

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

DATE: April 26, 2011

TO:

Riv. Co. Transportation Dept.	P.D.Geology Section-D. Jones	3rd District Supervisor
Riv. Co. Environmental Health Dept.	P.D. Landscaping Section-R. Dyo	3rd District Planning Commissioner
Riv. Co. Flood Control District	P.D. Archaeology Section-L. Mouriquand	Temecula Valley Unified School Dist.
Riv. Co. Fire Department	Riv. Co. Transit Agency	Eastern Municipal Water Dist.
Riv. Co. Dept. of Bldg. & Safety – Grading	Riv. Co. Sheriff's Department	Southern California Gas
Riv. Co. Dept. of Bldg. & Safety – Plan Check	Riv. Co. Waste Management Dept.	Southern California Edison
Regional Parks & Open Space District.	Riv. Co. ALUC – John Guerin	Verizon
Riv. Co. Environmental Programs Dept.	French Valley Airport – Gen. Manager	Eastern Information Center (UCR)

TENTATIVE TRACT MAP NO. 36376 – EA42440 – Applicant: Lennar Homes of California – Engineer/Representative: Rick Engineering Company - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Medium Density Residential (RC:MDR) (2-5 DU/AC), Rural Community: Medium High Density Residential (RC:MHDR)(5-8 DU/AC), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R) Hwy 79 Policy Area – Location: Northwesterly of Pourroy Road, southerly of Auld Road, easterly of Leon Road – 143.3 Gross Acres - Zoning: Specific Plan No. 184 (SP00184) - **REQUEST:** The Tentative Tract Map proposes a 454 lot single family development on 143 acres with lot sizes ranging from 4,500 to 6,000 square feet in size. - APN(s): 964-080-004 thru 006, 964-080-009,010,012 and 013.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on May 26, 2011**. 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 **Christian Hinojosa, Project Planner**, at (951) 955-0972 or email at **CHINOJOS@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: March 8, 2012

TO:

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

Riv. Co. Fire Department
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Archaeology Section-L. Mouriquand
Pechanga Band of Mission Indians

SPECIFIC PLAN NO. 184, SUBSTANTIAL CONFORMANCE NO. 4 / CHANGE OF ZONE NO. 7770 – Addendum No. 1 to Subsequent Environmental Impact Report No. 401 – Applicant: Lennar Homes of California – Engineer/Representative: Rick Engineering Company – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC), Community Development: Medium High Density Residential (CD: MHDR) (5-8 DU/AC), Open Space: Conservation (OS: C), Open Space: Recreation (OS: R), Highway 79 Policy Area – Location: Southerly of Auld Road and westerly of Pourroy Road – 798.0 Gross Acres – Zoning: Specific Plan No. 184 (SP00184) - **REQUEST: The Specific Plan Substantial Conformance proposes to clean up data regarding previously constructed Phases I and II, move Butterfield Stage Road to be full width onsite, revise Planning Area 8 from previous Passive and Active Park to a Biological Preserve and a 3.5 acre Active Park, change lot sizes and allow percentages of lot sizes in Phase III-Planning Areas 1, 2 and 5, update lot counts and project density, change the timing in delivering the park in Planning Area 8 and update and add Figures. The Change of Zone proposes to define the Specific Plan Planning Area boundaries and revise the zoning ordinance for the Project. – APN(s): 964-080-004, 964-080-005, 964-080-006, 964-080-007, 964-080-008, 964-080-009, 964-080-010, 964-080-012 and 964-080-013 – Concurrent Case: TR36376**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on March 29, 2012.** 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 **Christian Hinojosa**, Project Planner, at (951) 955-0972 or email at **CHINOJOS@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.

April 24, 2012

Ms. Stacey McRae
& The Stacey McRae Living Trust
32105 Buena Ventura Road
Winchester, CA 92596

Subject: Property requiring off-site improvements
Corner of Buena Ventura and Pourroy Per attached Exhibit

Dear Ms. McRae:

Intersection improvements at the corner of Pourroy (future Butterfield Stage Road) and Buena Ventura Road are being proposed in the general vicinity of property that you own. In more particular terms, it is located at the southeast corner of Buena Ventura Road and Pourroy Road. It proposes that right of way be acquired of approximately 1140 sq. ft. per the attached exhibit on your property. Curb, gutter and pavement will be constructed along a portion of Buena Ventura Road and the relocation of an SCE power pole to the northeast corner of the intersection.

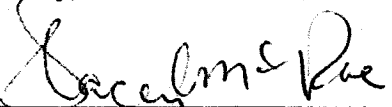
As a result of this proposed project, the following property that you own will need to provide right-of-way for the construction:

Please indicate your intentions below and return with your signature.

I intend to cooperate with the developer of the property, and am willing to provide right-of-way.

I do not intend to cooperate with the developer of the property.

Sincerely,



Ms. Stacey McRae

391 N. Main St., Suite 100, Corona, CA 92630
951.277.2000 FAX 951.277.2001

LENNAR.COM



January 24, 2012

Christian Hinojosa
Riverside County Planning Department
4080 Lemon Street
Riverside, Ca 92502

**RE: TRACT 36376 WAIVER FOR LOTS NOT MEETING ORD. 460 SEC 3.8(c)
STANDARDS
RICK ENGINEERING COMPANY JOB NUMBER 15320-C**

Mr. Hinojosa:

Due to the existing topographic conditions and street configurations, lots 49, 64-66, 72, 229, 236-237, 287, 390-391, 408-410, 413-416 and 424 do not meet the width to depth ratio required per ordinance 460 Sec. 3.8 (c). Therefore by means of this letter, we are requesting a waiver for the above mentioned lots.

If you have any questions, please let me know.

Sincerely,

Rick Engineering Company

A handwritten signature in black ink, appearing to read "Nate Smith", is written over a horizontal line.

Nate Smith, PE
Project Engineer



March 19, 2012

Christian Hinojosa
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502

**RE: TENTATIVE TRACT MAP 36376 (SP00184S4) PA 2 LOT WIDTHS
RICK ENGINEERING COMPANY JOB NUMBER 15320-C**

Mr. Hinojosa,

Per your request, this letter is to confirm that lots 299-375 within Planning Area 2, as shown on Tentative Tract 36376, have a minimum lot width of sixty feet (60') at the 20' building setback, except for the lots fronting on knuckles or cul-de-sacs. These lots may have a lot frontage of thirty-five (35').

If you should have any questions, please give me a call at (951) 782-0707 at your convenience.

Sincerely,
Rick Engineering Company

A handwritten signature in black ink, appearing to read "Nate Smith", is written over a horizontal line.

Nate Smith, PE
Project Engineer

cc: Jarnne Valdez, Lennar Homes



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 2, 2011

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

RE: Tract Map (TR) No. 36376

Proposal: The TR proposes a 454 lot single family development on 143 acres.

APNs: 964-080-004; etc.

Dear Mr. Hinojosa:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located northwest of Pourroy Road, south of Auld Road, and east of Leon Road, in the Southwest Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

- 1. Prior to issuance of a building permit for EACH PHASE, A Waste Recycling Plan (WRP)** shall be submitted to the Riverside County 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 demolition, 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. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
- 2. Prior to issuance of an occupancy permit for EACH PHASE, 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 Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
- 3. Hazardous materials are not accepted at Riverside County landfills.** In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Christian Hinojosa, Project Planner

TR 36376

June 2, 2011

Page 2

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

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Planner IV

PD88468v41

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Glen Holmes
Hemet

John Lyon
Riverside

Greg Pettis
Cathedral City

David Stewart
Moreno Valley

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

October 5, 2011

Mr. Christian Hinojosa
County of Riverside Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1043FV11
Related File No.: TR36376, SP00184S4
APN: 964-080-004, 964-080-005, 964-080-006, 964-080-009, 964-080-010, 964-080-012, 964-080-013

Dear Mr. Hinojosa:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above- referenced proposal to subdivide 143.1 acres into 446 single family residential lots and 16 open space lots and modify the Specific Plan dwelling units per planning area and street alignments, located westerly of Pourroy Road, southerly of Buena Ventura Road/Allen Road, and easterly of Leon Road, in the unincorporated community of French Valley.

The site is located in Airport Compatibility Zone D of the 2007 French Valley Airport Land Use Compatibility Plan. The allowable residential density within Zone D should either be below 0.2 dwelling units per acre or greater than 5.0 dwelling units per acre. Based on the net acreage of the residential portion of the project pursuant to Additional Compatibility Policy 2.2 of the French Valley Airport Land Use Compatibility Plan, the project proposes a density of 7.15 dwelling units per acre (292 residential lots on 40.81 acres) within Zone D.

Compatibility Zone D also requires that a minimum of 10% of open space is provided. Based on the area of the project located within Zone D, approximately 6.98 acres of open space would be required to be provided. The project has a large amount of natural open space that will be preserved that would qualify as open space pursuant to Countywide Policy 4.2.4. The amount of open space provided within Zone D would total approximately 8.8 acres.

The maximum pad elevation of the proposed subdivision would be 1364.0 feet above mean sea level (AMSL). The elevation of the northerly end of runway 18-36 is 1347 feet AMSL and the elevation of the ultimate southerly end of the runway is 1330 feet AMSL. At a distance of approximately 5,400 feet, any structure with peak elevation exceeding 1392 feet AMSL is required to submit to the Federal Aviation Administration (FAA) for Part 77 Obstruction Evaluation.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. Prior to issuance of building permits for any structure within the subdivision with an elevation at top of roof exceeding 1,392 feet above mean sea level, the permittee shall submit evidence to the County of Riverside Planning Department that the Federal Aviation Administration (FAA) has issued a determination of "Not a Hazard to Air Navigation" for such structure. Based on the projected pad elevations, this would only be potentially applicable to structures exceeding 28 feet in height.
4. The attached notice shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.
5. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

If you have any questions, please contact Russell Brady, Contract Planner, at (951) 955-0549.

AIRPORT LAND USE COMMISSION

October 5, 2011

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

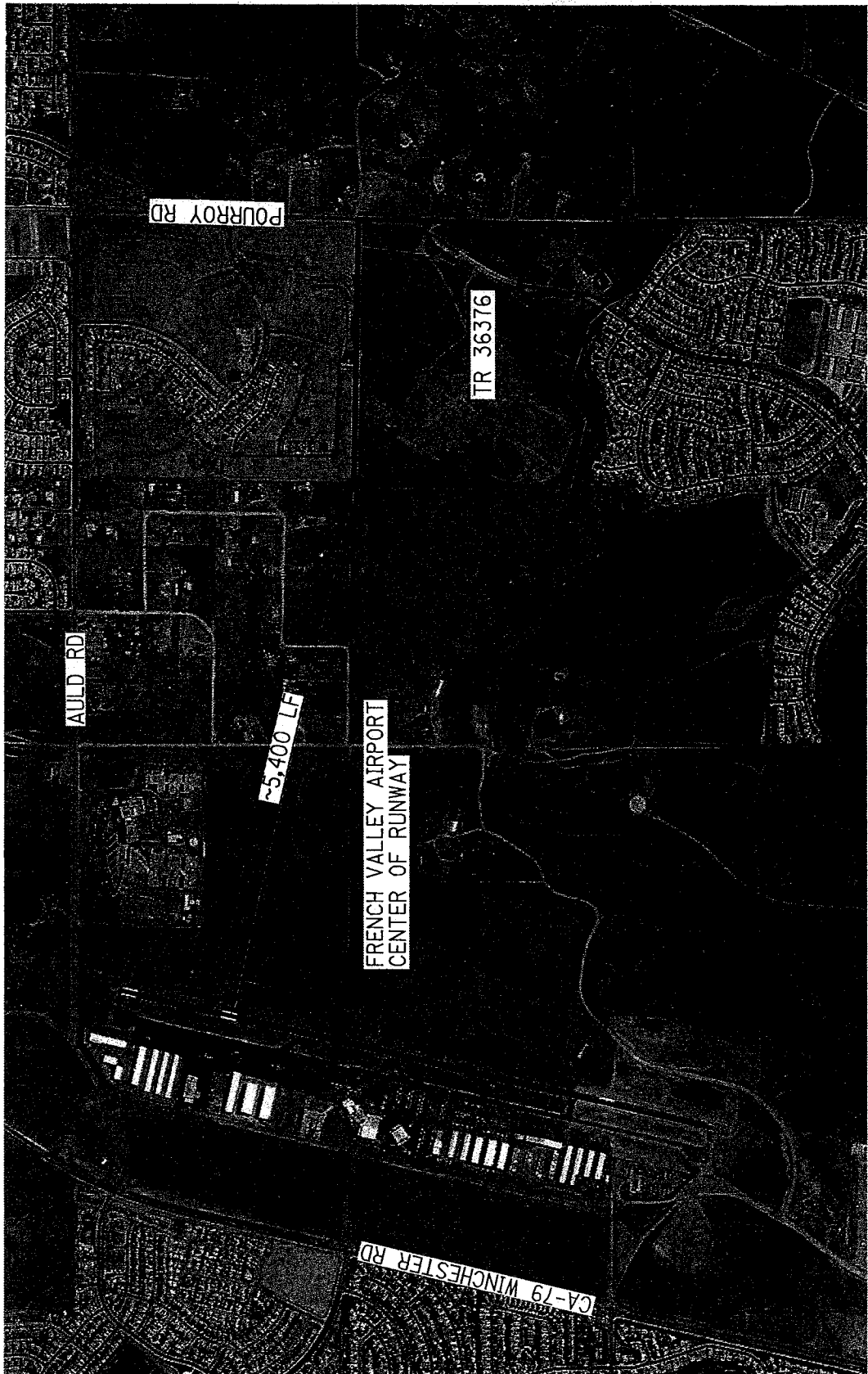
RB:bks

cc: ALUC Staff
Lennar Homes of California/Lennar Communities, LLC (Corona)
Riverside County EDA – Aviation Division (Attn.: Chad Davies)

Y:\AIRPORT CASE FILES\French Valley\ZAP1043FV11LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



1223 UNIVERSITY AVENUE - SUITE 240
RIVERSIDE, CA 92507
951.782.0707
(FAX)951.782.0723

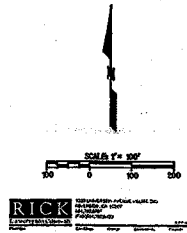
RICK
ENGINEERING COMPANY
Riverside

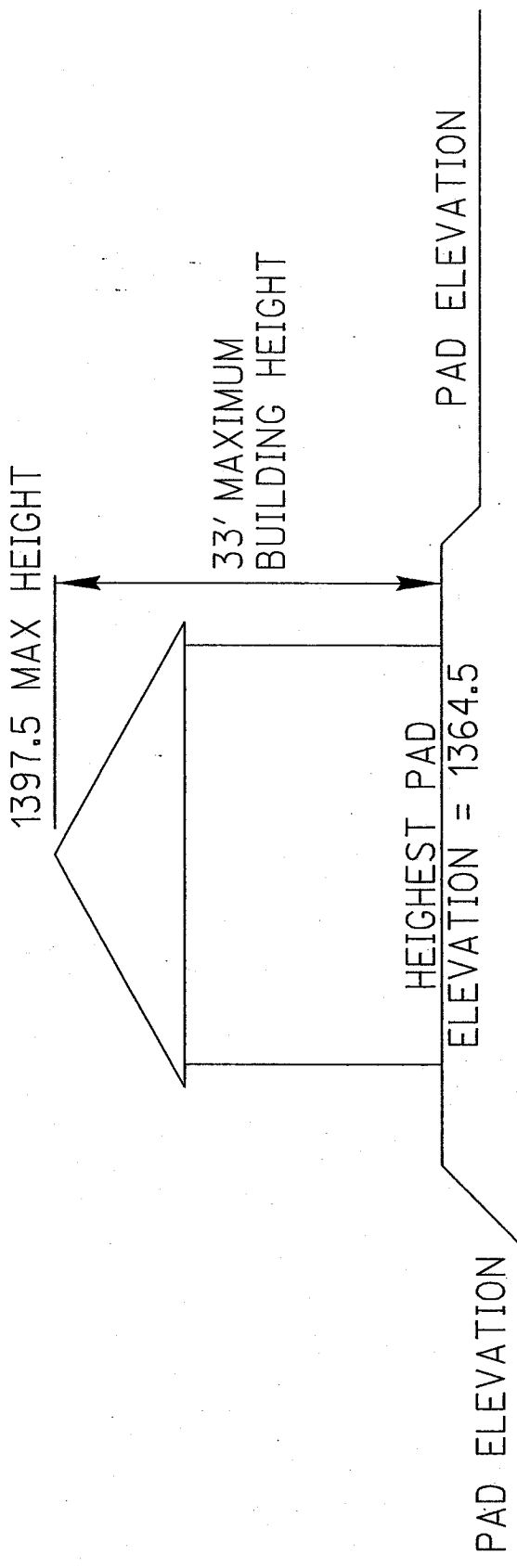
rickengineering.com
San Diego Orange Sacramento Phoenix Tucson

TR 36376 VICINITY MAP

SCALE: 1"=1500' DATE: 8/26/2011

IN THE COUNTY OF RIVERSIDE
TRACT 36376 SITE PLAN
AUGUST 29, 2011





SINGLE FAMILY RESIDENCE ELEVATION
AT HIGHEST PAD ELEVATION

1223 UNIVERSITY AVENUE - SUITE 240
RIVERSIDE, CA 92507
951.782.0707
(FAX)951.782.0723



rickengineering.com
Phoenix Tucson

San Diego Orange Sacramento Phoenix Tucson

BUILDING ELEVATION EXHIBIT

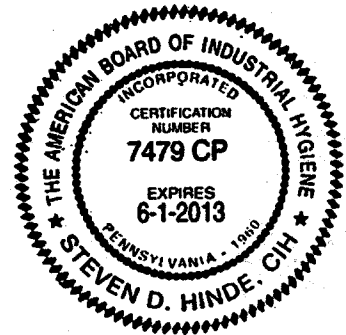
SCALE: N/A DATE: 8/29/2011



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

Date: April 17, 2012
To: Christian Hinojosa
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-3157

From: Steven D. Hinde, REHS, CIH *SK*
Senior Industrial Hygienist
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5096
Fax: (951) 358-5443



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

Project Reviewed: Tentative Tract No. 36376, Change of Zone No 7770, and Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4.

Reference Number: 96887

Applicant: Jarne' J. Valdez, Senior Project Manager
Lennar Homes of California, Inc.
391 N. Main Street, Ste. 300
Corona, California 92880

Noise Consultant RK Engineering Group, Inc.
4000 Westerly Place, Suite 280
Newport Beach, CA 92880

Review Stage: Second Review (Revised lot numbers)
Information Provided: "Rancho Bella Visa TTM 36376 Preliminary Acoustical Study, County of Riverside, California" dated August 31, 2011, JN:0807-2011-03

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 28,700 assumed for Butterfield Stage Road (the County General Plan classifies Butterfield Stage Road as "Arterial" roadways). ADT design capacity of 20,700, assumed for Promontory Parkway (the County General Plan classifies Promontory Parkway as "Secondary" roadways), quoted from the San Jacinto Valley Area Plan Circulation, Figure 7", dated 10/07/2003.
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Secondary highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

For Major Highways

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

3. Traffic Speed of 40 MPH for Butterfield Stage Road and Promontory Parkway.
4. The distance from the centerline of Butterfield Stage Road to the nearest building face is estimated to be 82 feet. The distance from the centerline of Promontory Parkway to the nearest building face is estimated to be 74 feet.
5. Modeling for Butterfield Stage Road and Promontory Parkway was done using a "hard site" assumption
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations, the barrier heights recommended will provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn/CNEL and interior noise levels of 45 Ldn/CNEL.

Recommendations:

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

Location	Street	Minimum Height Required
Lots 325 - 335	Butterfield Stage Road	8.0 feet*
Lot 407 & 437- 440	Butterfield Stage Road	7.0 feet*
Lots, 376, 377 & 441- 446	Promontory Parkway	6.0 feet*

*All walls 6 feet or higher shall have masonry block walls or combination berm and block wall.

(Height taken from Table 1 and Exhibit C of the Acoustical Report)

These walls shall be erected so that the top of each wall extends at least 6 to 8 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 to 8 feet (depending on location) above the highest point between the house and the road.

2. Our Department must receive, review and approve an acoustical report addressing the exterior and indoor noise impacts. The exterior unmitigated impact (second stories) for both Butterfield Stage Road and Promontory Parkway is approximately 75 Ldn and 69 Ldn respectively. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Butterfield Stage Road and Promontory Parkway.

3. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Exhibit C Recommendations



Legend:

- (15) = Reference Lot Location
- = "Windows Closed" condition for all floor necessitation a means of mechanical ventilation for UBC Requirements
- X.X' = Minimum Noise Barrier Height (In Feet)
- ▬ = Noise Barrier



SOUTHERN CALIFORNIA
EDISON[®]

An EDISON INTERNATIONAL[®] Company

Louis B. Davis
Region Manager
Local Public Affairs

June 7, 2012

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

RECEIVED
JUN 12 2012

Re: Change of Zone 7770 / Sub Con.4 To Spec Plan No.184

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Dear Mr. Hinojosa:

Southern California Edison (SCE) appreciates the opportunity to provide comment on the above referenced project.

SCE Company right-of-ways and fee-owned properties are purchased for the exclusive use of SCE to operate and maintain its present and future facilities. Any proposed use will be reviewed on a case-by-case basis by SCE's Operating Department. Approvals or denials will be in writing based upon review of the maps provided and compatibility with SCE right-of-way constraints and rights. In the event the project impacts SCE facilities or its land related rights, please forward six (6) sets of plans depicting SCE's facilities and associated land rights to the following location:

Real Properties Department
Southern California Edison Company
2131 Walnut Grove Avenue
G.O.3 - Second Floor
Rosemead, CA 91770

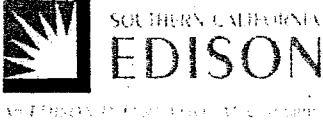
Please be advised if development plans result in the need to build new or relocate existing SCE electrical facilities that operate at or above 50 kV, the SCE construction may have environmental consequences subject to CEQA review as required by the California Public Utilities Commission (CPUC). If those environmental consequences are identified and addressed by the local agency in the CEQA process for the larger project, SCE may not be required to pursue a later, separate, mandatory CEQA review through the CPUC's General Order 131-D (GO 131-D) process. If the SCE facilities are not adequately addressed in the CEQA review for the larger project, and the new facilities could result in significant environmental impacts, the required additional CEQA review at the CPUC could delay approval of the SCE power line portion of the project for two years or longer.

Once again, we appreciate the opportunity to comment on the project. If you have any questions regarding this letter, do not hesitate to contact me at (951) 249-8468.

Sincerely,

Louis B. Davis
Local Public Affairs Region Manager
Southern California Edison Company

24487 Prielipp Drive
Wildomar, CA 92595
(951) 249-8468 PAX 19468
Fax: (951) 249-8653
Louis.Davis@sce.com



Louis B. Davis
Regional Director

July 5, 2011

Mr. Christian Hinojosa, Project Planner
Riverside County Planning Department
PO Box 1409
Riverside CA 92502-1409

RE: Tentative Tract Map No. 36376 Initial Case Transmittal

Dear Mr. Hinojosa:

Southern California Edison (SCE) appreciates the opportunity to review and provide comment on the Initial Case Transmittal for Tentative Tract Map No. 36376. The project is described as a proposal to develop 454 lots on 143 acres with lot sizes ranging from between 4,500 to 6,000 square feet located northwesterly of Pourroy Road, southerly of Auld Road and easterly of Leon Road.

Company right-of-ways and fee-owned properties are purchased for the exclusive use of SCE to operate and maintain its present and future facilities. Any proposed use will be reviewed on a case-by-case basis by SCE. Approvals or denials will be in writing based upon review of the maps provided and compatibility with SCE right-of-way constraints and rights. In the event the project impacts SCE facilities or its land related rights, please forward six (6) sets of plans depicting SCE's facilities and associated land rights to the following location:

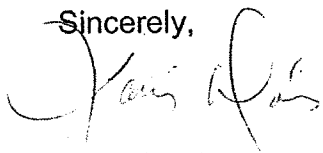
Real Properties Department
Southern California Edison Company
2131 Walnut Grove Avenue
G.O.3 – Second Floor
Rosemead, CA 91770

Please be advised if development plans result in the need to build new or relocate existing SCE electrical facilities that operate at or above 50 kV, the SCE construction may have environmental consequences subject to CEQA review as required by the California Public Utilities Commission (CPUC). If those environmental consequences are identified and addressed by the local agency in the CEQA process for the larger project, SCE may not be required to pursue a later, separate, mandatory CEQA review through the CPUC's General Order 131-D (GO 131-D) process.

If the SCE facilities are not adequately addressed in the CEQA review for the larger project, and the new facilities could result in significant environmental impacts, the required additional CEQA review at the CPUC could delay approval of the SCE power line portion of the project for two years or longer.

If you have any questions regarding this letter, please do not hesitate to contact me at (951) 249-8468.

Sincerely,

A handwritten signature in cursive script, appearing to read "Louis Davis".

Louis Davis
Local Public Affairs Region Manager
Southern California Edison Company



VALLEY-WIDE RECREATION & PARK DISTRICT

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

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MAY 14 2012

May 9, 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Christian Hinojosa
Riverside County Planning Department
P.O. Box 1409
Riverside, California 92502

Re: Tract No. 36376

Dear Mr. Hinojosa:

Valley-Wide Recreation and Park District met with the developer yesterday on the above referenced project and we have some questions and concerns:


The Conditions Approval, 30.PLANNING 017, regarding the park known as (PA4), states that prior to the issuance of the 350th final inspection or occupancy permit anywhere within Planning Areas 1, 2, 5, and 10, the park designated as Planning Area 4 shall be constructed in accordance with approved park plans and fully operation.

1. According to the developer, Planning Area 10 was removed from this Condition which would mean that the 350th occupancy permit requirement would apply only to Planning Areas 1, 2 and 5 which means the park would not be constructed until 79 percent of the Tract is built out if it even gets built at all.
2. This condition is atypical for Valley-Wide Recreation in that for most projects where a park is to be constructed the condition for completion and fully operation by the 200th occupancy permit.

Please note the attached specific plan schematic and note the placement of the park site is an inaccessible area with relatively high cost to develop and limited development adjacent. Practically speaking do you think they will build this park?

Valley-Wide Recreation and Park District would strongly encourage reconsideration of the threshold for this park to be built. Please contact me or Angelica Rangel to discuss this further at 951-654-1505.

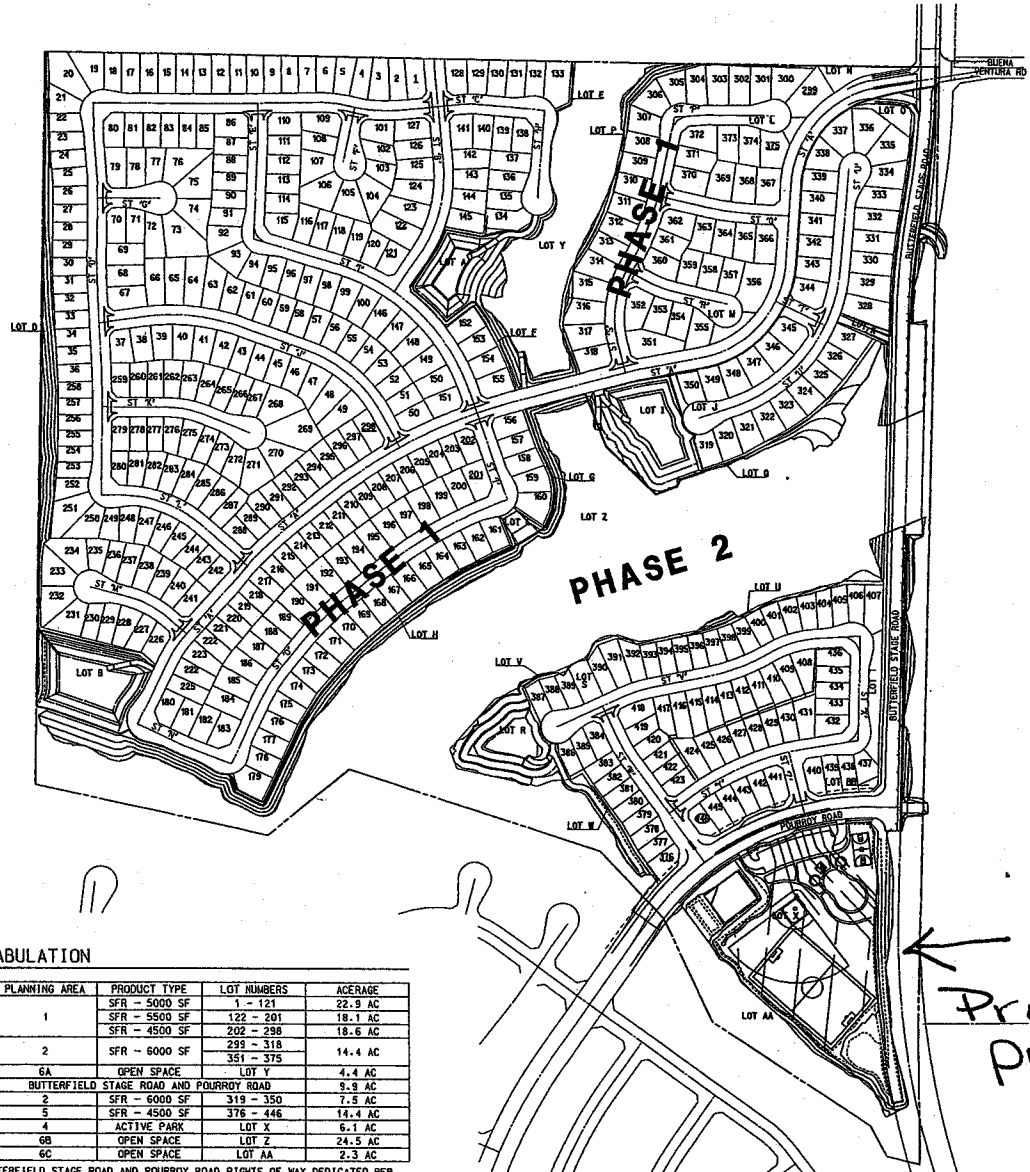
Sincerely,



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

TENTATIVE TRACT 36376 PHASING MAP

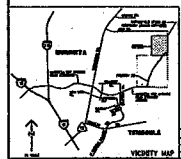
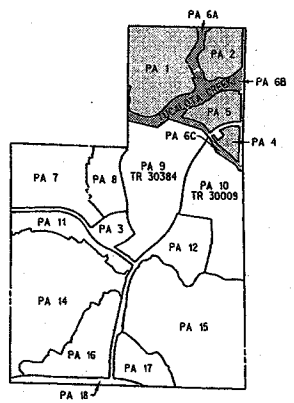
PREPARED: JANUARY 24, 2012



LOT TABULATION

PHASE	PLANNING AREA	PRODUCT TYPE	LOT NUMBERS	ACERAGE
1	1	SFR - 5000 SF	1 - 121	22.9 AC
		SFR - 5500 SF	122 - 201	18.1 AC
		SFR - 4500 SF	202 - 298	18.6 AC
	2	SFR - 6000 SF	299 - 318	14.4 AC
		OPEN SPACE	LOT Y	4.4 AC
2	2	BUTTERFIELD STAGE ROAD AND POURROY ROAD		9.8 AC
		SFR - 6000 SF	319 - 350	7.5 AC
	5	SFR - 4500 SF	376 - 446	14.4 AC
	4	ACTIVE PARK	LOT X	6.1 AC
	6C	OPEN SPACE	LOT Z	24.5 AC
	6C	OPEN SPACE	LOT AA	2.3 AC

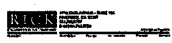
NOTE: BUTTERFIELD STAGE ROAD AND POURROY ROAD RIGHTS OF WAY DEDICATED PER PHASE 1, BUT CONSTRUCTION IS NOT REQUIRED UNTIL PHASE 2.



DATE PREPARED: JANUARY 12, 2012
TENTATIVE TRACT MAP NO.

36376 PHASING MAP

FORMERLY TRACT 33904
IN THE COUNTY OF RIVERSIDE, CALIFORNIA



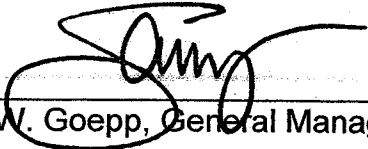


Valley-Wide Recreation & Park District
P.O. Box 907 • San Jacinto, CA 92581
(951) 654-1505 • Fax (951) 654-5279

ORDINANCE 460 – PARKLANDS

Tract No. 36376

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


Samuel W. Goepp, General Manager

February 6, 2012



RIVERSIDE COUNTY FIRE DEPARTMENT
IN COOPERATION WITH
THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

John R. Hawkins ~ Fire Chief
210 West San Jacinto Avenue ~ Perris, CA 92570
(951) 940-6900 ~ www.rvcfire.org

PROUDLY SERVING THE
UNINCORPORATED AREAS
OF RIVERSIDE COUNTY
AND THE CITIES OF:

- BANNING
- BEAUMONT
- CALIMESA
- CANYON LAKE
- COACHELLA
- DESERT HOT SPRINGS
- EASTVALE
- INDIAN WELLS
- INDIO
- JURUPA VALLEY
- LAKE ELSINORE
- LA JACINTA
- MENEFEE
- MORENO VALLEY
- NORCO
- PALM DESERT
- PERRIS
- RANCHO MIRAGE
- RUBIDOUX CSD
- SAN JACINTO
- TEMECULA
- WILDOMAR

March 27, 2012

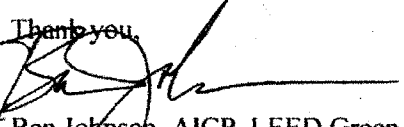
Mr. Christian Hinojosa
Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Re: RCFD Review: Rancho Bella Vista, SP 184 Substantial Conf. No. 4, CZ No. 7770

Mr. Hinojosa:

This letter is in response to your recent request for comments dated March 8, 2012 concerning the above Project. RCFD's Strategic Planning Bureau has reviewed the revised SP and believes no further mitigation for the provision of fire and emergency services is necessary given the overall project density has been reduced. Lastly, a change of zone in support of the revised SP is of no concern to RCFD.

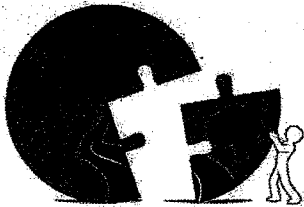
For further assistance, please contact me at (951) 571.8178 or ben.johnson@fire.ca.gov.

Thank you,


Ben Johnson, AICP, LEED Green Associate
Planning & Development Supervisor
Strategic Planning Bureau

BOARD OF SUPERVISORS:

- BOB BUSTER
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- JOHN TAVAGLIONE
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DISTRICT 4
- MARION ASHLEY
DISTRICT 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207770 DATE SUBMITTED: 12/27/11

APPLICATION INFORMATION

Applicant's Name: Lennar Homes of California E-Mail: _____

Mailing Address: 391 N. Main Street, Suite 301
Corona Street Ca 92880
City State ZIP

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

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

Mailing Address: 1770 Iowa Ave, Suite 100
Riverside Street Ca 92507
City State ZIP

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

Property Owner's Name: Lennar Homes of Ca E-Mail: _____

Mailing Address: 391 N. Main Street, Suite 301
Corona Street Ca 92880
City State ZIP

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

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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

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Jarne Valdez

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

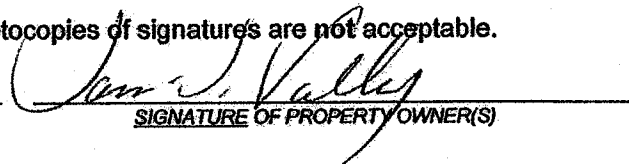
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

Jarne Valdez

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-080-004, -005, -006, -009, -010, -012, -013

Section: 17 Township: 7 South Range: 2 West

Approximate Gross Acreage: 143.1 Acres

General location (nearby or cross streets): North of Pourroy Road, South of

Auld Road, East of Pourroy Road, West of Leon Road

APPLICATION FOR CHANGE OF ZONE

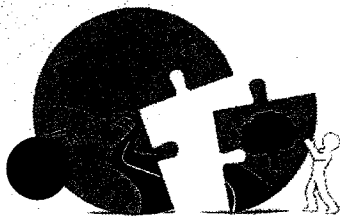
Thomas Brothers map, edition year, page number, and coordinates: 2004 Riv/SB, Pg 929, D4, D5

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

To revise the development standards in the Specific Plan 184 Specific Plan Zoning Ordinance for various planning areas including PA 1, 2, 4, and 5.

Related cases filed in conjunction with this request:

TTM 36376, Specific Plan 184



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID CC006137
EA 42445, CFG05817

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00184S4 DATE SUBMITTED: 4/25/2011

APPLICATION INFORMATION

Applicant's Name: Lennar Homes E-Mail: _____

Mailing Address: 391 N. Main St., Suite 301

Corona Street CA 92880
City State ZIP

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

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

Mailing Address: 1770 Iowa Ave Suite 100

Riverside Street CA 92507
City State ZIP

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

Property Owner's Name: Lennar Homes E-Mail: _____

Mailing Address: 391 N. Main St., Suite 301

Corona Street CA 92880
City State ZIP

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

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

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, 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

"Planning Our Future... Preserving Our Past"

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

Substantial conformance 3 to Rancho Bella Vista Specific Plan Amendment 2 includes a clean up of data regarding previously constructed Phase 1 and 2, moving Butterfield Stage Road adjacent to PA2 fully onsite, ~~Revise Planning area 8 from a passive and active park to a biological preserve, change lot sizes and allowed percentages of lot sizes in Phase III, Planning areas 1, 2, and 5, updating lot counts and project densities, and a slight timing change change in delivering the park in Planning Area 8.~~

Related cases filed in advance of, or concurrently with, this request:

TTM 36376, TR 31871

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-080-004 to -006, 964-080-009 to -013

Section: 8 Township: 7 South Range: 2 West

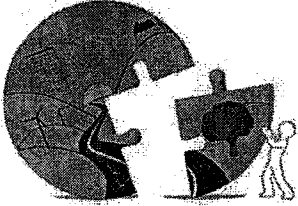
Approximate Gross Acreage: 798.0 - Entire Specific Plan

General location (nearby or cross streets): North of Murrieta Hot Springs Road, South of Auld Road, East of MWD Aquaduct, West of Butterfield Stage Road

Thomas Brothers map, edition year, page number, and coordinates: 2004 Riverside, Page 929, D-4, D-5

Have there been any prior requests for substantial conformance? Yes No

If yes, of what nature? Previous applications updated road alignments, lot sizes, and densities.



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP
- REVISIED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR30374 DATE SUBMITTED: _____

APPLICATION INFORMATION

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

Mailing Address: 391 North Main Street, Suite 300
Corona Street Ca 92880
City State ZIP

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

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

Mailing Address: 1770 Iowa Ave, Suite 100
Riverside Street Ca 92507
City State ZIP

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

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

Mailing Address: 391 North Main Street, Suite 300
Corona Street Ca 92880
City State ZIP

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

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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P.O. Box 1409, Riverside, California 92502-1409
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Palm Desert, California 92211
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"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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.

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.

LENNAR HOMES OF CALIFORNIA Juan J. Valdez
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT
BY: JUANNE J. VALDEZ AUTHORIZED AGENT
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.

LENNAR HOMES OF CALIFORNIA, INC. Juanne J. Valdez
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
BY: JUANNE J. VALDEZ AUTHORIZED AGENT
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-080-004, 005, 006, 009, 010, 012, 013
Section: 8 Township: 7 South Range: 2 West
Approximate Gross Acreage: 143.3

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Pourroy Road, South of Auld Road, East of Leon Road, West of Pourroy Road.

Thomas Brothers map, edition year, page number, and coordinates: 2004 Edition, Page 929, D4, D5

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 single family subdivision of 454 residential lots, open space areas, and a 6.1 acre park on 143.3 acres on a schedule "A" map. The project is a part of the Rancho Bella Vista Specific Plan 184 S2. The project will be developed in 3 phases, with PA1 as Phase 1, PA2 as Phase 2, and the remaining portions as Phase 3.

Related cases filed in conjunction with this request:

Rancho Bella Vista Specific Plan Amendment 2 (SP184 A2)

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

If yes, provide Case No(s). TR 31804, SP 184 A2 (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: Traffic Analysis, Geotechnical Review, Hydrology

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 650,000 CY

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 650,000 CY

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

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

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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) *Juanita J. Kelly* Date 4-3-11

Owner/Representative (2) _____ Date _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/3/2012,

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

APN (s) or case numbers CZ07770/TR36376/SP00184S4 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

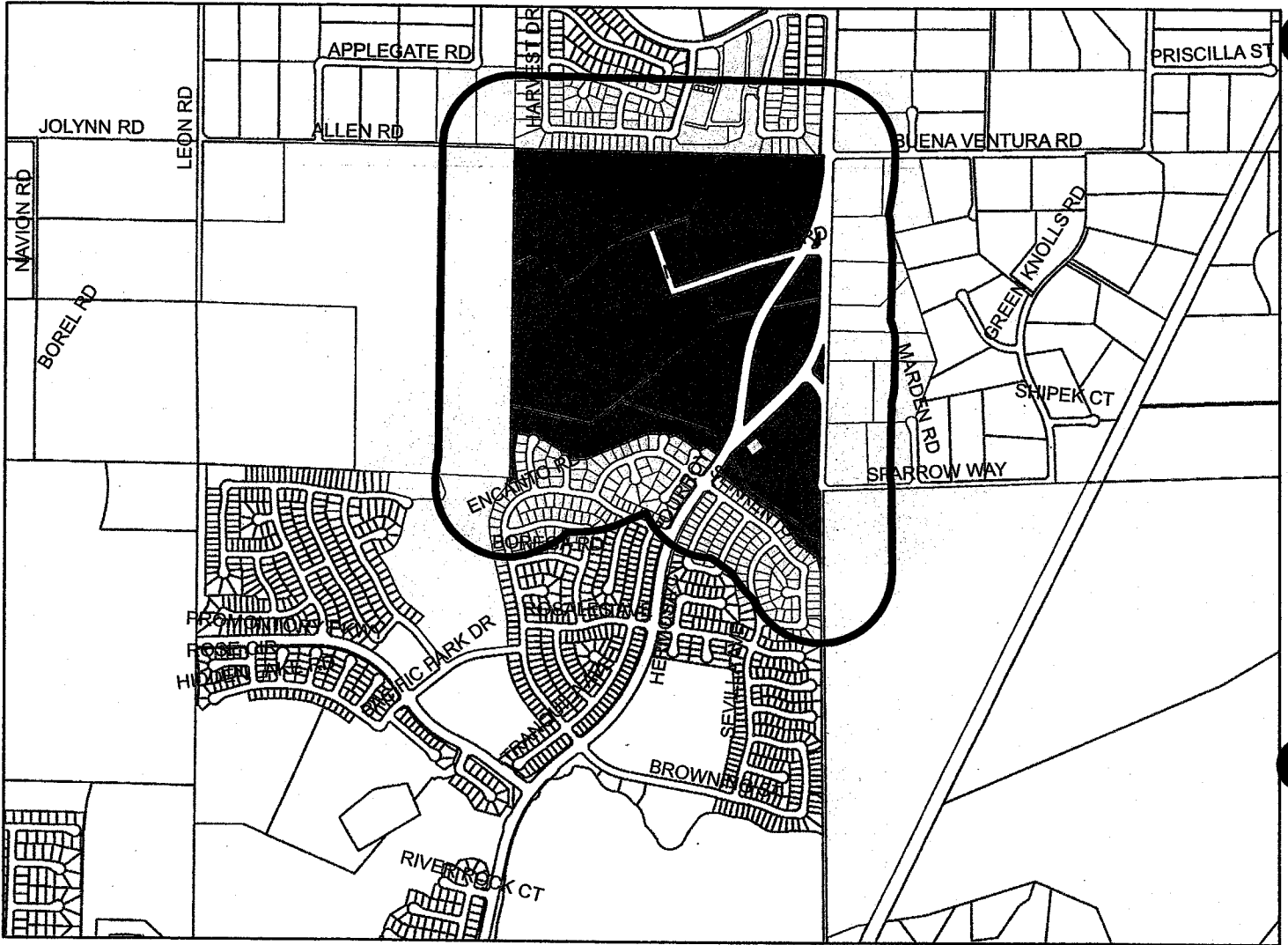
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 4/5/2012 *cm*
FPURES: 10/3/2012

CZ07770/TR36376/SP184S4(600 feet buffer)



Selected Parcels

964-441-009	964-390-027	963-394-005	964-422-009	964-450-022	964-451-010	964-390-036	964-393-015	964-110-022	963-383-020
964-080-003	963-383-013	963-383-006	964-422-005	964-110-024	964-390-009	964-391-003	964-390-007	963-092-005	964-441-006
964-371-007	964-451-013	964-450-005	964-393-005	964-392-011	964-450-015	964-451-017	964-440-008	964-392-021	964-441-007
964-393-006	964-392-016	964-430-046	963-380-007	963-383-019	964-372-003	964-371-069	964-392-012	964-420-005	964-440-018
963-383-009	964-393-008	964-441-005	964-392-004	963-383-008	964-391-007	964-390-001	964-392-014	964-392-008	964-390-029
963-380-008	964-420-008	963-091-010	963-091-014	963-091-015	963-092-006	963-092-011	963-092-013	964-440-004	964-440-016
963-380-010	963-383-014	964-393-017	963-383-005	964-430-061	964-392-023	964-440-006	963-392-012	963-380-016	964-450-027
964-381-039	964-440-031	964-392-007	964-450-006	964-422-019	964-110-021	964-391-017	964-450-021	964-440-025	963-391-001
963-391-002	964-080-014	963-092-010	964-390-003	964-371-068	964-440-017	964-450-023	964-450-016	963-383-007	964-440-022

rst 90 parcels shown



1,400 700 0 1,400 Feet

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

ASMT: 963050009, APN: 963050009
STEPHEN HOUSE
37370 APPLE GATE RD
MURRIETA, CA. 92563

ASMT: 963092010, APN: 963092010
RENEE WILLIAMS, ETAL
37405 PASEO VIOLETA
MURRIETA, CA. 92563

ASMT: 963050010, APN: 963050010
AGNES BALDAUF, ETAL
37400 APPLE GATE RD
MURRIETA, CA. 92563

ASMT: 963092012, APN: 963092012
CHERYL HERNANDEZ, ETAL
37397 PASEO VIOLETA
MURRIETA CA 92563

ASMT: 963091013, APN: 963091013
PASEOS ASSN
C/O KEYSTONE PACIFIC PROP MGMT
16845 VON KARMAN STE 200
IRVINE CA 92606

ASMT: 963092013, APN: 963092013
D R HORTON LOS ANGELES HOLDING CO
2280 WARDLOW CIR STE 100
CORONA CA 92880

ASMT: 963092005, APN: 963092005
ANDREW PLEBANI
37393 PASEO VIOLETA
MURRIETA CA 92563

ASMT: 963380007, APN: 963380007
BRIAN CERTOSIMO
37411 HARVEST DR
MURRIETA, CA. 92563

ASMT: 963092007, APN: 963092007
GARY EVANGELISTA
37385 PASEO VIOLETA NO 19
MURRIETA CA 92563

ASMT: 963380008, APN: 963380008
ABEL RAMIREZ, ETAL
37435 HARVEST DR
MURRIETA, CA. 92563

ASMT: 963092008, APN: 963092008
MARILYN MACK, ETAL
C/O PAMELA LAUCHNER
37381 PASEO VIOLETA
MURRIETA, CA. 92563

ASMT: 963380009, APN: 963380009
JANINE VOGEL, ETAL
37459 HARVEST DR
MURRIETA, CA. 92563

ASMT: 963092009, APN: 963092009
ORLAINE WELCH, ETAL
37409 PASEO VIOLETA
MURRIETA CA 92563

ASMT: 963380010, APN: 963380010
BEVERLY GALLEGOS, ETAL
37471 HARVEST DR
MURRIETA, CA. 92563