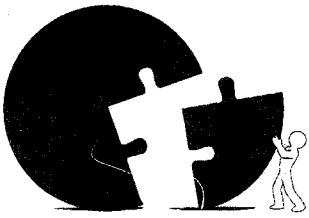
Kecia Harper-Ihem  
Clerk of the Board  
4080 Lemon Street,  
1st Floor,  
Post Office Box 1147  
Riverside, Ca 92502-1147



\$06.540  
02/08/2010  
US POSTAGE

2010 DEC -8 PM 12:34





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
*Director*

## Memorandum

**DATE:** December 14, 2010  
**TO:** Riverside County Board of Supervisors  
**FROM:** Riverside County Planning Staff  
**RE:** **Agenda Item No. 16.2**

Per the Planning Commission recommendation for this project on March 3, 2010, the following **Conditions of Approval** have been added:

**Planning Department Added Conditions**

1. Addition of 60.PLANNING.04 "CULTURAL RESOURCES PROFESSIONAL"
2. Addition of 60.PLANNING.05 "TRIBAL MONITOR"
3. Addition of 90.PLANNING.02 "CULTURAL RESOURCES REPORT"

\*\*\*Please see attached

David Mares, Principal Planner

C:\Documents and Settings\wbugtai\Desktop\TR35409-BOS MEMO - 12-14-10.docx

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

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

TRACT MAP Tract #: TR35409

Parcel: 569-090-031

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 4 GEN - CULTURAL RESOURCES PROFE

RECOMMND

As a result of the recommendations in the cultural resource study prepared for this proposed proejct (PD-A-4575), archaeological monitoring is required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 5 GEN - TRIBAL MONITOR

RECOMMND

As a result of information from the cultural resources study (PD-A-4575) and information from the Soboba Band of

TRACT MAP Tract #: TR35409

Parcel: 569-090-031

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5

GEN - TRIBAL MONITOR (cont.)

RECOMMND

Luiseno Indians and the Pechanga Band of Luiseno Indians, Native American monitoring is required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. These groups shall cooperatively be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval

12/13/10  
17:05

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR35409

Parcel: 569-090-031

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5                    GEN - TRIBAL MONITOR (cont.) (cont.)                    RECOMMND

or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 2                    GEN - CULTURAL RESOURCES RPT                    RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA – RIVERSIDE EXTENDED MOUNTAIN AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 14, 2010 at 1:30 P.M.** to consider the application submitted by Brad Rose – Land Engineering Consultants, on **General Plan Amendment No. 1063**, which proposes to amend the land use designation from Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Rural: Rural Residential (RR) (5 Acre Minimum); and, **Tentative Tract Map No. 35409, Schedule D**, which proposes to subdivide 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one (1) 0.78 gross acre open space lot with an existing horse barn and arena (“the project”). The project is located northerly of Minto Way and southerly and westerly of Oak Drive in the Rancho California – Riverside Extended Mountain Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41262**.

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, 12<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: November 30, 2010

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

16.2 of 12/14/10

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA – RIVERSIDE EXTENDED MOUNTAIN AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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Dated: November 30, 2010

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

16.2 of 12/14/10

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Dated: November 30, 2010

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

16.2 of 12/14/10

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

AD NUMBER	PAGE NO.
2277478	1 of 1
BILL DATE	SALESPERSON
12/03/10	06
START DATE	STOP DATE
12/03/10	12/03/10

AD NUMBER	AD DESCRIPTION	CLASS	LINES
2277478	NOTICE OF PUBLIC HEARING NOTICE OF	16000 LEGAL ADVERTISING	118 * 2

Publication	Insertions	Rate	Net Amount	Gross Amount
9 THE CALIFORNIAN	1	L3	\$0.00	
23 INTERNET	1	L3	\$0.00	
TOTAL AD CHARGE			\$248.92	
<b>PAY THIS AMOUNT</b>			\$248.92	\$249.42*

\*AFTER 01/02/11

*Planning  
16.2 of 12/14/10  
GPA 1063*

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2010 DEC 13 PM 2:43

Purchase Order GPA 1063

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Exp. Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

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Signature \_\_\_\_\_

Please make checks payable to: **NORTH COUNTY TIMES**

Legal

Ad Number	2277478
Billing Date	12/03/10
Amount Due	\$ 248.92
Amount Enclosed	\$



000063  
RIVERSIDE CO. BOARD OF SUPERVISORS  
ATTN: CECILIA GIL  
P.O. BOX 1147  
RIVERSIDE, CA 92502-1147

**NORTH COUNTY TIMES**  
c/o LEE NEWSPAPERS  
PO BOX 742548  
CINCINNATI OH 45274-2548

21720200000227747800000000000000002494200000248923



# Legal Advertising Invoice

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

① BILLING PERIOD 12/03/10 - 12/03/10  
 ② ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS  
 ③ BILLING DATE 12/03/10 FOR BILLING INFORMATION CALL (951) 368-9713  
 ④ PAGE NO 1  
 ⑤ TOTAL AMOUNT DUE 227.50  
 ⑥ UNAPPLIED AMOUNT  
 ⑦ TERMS OF PAYMENT Due Upon Receipt

⑧ BILLED ACCOUNT NAME AND ADDRESS

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

⑨ BILLED ACCOUNT NUMBER 045202

REP NO LE04

Statement #: 56573604 Amount Paid \$ \_\_\_\_\_ Your Check # \_\_\_\_\_


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

① DATE	② REFERENCE	③ ④ DESCRIPTION-OTHER COMMENTS/CHARGES	⑤ SAU SIZE ⑥ BILLED UNITS	⑦ RATE	⑧ GROSS AMOUNT	⑨ NET AMOUNT
12/03	4252395 CO	PH GPA 1063 TTM 35409 Class : 10 Ctext Ad# 10481943 Placed By : Cecilia Gil	175 L	1.30		227.50

*Planning  
 16.2 of 12/14/10  
 48P = 1hr  
 GPA 1063*

RECEIVED RIVERSIDE COUNTY  
 CLERK/BOARD OF SUPERVISORS  
 2010 DEC -9 PM 3:03

① CURRENT NET AMOUNT DUE	② 30 DAYS	③ 60 DAYS	④ OVER 90 DAYS	⑤ UNAPPLIED AMOUNT	⑥ PLEASE PAY THIS AMOUNT
					227.50

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
56573604	12/03/10 - 12/03/10	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 GPA 1063 TTM 35409

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:

12-03-10

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

Date: Dec. 3, 2010  
At: Riverside, California

BOARD OF SUPERVISORS

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

Ad #: 10481943

PO #:

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

Ad Copy:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA - RIVERSIDE EXTENDED MOUNTAIN AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing of which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, December 14, 2010 at 1:30 P.M. to consider the application submitted by Brad Rose - Land Engineering Consultants, on General Plan Amendment No. 1063, which proposes to amend the land use designation from Rural: Rural Mountainous (R-RM) (10 Acre Minimum) to Rural: Rural Residential (RR) (5 Acre Minimum); and, Tentative Tract Map No. 35409, Schedule D, which proposes to subdivide 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one (1) 0.78 gross acre open space lot with an existing horse barn and arena ("the project"). The project is located northerly of Minto Way and southerly and westerly of Oak Drive in the Rancho California - Riverside Extended Mountain Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 41262.

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, 12th Floor, Riverside, California 92501.

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

lic 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: November 30, 2010  
Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant 12/3



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

February 15, 2011

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: GPA 1063 and TTM 35409

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, February 18, 2011.**

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

16.1 03-01-2011

**Gil, Cecilia**

---

**From:** PE Legals [legals@pe.com]  
**Sent:** Tuesday, February 15, 2011 8:24 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: GPA 1063 & TTM 35409

Received for publication on Feb. 18

Please Note: The Press Enterprise offices will be closed on Monday, February 21, 2011 in observance of Presidents Day. The Legal Advertising holiday deadlines are as follows:

Publication Date:	Deadline:
Fri., Feb. 18	Wed. Feb. 16 @ 10:30 AM
Sat., Feb. 19 - Tues. Feb. 22	Thurs., Feb. 17 @ 10:30 AM
Wed., Feb. 23	Fri., Feb. 18 @ 10:30 AM

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**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Tuesday, February 15, 2011 7:33 AM  
**To:** PE Legals  
**Subject:** FOR PUBLICATION: GPA 1063 & TTM 35409

Good Morning! Attached is a Notice of Public Hearing, for publication on Friday, Feb. 18, 2011. 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

February 15, 2011

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

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

RE: NOTICE OF PUBLIC HEARING: GPA 1063 and TTM 35409

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, February 18, 2011.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Mcgil*

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

**Gil, Cecilia**

---

**From:** Tammi Swenson [TSwenson@nctimes.com]  
**Sent:** Tuesday, February 15, 2011 9:47 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: GPA 1063 & TTM 35409

Received...

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

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**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Tuesday, February 15, 2011 7:34 AM  
**To:** Tammi Swenson  
**Subject:** FOR PUBLICATION: GPA 1063 & TTM 35409

Good Morning! Attached is a Notice of Public Hearing, for publication on Friday, Feb. 18, 2011. 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 GENERAL PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA – RIVERSIDE EXTENDED MOUNTAIN AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 1, 2011 at 1:30 P.M.** to consider the application submitted by Brad Rose – Land Engineering Consultants, on **General Plan Amendment No. 1063**, which proposes to amend the land use designation from Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Rural: Rural Residential (RR) (5 Acre Minimum); and, **Tentative Tract Map No. 35409, Schedule D**, which proposes to subdivide 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one (1) 0.78 gross acre open space lot with an existing horse barn and arena (“the project”). The project is located northerly of Minto Way and southerly and westerly of Oak Drive in the Rancho California – Riverside Extended Mountain Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41262**.

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, 12<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: February 15, 2011

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



## **CERTIFICATE OF POSTING**

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 15, 2011, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

GPA 1063 and TTM 35409

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** March 1, 2011 @ 1:30 PM

SIGNATURE:           *Mcgil*                DATE:           February 15, 2011            
Cecilia Gil

**Gil, Cecilia**

---

**From:** Meyer, Mary Ann [MaMeyer@asrclrec.com]  
**Sent:** Tuesday, February 15, 2011 10:37 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: GPA 1063 & TTM 35409

received and posted

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**From:** Gil, Cecilia  
**Sent:** Tuesday, February 15, 2011 7:34 AM  
**To:** Meyer, Mary Ann  
**Cc:** Marshall, Tammie  
**Subject:** FOR PUBLICATION: GPA 1063 & TTM 35409

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 February 15, 2011, I mailed a copy of the following document:

### NOTICE OF PUBLIC HEARING

GPA 1063 and TTM 35409

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:** March 1, 2011 @ 1:30 PM

SIGNATURE: Mcgil  
Cecilia Gil

DATE: February 15, 2011

11/3/10 expires 5/3/14

APN: 569080025, ASMT: 569080025  
ALLAN JAMES MCCALL, ETAL  
26430 KATHARIN  
HEMET CA 92544

APN: 569090015, ASMT: 569090015  
CRAIG AUSTIN RYAN  
33825 OAK DR  
HEMET CA. 92544

APN: 569090039, ASMT: 569090039  
ANNALISA SMITH  
33550 OAK DR  
HEMET CA. 92544

APN: 569090002, ASMT: 569090002  
DANIEL P SALDANA, ETAL  
4409 CRESTVIEW DR  
NORCO CA 92860

APN: 569080010, ASMT: 569080010  
ANTHONY S BONOVIKH, ETAL  
29733 BUENA TIERRA  
SUN CITY CA 92586

APN: 569330007, ASMT: 569330007  
DAVID E KLING, ETAL  
34005 TANAGER WAY  
HEMET CA. 92544

APN: 569090032, ASMT: 569090032  
BILL BYUEL YANG  
P O BOX 844  
HEMET CA 92546

APN: 569090005, ASMT: 569090005  
ERIC SAUCEDO  
43434 MINTO WAY  
HEMET CA. 92544

APN: 569090031, ASMT: 569090031  
BRAD ROSE, ETAL  
26810 CALIFORNIA AVE  
HEMET CA 92545

APN: 569330008, ASMT: 569330008  
FLYING RANCH DEV CORP  
C/O KATHY JOHNSON  
16781 VAN BUREN BLV STE C  
RIVERSIDE CA 92504

APN: 569080018, ASMT: 569080018  
CAROL FOLKERTS DELACRUZ, ETAL  
23946 VILLENA  
MISSION VIEJO CA 92692

APN: 569090003, ASMT: 569090003  
HAROLD L GILLESPIE  
33175 OAK DR  
HEMET CA. 92544

APN: 569330010, ASMT: 569330010  
CHESTER M ROBERTS  
29377 3RD ST  
LAKE ELSINORE CA 92532

APN: 569090010, ASMT: 569090010  
JEANINE M FERRIS  
43295 MINTO WAY  
HEMET CA. 92544

48 GPA 1063 TTM35409  
March 1



APN: 569090030, ASMT: 569090030  
MICHAEL CARLSON  
4206 ESTRELLA CT  
HEMET CA 92544

APN: 569080016, ASMT: 569080016  
WILLIAM D WASHINGTON  
P O BOX 158  
NUEVO CA 92567

APN: 569330006, ASMT: 569330006  
RAUL G GARDUNO, ETAL  
534 E D ST  
ONTARIO CA 91764

APN: 569080020, ASMT: 569080020  
REBECCA RODDENBERRY  
33460 VALERIO DR  
HEMET CA. 92544

APN: 569340008, ASMT: 569340008  
RON CRAIG FOSTER, ETAL  
1889 E CAMPUS WAY  
HEMET CA 92544

APN: 569080019, ASMT: 569080019  
THEODORE P TUTTLE  
P O BOX 326  
HEMET CA 92546

APN: 569090004, ASMT: 569090004  
TIMOTHY W OWEN, ETAL  
47441 HIGHWAY 74  
HEMET CA 92544

APN: 569040031, ASMT: 569040031  
WESTERN RIVERSIDE COUNTY REG CON AUT  
C/O DEPT OF FAC MGMT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA – RIVERSIDE EXTENDED MOUNTAIN AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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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. 41262**.

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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).

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

Dated: February 15, 2011

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

16.1 of 03/01/11

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA – RIVERSIDE EXTENDED MOUNTAIN AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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Dated: February 15, 2011

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

16.1 of 03/01/11

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA – RIVERSIDE EXTENDED MOUNTAIN AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 1, 2011 at 1:30 P.M.** to consider the application submitted by Brad Rose – Land Engineering Consultants, on **General Plan Amendment No. 1063**, which proposes to amend the land use designation from Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Rural: Rural Residential (RR) (5 Acre Minimum); and, **Tentative Tract Map No. 35409, Schedule D**, which proposes to subdivide 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one (1) 0.78 gross acre open space lot with an existing horse barn and arena (“the project”). The project is located northerly of Minto Way and southerly and westerly of Oak Drive in the Rancho California – Riverside Extended Mountain Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41262**.

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, 12<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).

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

Dated: February 15, 2011

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

16.1 of 03/01/11



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By: Cecilia Gil, Board Assistant

16.1 of 03/01/11

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Dated: November 30, 2010

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

16-2 of 12/14/10  
→ to 16-1 of 03/08/11

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA – RIVERSIDE EXTENDED MOUNTAIN AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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Dated: November 30, 2010

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

16.2 of 12/14/10

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

AD NUMBER	PAGE NO.
2283697	1 of 1
BILL DATE	SALESPERSON
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START DATE	STOP DATE
02/18/11	02/18/11

AD NUMBER	AD DESCRIPTION	CLASS	LINES
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Publication	Insertions	Rate	Net Amount	Gross Amount
9 THE CALIFORNIAN	1	L1	\$0.00	
23 INTERNET	1	L1	\$0.00	
25 INTERNET MOBILE MARKETING	1	L1	\$0.00	
TOTAL AD CHARGE			\$166.60	

Planning  
 16-1 of 03/01/11  
 GPA 1063

RECEIVED BY: CECILIA GIL  
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**NORTH COUNTY TIMES**  
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# PROOF OF PUBLICATION

(2015.5 C.C.P.)

## STATE OF CALIFORNIA County of Riverside

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



An Edition of the North County Times

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

**February 18 2011**

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

Dated at TEMECULA, CALIFORNIA, this

18th day of February, 2011

Signature

Tammi E. Swenson  
Legal Advertising Representative

Title

## NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

### NOTICE OF PUBLIC HEARING

#### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA - RIVERSIDE EXTENDED MOUNTAIN AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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Dated: February 15, 2011  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

PUB: 2/18/2011

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16-1 of 03/01/11  
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951-684-1200  
951-368-9018 FAX

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

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 1063 TTM 35409 EA

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:

02-18-11

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

Date: Feb. 18, 2011  
At: Riverside, California



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

Ad #: 10558891

PO #:

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

Ad Copy:

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

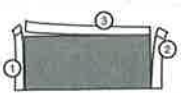
Dated: February 15, 2011

Kecia Harper-Ihem  
Clerk of the Board

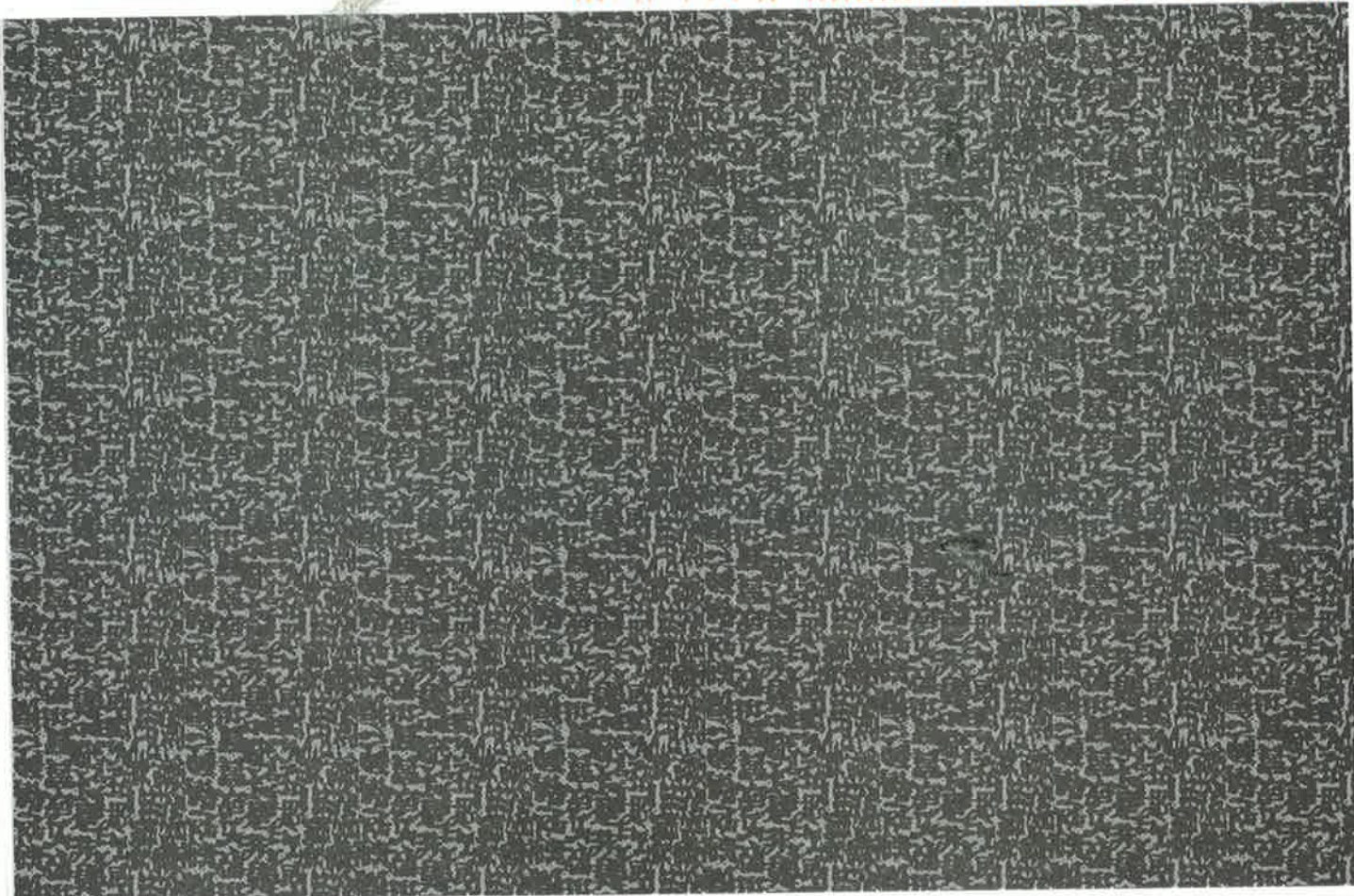
By: Cecilia Gil, Board Assistant

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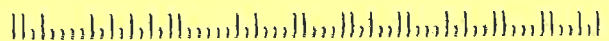
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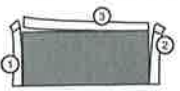
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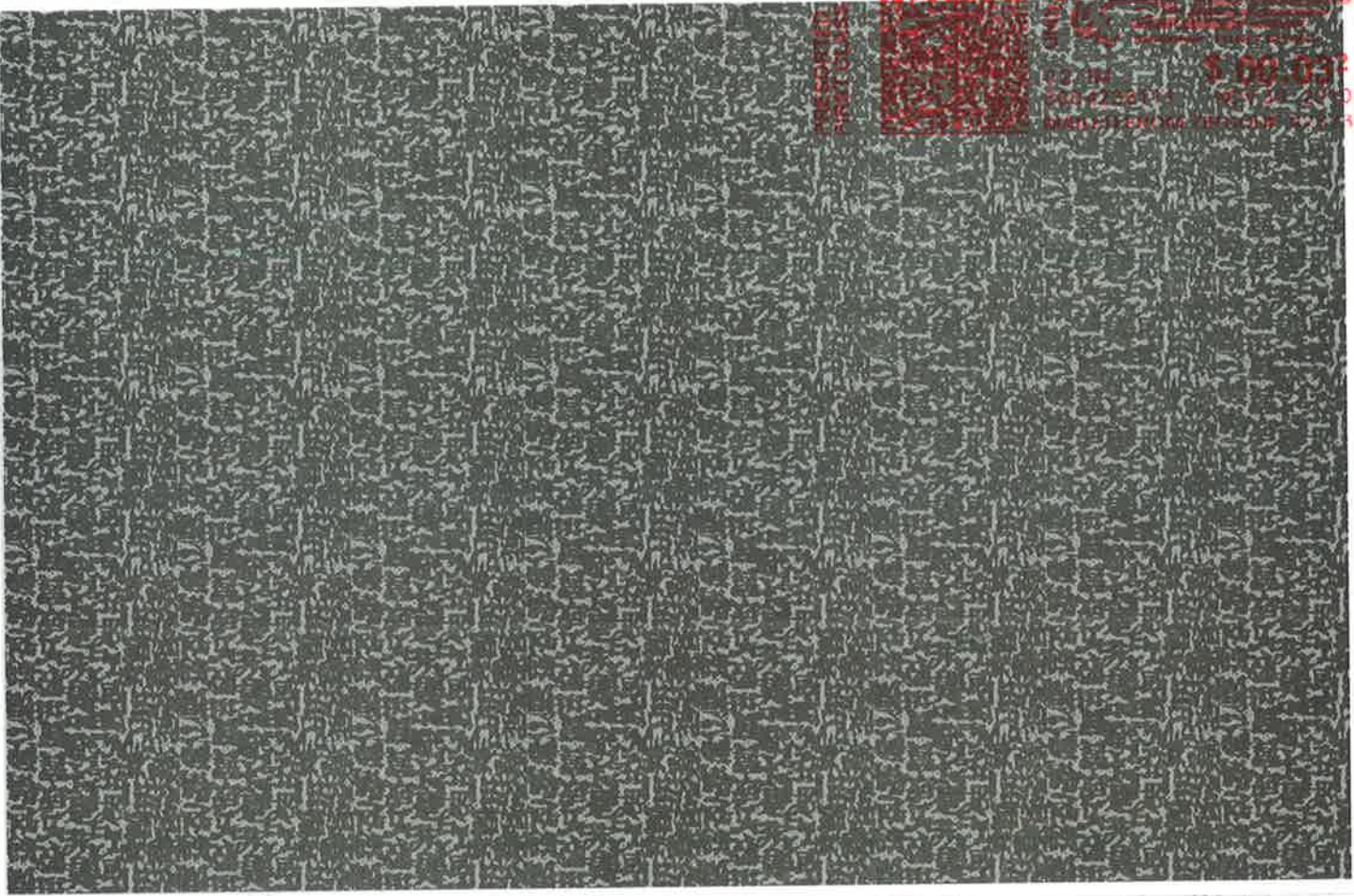
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33550 OAK DR  
HEMET CA. 92544

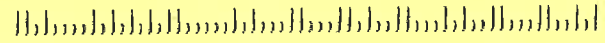
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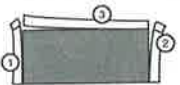
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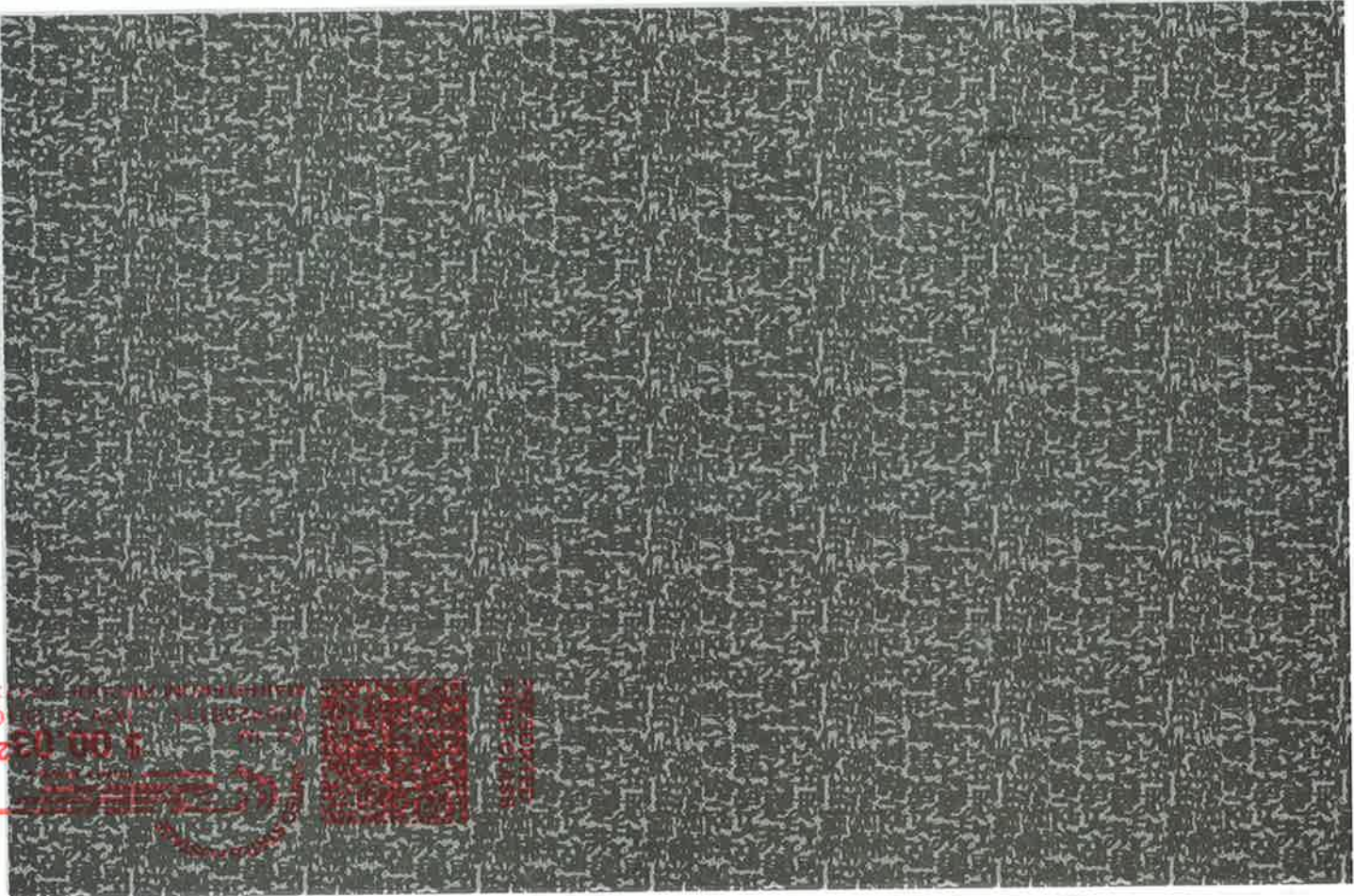
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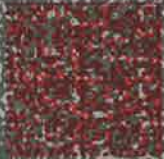




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# PROOF OF PUBLICATION

(2015.5 C.C.P.)

## STATE OF CALIFORNIA County of Riverside

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



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

**December 3 2010**

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

Dated at TEMECULA, CALIFORNIA, this

3rd day of December, 2010

A handwritten signature in blue ink, appearing to read 'Tammi E. Swenson', is written over a horizontal line.

Signature

Tammi E. Swenson  
Legal Advertising Representative

Title

## NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

### NOTICE OF PUBLIC HEARING

#### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA - RIVERSIDE EXTENDED MOUNTAIN AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 14, 2010 at 1:30 P.M.** to consider the application submitted by Brad Rose - Land Engineering Consultants, on **General Plan Amendment No. 1063**, which proposes to amend the land use designation from Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Rural: Rural Residential (RR) (5 Acre Minimum); and, **Tentative Tract Map No. 35409, Schedule D**, which proposes to subdivide 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one (1) 0.78 gross acre open space lot with an existing horse barn and arena ("the project"). The project is located northerly of Minto Way and southerly and westerly of Oak Drive in the Rancho California - Riverside Extended Mountain Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 41262.

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, 12th 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).

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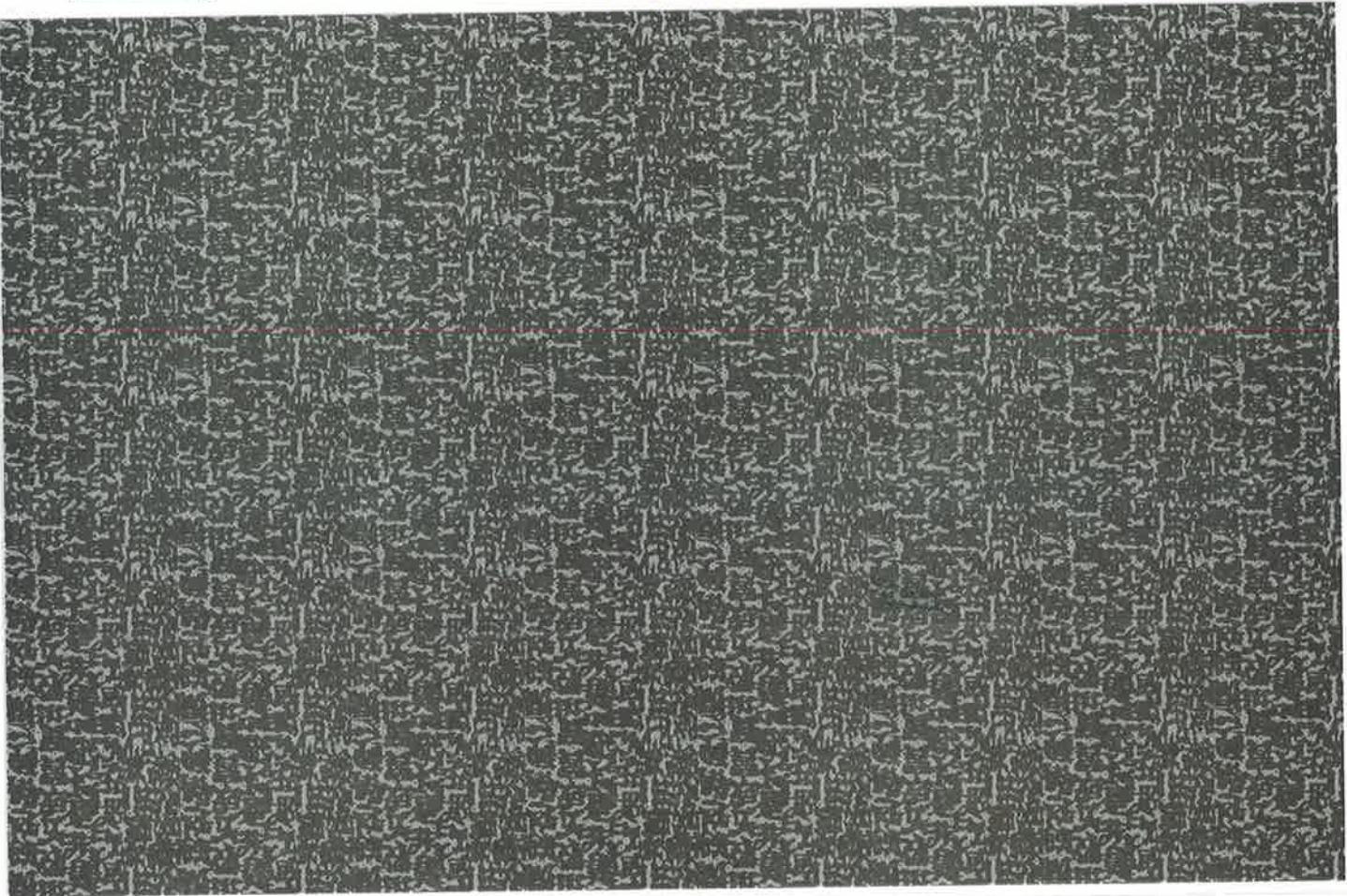
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

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

PUB: December 3, 2010



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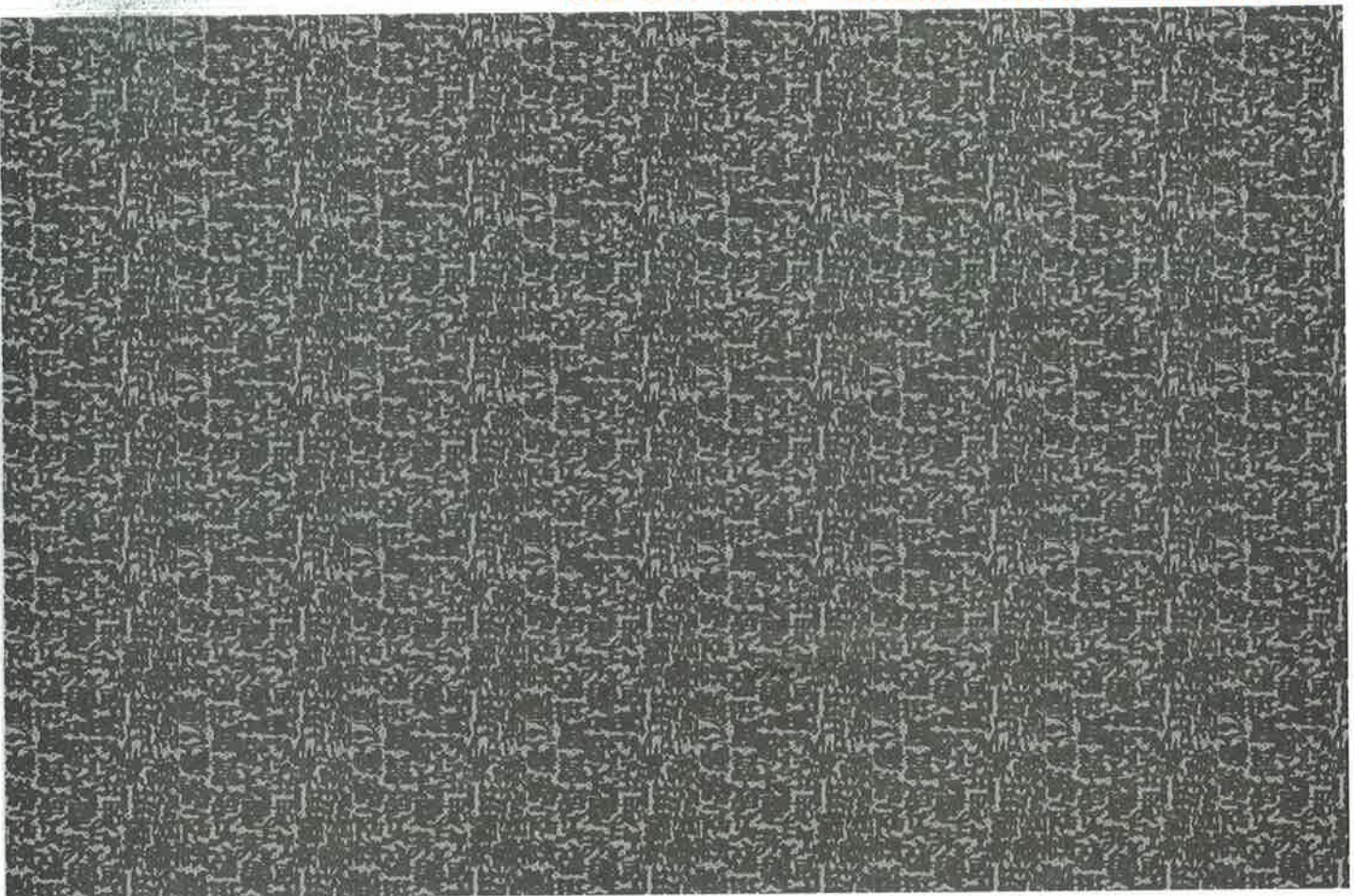
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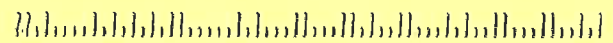
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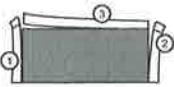
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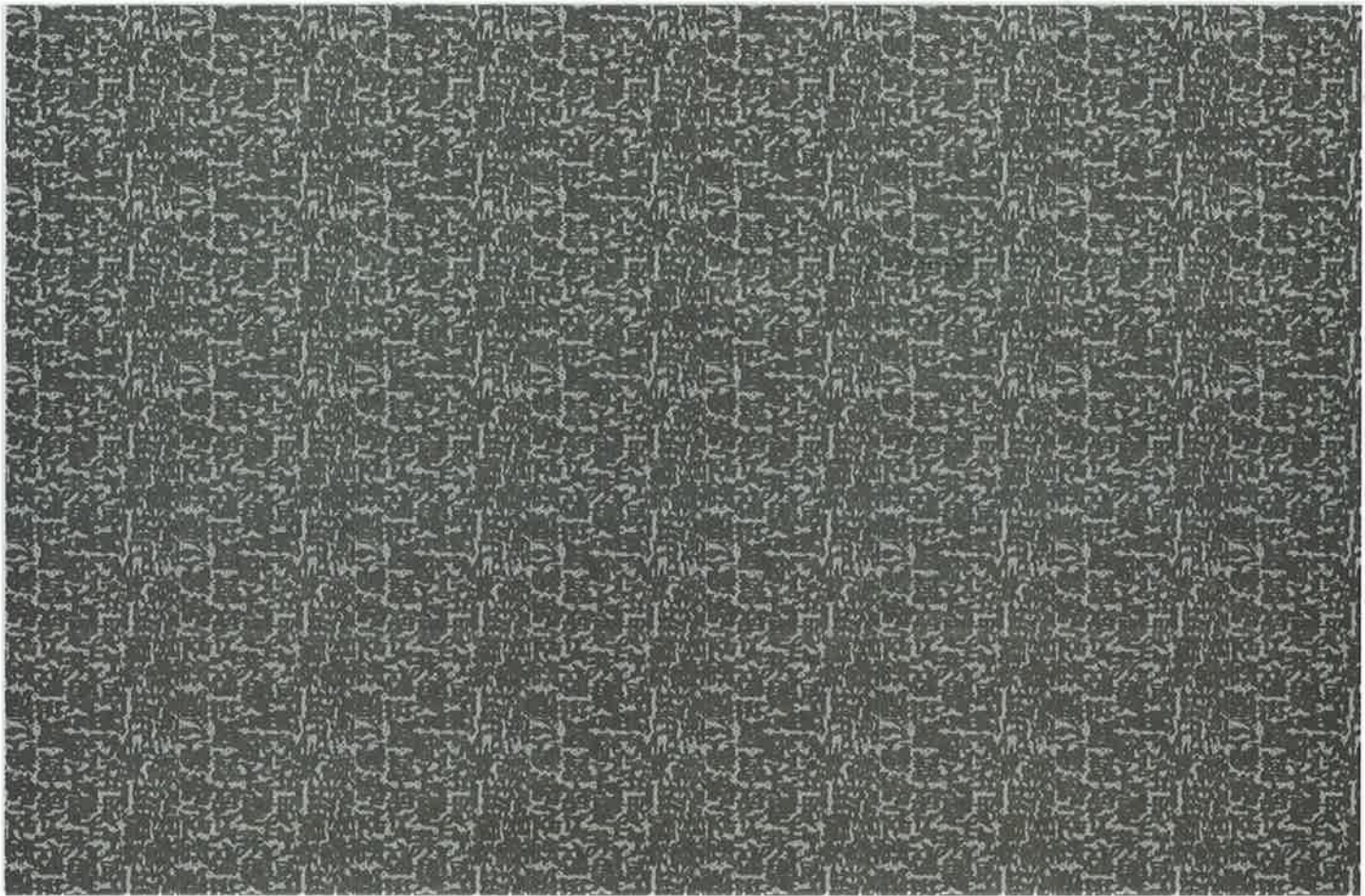
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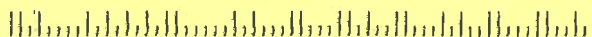
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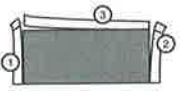
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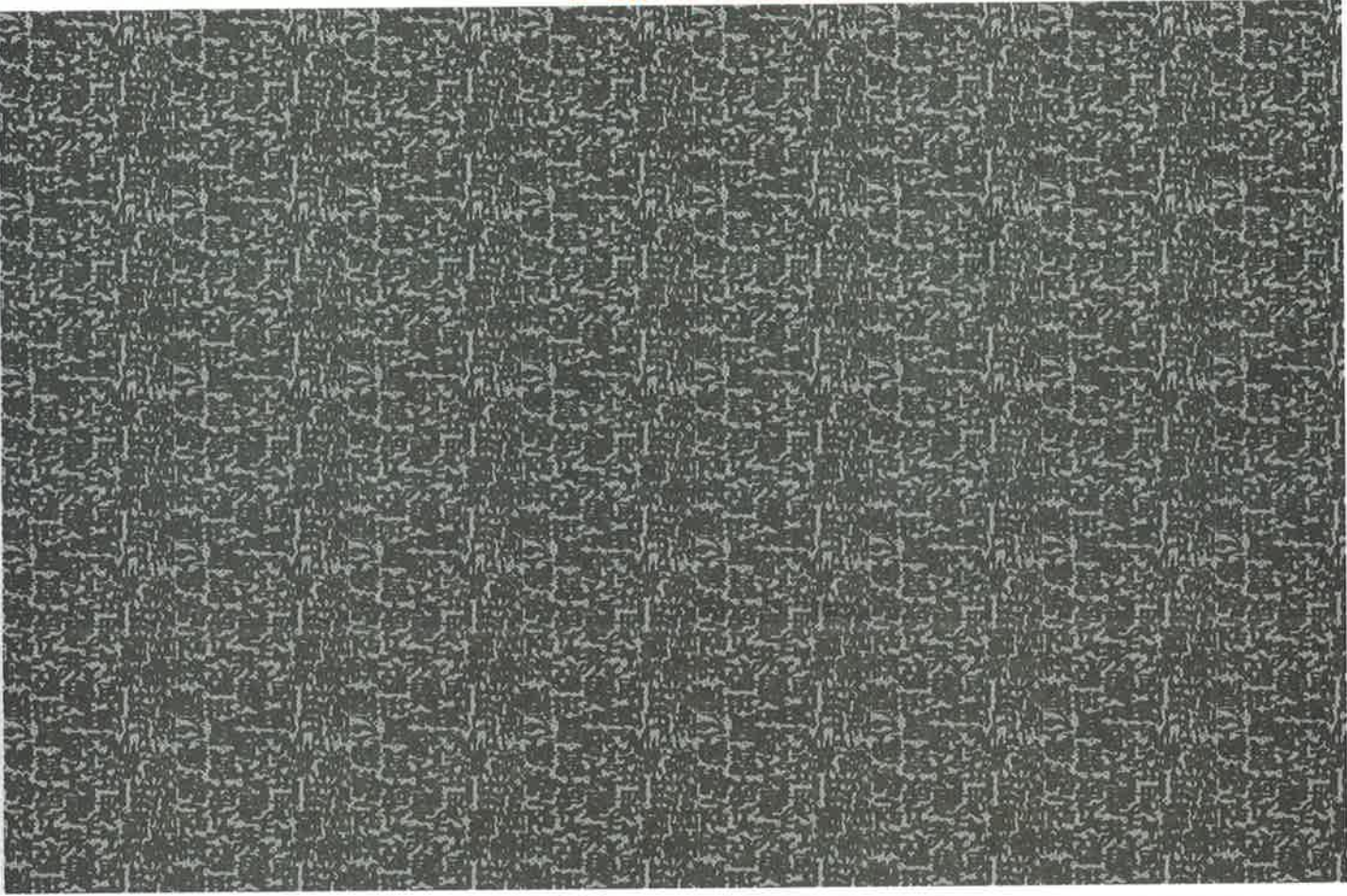


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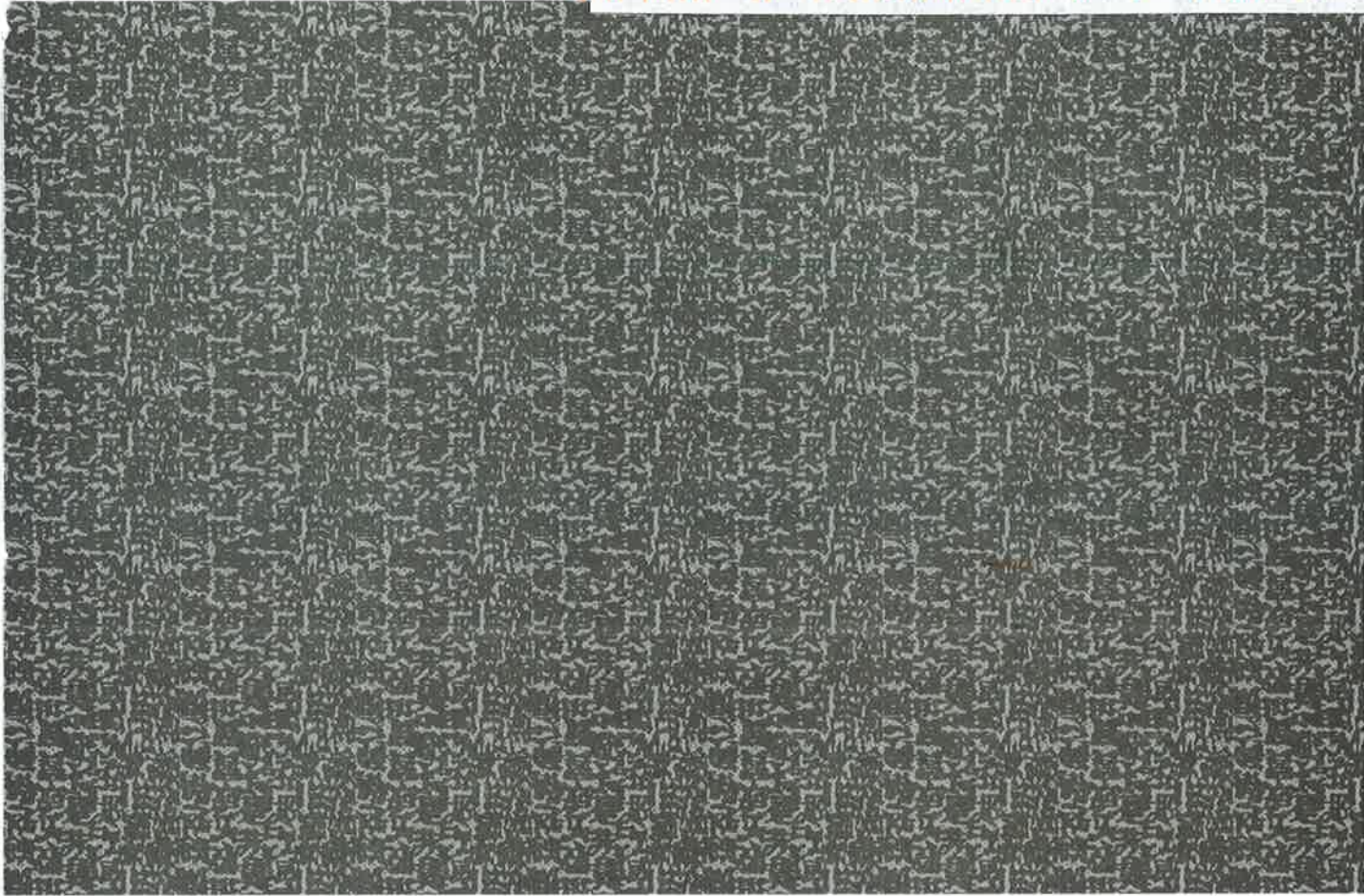
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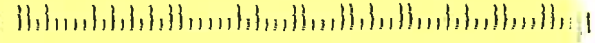
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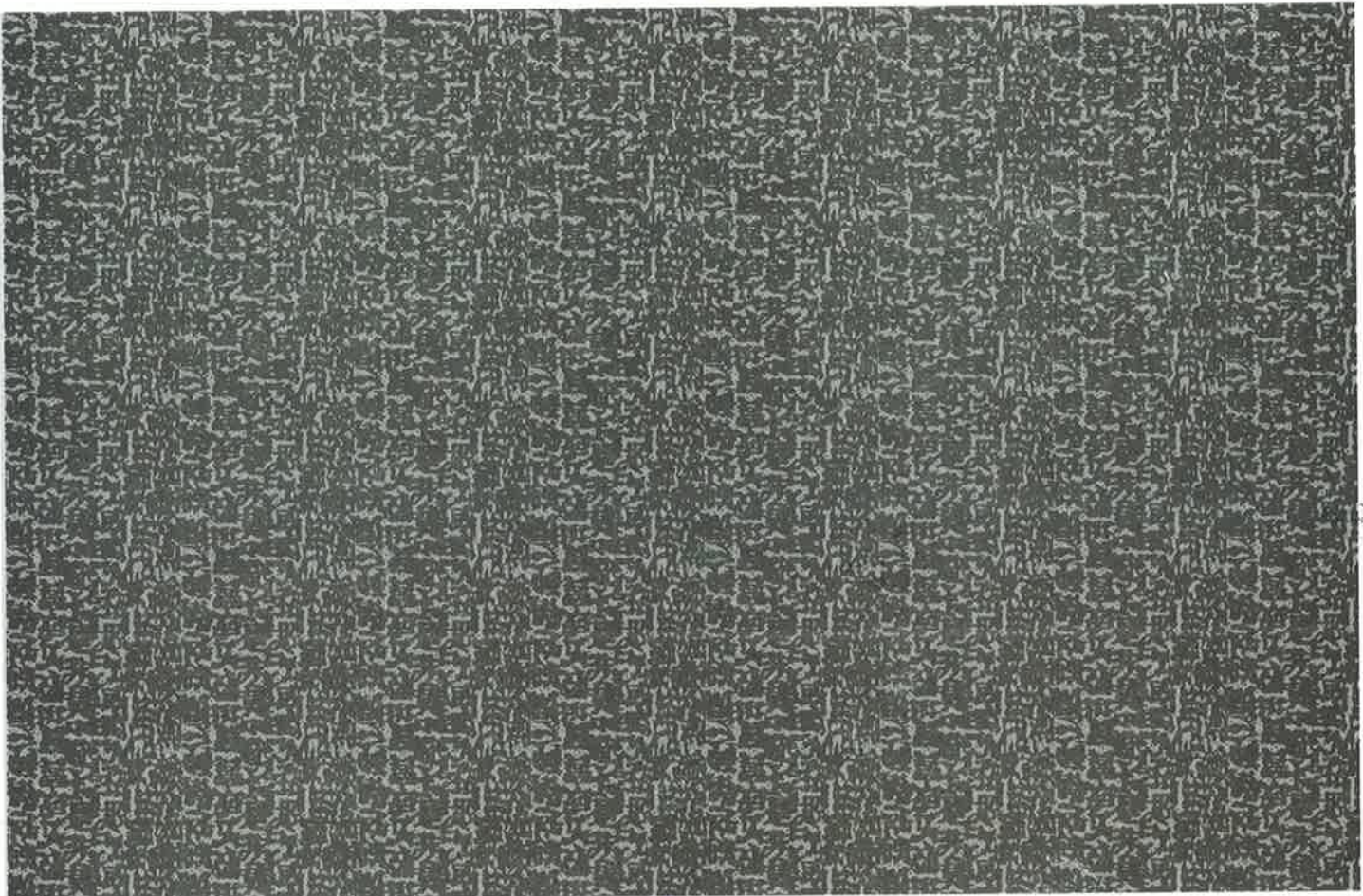
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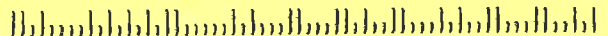
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# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



January 8, 2011

*VIA ELECTRONIC MAIL AND FACSIMILE*

The Hon. Marion Ashley, Chairman  
Board of Supervisors  
County of Riverside  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Item 16.2, GPA 1063 and TTM 35409 (Hearing Date: January 11, 2011)**

Dear Chairman Ashley and Members of the Board:

*Best wishes for the New Year*

The Endangered Habitats League (EHL) appreciates the opportunity to provide written testimony on this proposed project. In accordance with the County General Plan, this project should be redesigned via "clustering" to produce consolidated open space, rather than subdivided wastefully into a checkerboard of 5-acre lots, with dispersed houses and driveways. While not in an MSHCP Criteria Cell, photos shows intact wildlife habitat, which the current site plan would irretrievable fragment and destroy. The fire clearing alone for *each* home site would impact 2 acres of land.

Clustering can mitigate the damage to natural communities, viewsheds, and greenhouse gas emissions. It is also a key mitigation measure to improve fire safety and defensibility. Clustering reduces the life-threatening risk to firefighters posed by defending multiple, dispersed units.

For these reasons, the General Plan *encourages* clustering. *Why aren't the following General Plan provisions being followed? Why is the General Plan being ignored?*

LU 8.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources.  
(AI 1, 9)

b. Allow development clustering to retain slopes in natural open space whenever possible.

01.11.2011

16.2

Land Use Designations Summary Table (Table LU-4)

Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than ½ acre. . . .

LU 17.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. While lot sizes may vary, the overall project density must not exceed that of the underlying land use designation unless associated with an incentive program.

Please direct the redesign this project to follow the intent of the General Plan and thereby use land more efficiently and wisely, reduce environmental impacts, and enhance public safety during wildfires.

Sincerely,



Dan Silver, MD  
Executive Director

Electronic cc: Board Offices  
George Johnson, TLMA  
Carolyn Luna, Planning Dept.  
Interested parties

**FAX MEMO**

---

January 9, 2011

**TO:** Clerk of the Board  
Supervisor Bob Buster (ATTN: Dave Stahovich)  
Supervisor John Tavaglione (ATTN: John Field)  
Chairman Jeff Stone (ATTN: Olivia Barnes)  
Supervisor John J. Benoit (ATTN: Mike Gialdini)  
Chairman Marion Ashley (ATTN: Darcy Kuenzi)

**FROM:** Dan Silver (EHL) 213-804-2750

**RE:** **Agenda Item 16.2, January 11, 2011**

**PAGES:** 3 (including cover)

2011-1-104915

Jan 3, 2011

Board of Supervisors

I am writing in support of project # 3627 of Melinda Fuentes - Alhambra Water Assoc.

I am a dairy farmer in the San Gabriel area. We are currently looking for answers to keep agriculture in our area.

This is because of the salt that is being put by Regional Water Board. I belong to a group of dairymen working hard to ensure we stay in Riverside County. It is a war.

The project by Melinda Fuentes would help us greatly by being able to ship our manure to them for processing, thus keeping the salts out of water. There are a total of 27 dairies in the area.

This project may not help all of us, but we will be able to do a lot for our Valley. I strongly urge you to please give them your full permission. Thank you

Basia Portnow  
John Portnow Dairy

888-202-1529 and by phone 951-204-2880  
I was going to testify, my husband has a career  
treat on Tues.

16.1 1/11/2011  
2011-1-104933

Thanks

Postman  
23100 Laguna Canyon  
Irvine, CA 92617

Stacy Koeber-Harper  
23100 Laguna Canyon  
Irvine, CA 92617

Carol Beard  
1080 Newman St. 1st Floor  
P.O. Box 1147  
Irvine, CA 92617-1147

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