

CT MAP Tract #: TR30752

Parcel: 321-140-032

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

Ordinance 859. Said annexation should include the following:

- (1) Landscaping along within 21' parkway on Cajalco Road.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1

MAP - TRAIL CONSTRUCTION

RECOMMND

Prior to the issuance of the 58th building permit, the applicant shall build the trail as shown on the approved trails plan. The applicant shall arrange for an inspection of the constructed trail with the Regional Park and Open Space District.

PLANNING DEPARTMENT

100.PLANNING. 1

MAP - PARKS CONSTRUCTION

RECOMMND

Prior to the issuance of the 57th building permit, all parks and amenities shall be fully constructed and completed.

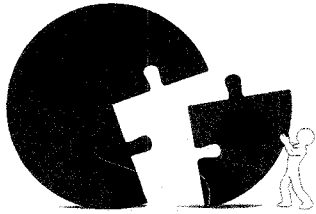
100.PLANNING. 2

MAP - TRAIL CONSTRUCTION

RECOMMND

Prior to the issuance of the first building permit, the trail path and associated furniture located in Open Space Lot No.114 shall be constructed and completed.

(as recommended to be modified by the Planning Commission 6/19/13)



Carolyn Syms Luna

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** June 18, 2013

**TO:** Riverside County Planning Commission

**FROM:** Planning Staff

**RE:** **June 19, 2013 Planning Commission meeting for Agenda Item 3-2 Change of Zone No. 7796 and Tentative Tract Map No. 30752**

1. Staff received public comment from Dennis Bushore in support of the project (attached).
2. Staff received public comment from Greater Lake Mathews Rural Trails Association in support of the project (attached).
3. Environmental Assessment 38929 is modified by the following:
  - a. Checked Environmental Factors Potentially Affect box for Archaeological Resources.
  - b. Change Riverside County Code to Riverside County Ordinance No. 847 for noise review.
4. The staff report is modified by the following:
  - a. Remove the 1.56 acres currently zoned Specific Plan from Change of Zone No. 7796, as shown in revised Change of Zone Exhibit #3 (attached). *Change of zone proposes to change 7.34 acres of R-A-5 to R-A-½ and change 26.87 acres of R-A-½ to R-5. The remaining 83.47 acres will remain R-A-½.*
  - b. Add Open Area Combining Zone Residential Developments (R-5) zone reference in finding #1.b. and conclusion #2.
    - i. *Finding #1.b. The proposed subdivision is permitted in the Residential Agricultural-½ Acre Minimum (R-A-½), Residential Agricultural-5 Acre Minimum (R-A-5), Open Area Combining Zone Residential Developments (R-5) and Specific Plan (SP) zoning classification with the approval of Change of Zone No. 7796.*
    - ii. *Conclusion #2. The proposed project is consistent with the Residential Agricultural-½ and Residential Agricultural-5 Acre Minimum, Open Area Combining Zone Residential Developments and Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348, based on the approval of Change of Zone No. 7796.*
  - c. Add Specific Plan (SP) zone reference in finding #1.b. and conclusion #2.
    - i. *Finding #1.b. The proposed subdivision is permitted in the Residential Agricultural-½ Acre Minimum (R-A-½), Residential Agricultural-5 Acre Minimum (R-A-5), Open Area Combining Zone Residential Developments (R-5) and*

**Memo For June 19, 2013 Planning Commission for Agenda Item 3-2 Change of Zone No. 7796 and Tentative Tract Map No. 30752**

*Specific Plan (SP) zoning classification with the approval of Change of Zone No. 7796.*

- ii. *Conclusion #2. The proposed project is consistent with the Residential Agricultural-½ and Residential Agricultural-5 Acre Minimum, Open Area Combining Zone Residential Developments and Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348, based on the approval of Change of Zone No. 7796.*
- d. *Add supplemental information on hillside and open space preservation to finding #3. The proposed 112 residential parcels with a minimum lot size of 20,000 square feet, is permitted in the RC: LDR and R: RR designation through Land Use Policy LU 11.1 "Hillside Development & Slope" and General Plan table LU-4 policy clustering encouraging statement. The project site has significant topographical and slope issues with 32% of the site having 15% or greater slopes. The project has been designed to minimize its impacts on these slopes and open space areas in compliance with these policies such as minimizing alternations to natural landforms and vegetation, incorporating clustering developments to retain natural slope and space areas, and restrict development on visually significant ridgelines, canyon edges, and hilltops.*

**Memo For June 19, 2013 Planning Commission for Agenda Item 3-2 Change of Zone No. 7796 and Tentative Tract Map No. 30752**

**GREATER LAKE MATHEWS RURAL TRAILS ASSOCIATION**

**3410 La Sierra Avenue, #F-1117**

**Riverside, CA 92503**

*Tax Exempt Organization 501(c)(4)*

*FIN #31-1717410*

June 17, 2013

Planning Commission  
County of Riverside  
4080 Lemon Street  
Riverside, CA 92502

Attention: Paul Rull, Project Planner

Re: Change of Zone No. 7796 and Tentative Tract Map No. 30752

The Greater Lake Mathews Rural Trails Association supports the proposed trails and supporting amenities for the subject project. We have held several meetings over the years with representatives of the Boulder Springs/Dailey Ranch regarding the trail system within the project. They have been very cooperative and responsive to our recommendations.

The trails in this project are an important addition to the future network of trails leading to Gavilan Hills and the Harford Springs Reserve. These trails will make it possible in the future for riders and hikers from Woodcrest, Mockingbird Canyon, Mead Valley and Riverside to ride and hike to Gavilan Hills and the Reserve, and provide the same opportunity in reverse from the Gavilan Hills area.

We also support the zoning allowing the keeping of horses and other allowable large animals and maintaining the rural lifestyle of the area.

Sincerely,

Julia Doty, President

Nancy C. Lacey, Trails Liaison

cc: Nicholas J. Biro, President, Blue Mountain Development, Inc.  
Marc Brewer, Senior Park Planner, Riverside Co. Parks & Open Space District

*B&C Land and Water, LLC*

May 22, 2013

Mr. Paul Rull, Project Planner  
County of Riverside  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA. 92501

**RE: TENTATIVE TRACT MAP NO. 30752 and CHANGE OF ZONE NO. 7796**

Dear Mr. Rull

As a current property owner of several parcels in the Lake Mathews area, I want to add my support for approval of the subject residential development application. The timely development of the area is long overdue due to the lack of available housing in this part of the county and with the future improvements to the Cajalco Road corridor, this will become a most desirable location to live and enjoy.

Therefore, I would request the Riverside County Planning Commissioners to support the approval of this application and in doing so, encourage more developments of the region that are more in line with today younger family's lifestyles.

Regards,

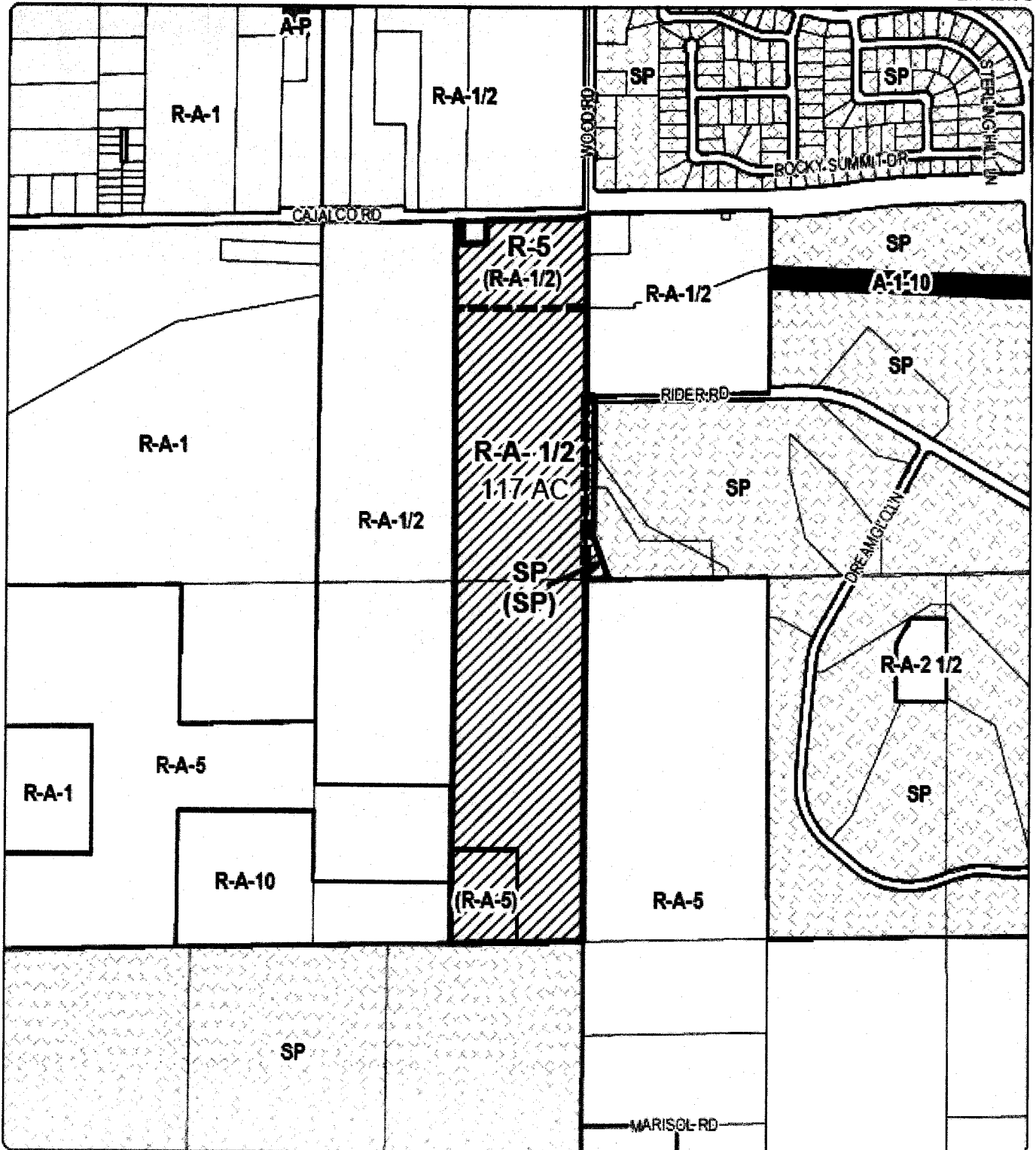
**B&C Land and Water, LLC**

Dennis Bushore  
Vice President

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07796 TR30752**  
**PROPOSED ZONING**

Supervisor Jeffries  
 District 1

Date Drawn: 02/06/2013  
 Exhibit 3



Zoning District: Cajalco  
 Township/Range: T4SR4W  
 Section: 7

Assessors Bk. Pg. 321-12,15  
 Thomas Bros. Pg. 776 D4  
 Edition 2011



DISCLAIMER: On October 7, 2020, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 950-3200 (Western County), or in Indio at (760) 863-8377 (Eastern County) or website at <http://planning.com.ca/riverside.ca.us/rvplan.html>.



## RCA Joint Project Review (JPR)

JPR #: 11-04-12-01

Date: 7-27-12

### Project Information

Permittee: Riverside County EPD  
 Case Information: HANS 229 – TR30752, Dailey Ranch Project  
 Site Acreage: 118.5 acres  
 Portion of Site Proposed for  
 MSHCP Conservation Area: 10.6 acres

### Criteria Consistency Review

***Consistency Conclusion: The project is consistent with both the Criteria and other Plan requirements.***

**Data:**

Applicable Core/Linkage: Proposed Linkage 3  
 Area Plan: Lake Mathews/Woodcrest Area Plan

APN	Sub-Unit	Cell Group	Cell
321-120-016	SU3 – Gavilan Hills West	E	2326
321-150-004		G	2422
		I	2527

**Comments:**

- a. As stated in Section 3.2.3 of the MSHCP, “Proposed Linkage 3 is generally comprised of upland Habitats in the Gavilan Hills, Harford Springs and proposed North Peak Conservation Bank area under Public/Quasi-Public and private ownership. This Linkage is one of two connections between the Lake Mathews/Estelle Mountain Reserve and Core Areas in Alberhill. Planning Species for which Habitat is provided for within the Linkage include coastal California gnatcatcher, Quino checkerspot butterfly, and Stephens' kangaroo rat. The Linkage also contains clay soils capable of supporting sensitive plant species such as thread-leaved brodiaea, Munz's onion and many-stemmed dudleya. This Linkage likely provides for movement of common mammals such as bobcat, connecting to Core Areas in Lake Mathews/Estelle Mountain and Alberhill. Maintenance of large intact interconnected habitat blocks is important for these species, as well as Conservation of clay soils supporting sensitive plant species. This Linkage is generally unconstrained by existing urban Development or agricultural use. No major Covered Activities are planned to be located within this Linkage; however, adjacent planned land uses, which generally consists of rural Development, may affect resources within the Linkage. Fire, fire suppression, livestock grazing, and off-road vehicle activities associated with the rural land uses may result in adverse Edge Effects.”



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JPR #: 11-04-12-01

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- b. The project site is located within Cell Group E. As stated in Section 3.3.7 of the MSHCP, “Conservation within Cell Group E will contribute to assembly of Proposed Linkage 3. Conservation within Cell Group E will focus on grassland, riparian scrub, woodland, and forest habitat. Areas conserved within Cell Group E will be connected to grassland habitat proposed for conservation in Cell Group G to the south and to grassland, riparian scrub, woodland and forest habitat proposed for conservation in Cell 2324 to the west. Conservation within Cell Group E will range from 10% to 20% of the Cell Group focusing in the southwestern portion of the Cell Group.”
- c. The project site is also located within Cell Group G. As stated in Section 3.3.7 of the MSHCP, “Conservation within Cell Group G will contribute to assembly of Proposed Linkage 3. Conservation within Cell Group G will focus on a mosaic of habitat types including chaparral, coastal sage scrub, grassland, woodland, and forest habitat. Areas conserved within Cell Group G will be connected to grassland habitat proposed for conservation in Cell Group E to the north, to grassland and chaparral habitat proposed for conservation in Cell Group F to the west, and to grassland, chaparral, and coastal sage scrub habitat proposed for conservation in Cell Group I to the south. Conservation within Cell Group G will range from 20% to 30% of the Cell Group focusing in the southwestern portion of the Cell Group.”
- d. A portion of the project site is located within Cell Group I. As stated in Section 3.3.7 of the MSHCP, “Conservation within Cell Group I will contribute to assembly of Proposed Linkage 3. Conservation within Cell Group I will focus on a mosaic of habitat types including chaparral, coastal sage scrub, grassland, woodland, and forest habitat. Areas conserved within Cell Group I will be connected to chaparral, coastal sage scrub, and grassland habitat proposed for conservation in Cell Group G to the north, to coastal sage scrub and chaparral habitat proposed for conservation in Cell Group F to the west and in Cell Group M to the south, and to chaparral, coastal sage scrub, woodland, and forest habitat proposed for conservation in Cell Group L to the south. Conservation within Cell Group I will range from 50% to 60% of the Cell Group focusing in the western portion of the Cell Group.”
- e. Rough Step: The proposed project is within Rough Step Unit 7. Rough Step Unit 7 encompasses 130,824 acres within the central northwestern corner of western Riverside County. Within Rough Step Unit 7, there are 26,775 acres within the Criteria Area. Key vegetation communities within Rough Step 7 include coastal sage scrub; grasslands; woodlands and forests; riparian scrub, woodland, forest; and Riversidean alluvial fan sage scrub. In 2010, all vegetation categories are “in” rough step except for Riversidean alluvial fan sage scrub, which is “out” of rough step. According to the MSHCP Consistency and Determination of Biologically Equivalent or Superior Preservation (DBESP) dated May 13, 2008, prepared by PCR Services Corporation, vegetation communities within the project area consist of alluvial fan scrub, California juniper, disturbed/developed lands, eucalyptus stand, mule fat scrub, non-native grassland, rock outcrop/Riversidean sage scrub, southern willow scrub, valley freshwater marsh, and vernal marsh. No Riversidean alluvial fan sage scrub is mapped within the project site boundary (see Figure 8 of MSHCP Consistency and DBESP). Therefore, the development on the project site will not impact the vegetation category (Riversidean alluvial fan sage scrub) that is currently “out” of rough step.





## RCA Joint Project Review (JPR)

JPR #: 11-04-12-01

Date: 7-27-12

- f. Project information was provided by Riverside County Environmental Programs Division (EPD), as well as the MSHCP Consistency and DBESP dated May 13, 2008, prepared by PCR, which was provided by the Permittee in the JPR application. Per comments on the JPR, additional information was provided by EPD which included the Dailey Ranch Addendum to MSHCP Consistency Determination of Biologically Equivalent or Superior Preservation (DBESP) dated March 20, 2012, by Cadre Environmental, which includes discussion of updated MSHCP Burrowing Owl surveys; Results of Western Riverside County Updated MSHCP Focused Least Bell's Vireo (LBV) Surveys dated August 31, 2011, prepared by Cadre Environmental; and Result of Western Riverside County MSHCP Southwestern Willow Flycatcher Habitat Assessment December 20, 2011, prepared by Cadre Environmental as well as a Response to JPR Comments letter dated July 23, 2012, prepared by Cadre Environmental. The project site is located southwest of the intersection of Cajalco Road and Wood Road, in the Mead Valley area of unincorporated Riverside County, California. Approximately 7 acres of the northern portion of the project site is not part of the proposed project. The northern portion of the project site consists of existing water quality basins and related ephemeral drainages that have been designated as mitigation for adjacent development projects under separate entitlements (see Figure 4 and Figure 5 of MSHCP Consistency and Determination of Biologically Equivalent or Superior Preservation report). Boulder Springs Ventures, LLC proposes the development of approximately 112 single family residential lots on 85.2 acres with 6.4 acres proposed onsite open space within Lots 113 through 117; 2.2 acres of proposed open space within Lot 119; 0.9 acres of proposed habitat creation within Lot 119; 5.5 acres proposed for water quality basin within Lot 119; 9.7 acres of proposed open space south of Cajalco Creek; and 8.6 acres of existing water quality basin area (see Table 1 of Cadre's Response to JPR Comments dated July 23, 2012 and Figure 1 – Project Description Map). Of the 118.5 acre site, only 10.6 acres will be placed in Conservation. According to Cadre Environmental, it is anticipated that Riverside-Corona Resource Conservation District (RCRCD) will own and manage the 9.7 acres of open space south of Cajalco Creek as well as the proposed 0.9 acre of habitat creation area to be placed in Conservation. RCRCD will also own and manage the 8.6 acres existing water quality basin area.
- g. Reserve Assembly: The project site is located in the eastern portion of Cell Group E, in the central portion of Cell Group G, and a small portion in the north-central of Cell Group I, which is not located within the southwestern part of the area described for Conservation in Cell Group E, is not located within the southwestern part of the area described for Conservation in Cell Group G, and is not located within the western part of the area described for Conservation in Cell Group I. However, the project does propose to provide 10.6 acres of Conservation that will be owned and managed by RCRCD. Therefore, the project does not affect the Reserve Assembly goals of the MSHCP.



## RCA Joint Project Review (JPR)

JPR #: 11-04-12-01

Date: 7-27-12

### Other Plan Requirements

#### *Data:*

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. There are riparian/riverine on the project site. There are no suitable habitat for fairy shrimp and no vernal pools on the project site.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

No. The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is not located within a Criteria Area Species Survey Area (CASSA). However, the project site is located in an Additional Survey Area for Burrowing Owl.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near future and existing Conservation Areas.

#### *Comments:*

- a. Section 6.1.2: According to the Dailey Ranch Addendum to the MSHCP Consistency and DBESP dated March 20, 2012 and Response to Comment letter dated July 23, 2012 prepared by Cadre Environmental, the project site supports approximately 9.4 acres of riparian/riverine areas. Of the approximately 9.4 acres of riparian/riverine areas on the project site, approximately 0.815 acres will be permanently impacted by the project. Since the project will impact riparian/riverine resources, a DBESP was originally prepared by PCR dated May 13, 2008 and an addendum to the DBESP was prepared by Cadre Environmental dated March 20, 2012 and Response to Comment Letter prepared by Cadre Environmental dated July 23, 2012. According to the Response to Comment Letter, the project proposes a 1.1:1 mitigation ratio (0.9 acres) to provide onsite mitigation to be located directly adjacent to existing riparian/riverine habitat to the south of Cajalco Creek. The project proposes to create a series of small ephemeral to intermittent channels that would capture upstream flow from both the proposed on-site water quality basin as well as from other upstream sources and rain events to create riparian habitat that would support mule fat and stinging nettle scrub as found around Cajalco Creek. The project also proposes to preserve the remaining approximately 8.6 acres of the riparian/riverine habitat on site as open space within the Cajalco Creek flood-prone area and 1.1 acres south of the riparian/riverine habitat within the Cajalco Creek flood-prone area (see Figure 1 – Project Description Map). The Riverside-



## RCA Joint Project Review (JPR)

JPR #: 11-04-12-01

Date: 7-27-12

Corona Resource Conservation District is anticipated to take over ownership and manage the 0.9 acres of riparian/riverine habitat creation area as well as the 9.7 acre Cajalco Creek flood-prone area. Suitable habitat was identified on site for riparian birds. An updated least Bell's vireo (LBV) habitat suitability assessment and focused survey was conducted on May 11, 21, 31, 2011, and June 10, 20, 30, 2011, and July 11 and 21, 2011. According to Cadre Environmental, two single unpaired male LBV was detected on-site within the existing water quality basins located north of the Cajalco Creek proposed open space area during the July 11, 2011 survey. Cadre Environmental determined that no indication of mating/breeding occurred and that the LBV were transitory. Cadre Environmental concluded that due to the low quality riparian scrub habitat, no other LBV was observed during the time of the surveys. An updated southwestern willow flycatcher (SWF) habitat suitability assessment was conducted on May 11, 2011. Cadre Environmental concluded no suitable breeding habitat for SWF within the study area. Cadre Environmental stated that the mule fat scrub and southern willow scrub located within and north of the study area within the proposed open space did not represent suitable habitat for SWF because they were small fragmented patches and heavily disturbed riparian habitats that do not have a mature canopy cover. Cadre Environmental stated that based on the unsuitable habitat for SWF, western yellow-billed cuckoo is not expected to utilize this area for breeding or as transitional habitat. The site contains a water pond feature. PCR and Cadre Environmental concluded that the water pond feature is a result of the creation of the dirt road located on the northern leading edge of the water pond. Cadre stated that there is no drainage features that are documented upstream of the water feature, therefore this depression was not part of a historic drainage. Cadre Environmental also reviewed a USGS topographic map and the map did not indicate this water feature as a historic drainage. Soils on site include rocky sandy loam, fine sandy loam, loamy sand, coarse sandy loam, and terrace escarpments, which do not provide suitable habitat for vernal pools or fairy shrimp habitat. Therefore, the water pond was not subject to fairy shrimp focused surveys. Based on the information provided by PCR and Cadre Environmental, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.3.2: The project site is not located within a Criteria Area Species Survey Area. However, the project site is located within an Additional Survey Area for Burrowing Owl. According to the Dailey Ranch Addendum to the MSHCP Consistency and DBESP dated March 20, 2012 prepared by Cadre Environmental, an updated burrowing owl habitat suitability assessment was conducted on May 11, 2011 and focused surveys were conducted on May 11, 21, 31, 2011 and June 10, 2011. Cadre Environmental reported no burrowing owl or evidence of owls was observed during the time of the focused surveys. Additionally, the Dailey Ranch Addendum to the MSHCP Consistency and DBESP stated that PCR did not detect any burrowing owls during the time of the focused surveys in 2004, 2005, and 2007. Based on the information provided by Cadre Environmental and PCR, the project demonstrates compliance with Section 6.1.3 of the MSHCP.
- c. Section 6.1.4: Future and existing Conservation Areas are located in close proximity to the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP



## RCA Joint Project Review (JPR)


JPR #: 11-04-12-01

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Conservation Area should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval the following measures:

- i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
- ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
- iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
- v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS/ST

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

Joseph R. McCann, General Manager-Chief Engineer

March 7, 2003

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

**RE: Tentative Tract Map No. 30752 - EA NO. 38929**  
**Proposal: Subdivide 117 acres into 117 residential 1/2-acre lots and one open space lot**  
**APN: 321-120-004, 321-150-004**

Dear Mr. Stamps:

The Riverside County Waste Management Department has reviewed the proposed project located south of Cajalco Road, west of Wood Road, and north of Lake Matthews Drive. The proposal is an application to subdivide 117 acres into 117 residential 1/2-acre lots and one open space lot. The project site is located in the Cajalco Zoning Area, First Supervisorial District. The proposed project has the potential to impact landfill capacity by generating solid waste that requires disposal during development and operation. The project proponent is encouraged to consider the following measures to help reduce the project's potential solid waste impacts and to help in the County's efforts to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types and either composted onsite or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.
- Hazardous materials **are not** accepted at Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (909) 486-3351.

Sincerely,

  
Mir Velten, Planner III

Doc # 12666



**MWD**  
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

**COPY**

Executive Office

MWD Colorado River Aqueduct  
Val Verde Tunnel  
Sta. 11953+00 to 11963+00  
MWD R/W Parcel Nos. 139-3-3 and T139A-5  
Substr. Job No. 2001-03-004

April 30 2003

Mr. Chris Stamps  
County of Riverside  
Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502

Dear Mr. Stamps:

Tentative Tract Map No. 30752

We received a letter from the Riverside County Flood Control and Water Conservation District dated March 12, 2003, submitting a print of Tentative Tract Map No. 30752 (Sheet 1 of 1) for the proposed residential project located south of Cajalco Road and west of Wood Road in the County of Riverside. Included with the submittal was a print of the Lake Mathews Area Drainage Plan map.

We have reviewed the submitted tentative tract map, and our comments and requirements are as follows:

1. The location of Metropolitan's 150-foot-wide right-of-way for our Val Verde Tunnel, as shown on submitted Tentative Tract Map No. 30752, is generally in agreement with our records. However, our records indicate that a portion of this right-of-way is our fee property and a portion of it is tunnel easement, as shown on the enclosed print of our Right-of-Way Map 139-P3. The status of this right-of-way must be clarified and shown correctly on the tract map. We request that a title report for this property be submitted for our use in reviewing the tentative tract map.

Mr. Chris Stamps

Page 2

April 30, 2003

2. We also require that our 50-foot-wide transmission line easement, as also shown on Right-of-Way Map 139-P3, be shown and identified as Metropolitan's on the tentative tract map.
3. Our easements and fee property should be referenced on the final map as belonging to The Metropolitan Water District of Southern California. In addition, Metropolitan's signature must be waived in the "Signature Omissions" section of the tract map.
4. All recording information pertaining to Metropolitan's interests should be annotated on the map accordingly.
5. Monumentation for the boundary of Metropolitan's rights-of-way should be described, shown, and referenced with the proper mathematical tie or ties along measured and record lines, so that their correct location may be determined. Copies of any calculations prepared should also be submitted. Any monumentation recovered from Record of Survey Book 105, Pages 91 through 93 or other record maps, indicating Metropolitan's location, should be shown and referenced on the submitted map.
6. Prior to the construction of any improvements for the above-referenced tract, the developer's engineer and/or land surveyor must prepare, and file with the County of Riverside, corner records for the preservation of any of Metropolitan's monuments within the areas of the proposed improvements and grading. Any monuments that may have been destroyed by work done to-date must be replaced accordingly.
7. The tentative tract map designates a "mitigation area" over Metropolitan's rights-of-way and the adjacent areas. We require that information be submitted to clarify this designation and the proposed uses for the mitigation area. The tentative tract map also shows the Boulder Springs Water Quality Basin as encroaching into our rights-of-way. We also request information regarding this basin and clarification as to whether it is currently existing.

We request that prints of the revised tentative tract map and the final tract map, and all pertinent improvement plans be submitted for our review and written approval.

Please send all future correspondence attention to the Substructures Team.

Mr. Chris Stamps

Page 3

April 30, 2003

For any further correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number shown in the upper right-hand corner of the first page of this letter. Should you require any additional information, please contact Mr. Ken Chung telephone (213) 217-7670.

Very truly yours,

**Original signed by  
Susan M. Walters**

Susan M. Walters  
Engineering Technician III  
Substructures Team

KC:ly  
DOC 2001-03-004-kc

Enclosure

cc: Mr. Stuart E. McKibbin  
Riverside County Flood Control  
And Water Conservation District  
1995 Market Street  
Riverside, CA 92501

K and A Engineering, Inc. w/encl.  
Suite 117  
357 North Sheridan Street  
Corona, CA 92880



# LAND DEVELOPMENT COMMITTEE

(\*INITIAL CASE ACCEPTANCE) MEETING AGENDA)

RIVERSIDE COUNTY PLANNING DEPARTMENT

9TH FLOOR, CAC - P.O. Box 1409

Riverside, CA 92502-1409

DATE: February 21, 2003

Transportation(4)  
Environmental Health  
Flood Control  
Fire Department  
Building & Safety - Grading  
Regional Parks & Open Space  
Geologist  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Dept.

Supervisor Buster  
Commissioner Roth  
South County(File)  
City of Riverside  
Val Verde Unified School Dist.  
Western Municipal Water Dist.  
CA Dept of Fish & Game  
Caltrans#8  
U.S. Fish & Wildlife Service

**TENTATIVE TRACT MAP NO. 30752-EA NO. 38929**-Applicant: B & C-Boulder Springs LLC-Engineer: K & A Engineering Inc-First Supervisorial District-Cajalco Zoning District-Located south of Cajalco Road, west of Wood Road, and north of Lake Mathews Drive-117-acres-Residential Agriculture-Half Acre Minimum (RA-1/2) zoning-**REQUEST:** This is an application to subdivide 117-acres into 117 residential 1/2 acre lots and one open space lot that occupies Cajalco Creek-Schedule "B"-APN-321-120-004 and 321-150-004-Related Cases CFG2379.

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **February 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC 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, but no later than 14 days after the LDC 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 item, please do not hesitate to contact, **Chris Stamps**, Project Planner at **955-2046**.

COMMENTS: *SEE ATTACHED*

DATE: *030303* SIGNATURE: *JOHN ROTH*  
PLEASE PRINT NAME AND TITLE: *1ST DISTRICT PC*  
TELEPHONE:

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



Tony Carstens  
Agency Director

# COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Robert Johnson  
Planning Director

## Planning Department

DATE: June 13, 2005

TO: Transportation  
Environmental Health  
Flood Control District  
Fire Protection  
Bldg. & Safety (Grading)  
Regional Parks & Open-Space  
Geologist  
EPD  
Donna Duran  
Supervisor Buster  
Commissioner Roth

RE: TENTATIVE TRACT MAP NO. 30752, AMENDED NO. 2

Please review the attached Amended Map No. 2 for the above mentioned case.  
Please send all comments and or questions by July 07, 2005. Thank You.

Should you have any questions regarding this item, please do not hesitate to contact **Grace Williams at 5-3626**.

COMMENTS: *1. SHOW PROPOSED TRAILS RELATED TO RIVER ROAD, INTERNAL ROADS & 0.5 LOTS.*  
*2. DISCUSS PLANTING AND MAINTENANCE OF SLOPES IN PARCELS & 0.5 LOTS.*  
*3. EXPLAIN/IDENTIFY DESTINATION OF EXCESS "CUT" MATERIAL.*  
*4. EXPLAIN DESTINATION FOR OFF SITE DRAINAGE AT WESTERN TERMINUS*

DATE: 7/2/05 SIGNATURE OF "X" STREET.

PLEASE print name and title *JOHN ROTH*  
*1<sup>ST</sup> DISTRICT P.C.*

GW:ks  
06/13/05

**COMMENTS RE: TTM30752**

1. Discuss circulation and access with respect to Cajalco Road, SP229 to the east and PP15782 to the west.
2. Discuss accessibility for fire and other emergency vehicles to lots in the southern portion of the tract.
3. Provide Q100 drainage plan from properties to the South onto the project, through the project and associated detention basins and into Cajalco Creek.
4. Provide preliminary grading plan for 750,000 CY of cut/fill, along with a before/after slope analysis. Include a COA for hillside grading techniques.
5. Discuss relation of this project to regional/community trails in SP229 and the surrounding area.
6. Provide preliminary sewer plan and discuss safety precautions with respect to crossing Cajalco Creek and flood plain to access proposed lift station south of Cajalco Road. Also discuss timing of sewer availability and proposed routing from lift station to final treatment facility.
7. Discuss local recreational amenities that will be available to residents of this tract and the surrounding area.
8. Discuss fencing/landscape buffering with respect to aesthetics and noise attenuation from an improved/expanded Cajalco Road.
9. Discuss architectural features and anticipated mix of single/two-story products.



**John Roth  
1<sup>st</sup> District PC**



John V. Rossi  
General Manager

Securing Your Water Supply

Charles D. Field  
Division 1

Thomas P. Evans  
Division 2

Brenda Dennstedt  
Division 3

Donald D. Galleano  
Division 4

S.R. "Al" Lopez  
Division 5

June 12, 2012

Mr. Greg Dellenbach  
Riverside County Department of Environmental Health  
P.O. Box 1206  
Riverside, CA 92502

**WATER AND SEWER AVAILABILITY**  
WESTERN'S GRID #49038, 50038, 51038  
ID-2, SEC. 7, 18, T4S, R4W  
TTM 30752  
APNs 321-120-016, 321-150-004  
112 EDU

Tentative Tract Map 30752 is located in Western's retail service area and eligible to receive domestic water and sewer service upon payment of all applicable fees and charges. The owner and/or developer should contact Western's Engineering Department to establish the exact facility or other improvements needed for the project. The applicant should be prepared to provide the following information:

- Water and sewer plans
- Irrigation and landscaping needs
- Fire protection requirements.
- Grading and street improvement plans
- Water efficient landscape requirements for all model homes, in a residential subdivision, per the County of Riverside's Ordinance 348d ARTICLE XIXf section 19.304

**Western's review and approval is required prior to issuing construction permits.**

Depending on the size, occupancy, or water requirements of the project, additional studies including but not limited to: 1) a Water Supply Assessment as stipulated in California Water Code §10910 *et. seq.*, and/or 2) distribution system hydraulic analysis (modeling) may be required of the applicant prior to approving service. Please note that additional fees are associated with these tasks.

Water supply for the subject parcel originates in northern California and is transported to the region via the State Water Supply Project. It is then treated for domestic service at Metropolitan Water District's (MWD) Henry J. Mills Water Treatment Plant. Western purchases

Mr. Greg Dellenbach  
06/13/12  
Page 2

the treated water from MWD and provides retail domestic water service to customers within its service area.

Water service is contingent upon prompt payment of all charges as specified in Western's Rules And Regulations Governing Water Service And Water Users as said Rules And Regulations may be revised from time to time. Charges that may be assessed prior to water meter installation and service include but are not limited to:

- Added Facilities Charges (AFC)
- Participation in existing or proposed water pipelines
- Distribution System Fees (DSF)
- Meter assembly cost
- Billing deposit

If other substantial development occurs first, it may then be necessary to construct additional pumping plants, storage tanks, and transmission waterlines in order to deliver sufficient water to the subject parcel.

Western's retail water facilities are intended for normal domestic use only and will be sufficient in quality and quantity for this purpose. Western cannot issue a guarantee of water availability for fire protection.

Western's sanitary sewer facilities are intended primarily for normal sanitary sewer use only and will be sufficient in capacity for this purpose. All requirements referred to in this letter are subject to change without notice.

All requirements referred to in this letter are subject to change without notice. This Water and Sewer Availability letter shall remain in effect for twelve months. Any improvements not completed within that period shall require reevaluation.

Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

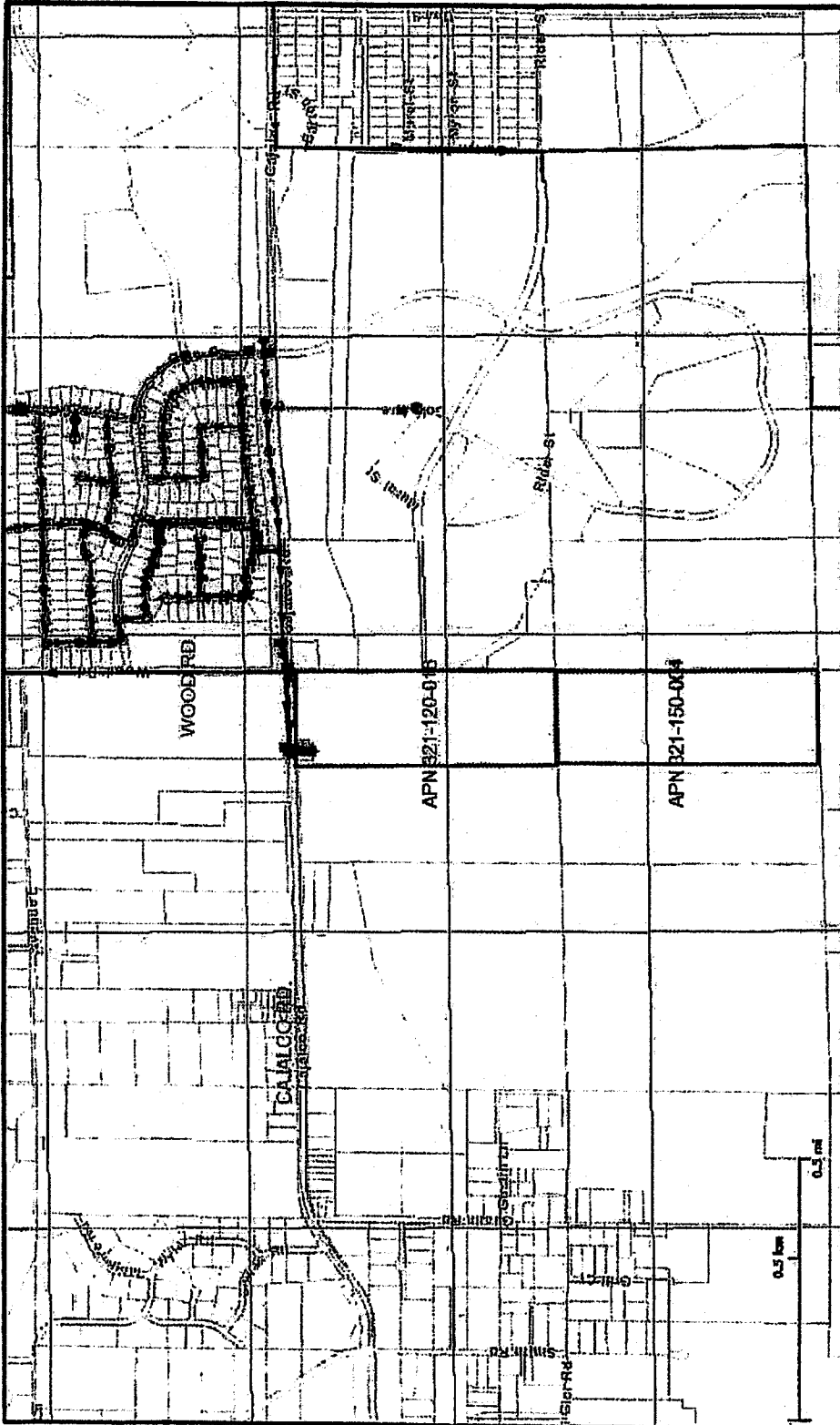


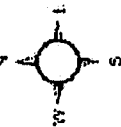

TERI PATTON  
Engineering Department

Enc. Map

cc: Keith Osborn, K&A Engineering, Inc., 357 N. Sheridan St., Ste.117, Corona, CA 92880

Will Serve Letter - TTM 30752



<p>1" = 1,505 ft</p>	<p>APNs 321-120-016, 321-150-004</p>	<p>06/13/2012</p>		
<p>This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Western staff for the most up-to-date information.</p>				



September 6, 2012

Mr. David Jones  
Chief Engineering Geologist  
TLMA – Planning  
County of Riverside  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA. 92502-1409

**SUBJECT: Review of Potential Blasting Impacts for the TR30752, Dailey Ranch**

Dear Mr. Jones:

As indicated within the projects Geotechnical Report prepared by AGS dated December 22, 2011, the potential for blasting during excavation exists on a portion of the site in order to achieve the design the grades as shown on the Tentative Tract Map. It is anticipated that blasting will be minimal when compared to the overall grading operations.

Grading for the project will require the excavation of approximately 800,000 cubic yards, of which approximately 31,000 cubic yards are at deeper depths in areas as identified within the geotechnical report where harder materials may be encountered.

During the grading operations when harder materials are encountered and it is determined that conventional methods of excavation are inadequate to excavate to the required design depths, a blasting contractor will be hired.

Blasting operations will be designed to minimize impacts, keeping vibration and noise impacts to levels below industry standards identified as causing impacts to adjoining properties.

Blasting media (typically ANFO), drilling methods, and the number and depths of holes will be determined by the blasting contractor at the time the need for blasting is determined. Prior to commencement of blasting operations, a blast and safety plan will be prepared detailing the operation per industry standards.

It's anticipated that blasting will be done with small charges targeting specific excavation zones, minimizing any over blasting and not being deep penetrating that could cause concerns as related to slope stability or hydrologic characteristics of the remaining undisturbed rock formation.

At normal production rates for a project this size, the grading operation may take four months, with the need for blasting occurring on 2 or 3 days as needed. As such, any potential blasting impacts would not be considered significant impacts within the grading of the project.

Attached please find an exhibit showing the approximate depths and excavation volumes for the anticipated blasting for your reference.

Sincerely,  
Rockne Construction, Inc.

A handwritten signature in black ink, appearing to read 'John Patterson', written in a cursive style.

John Patterson  
President

Attachment

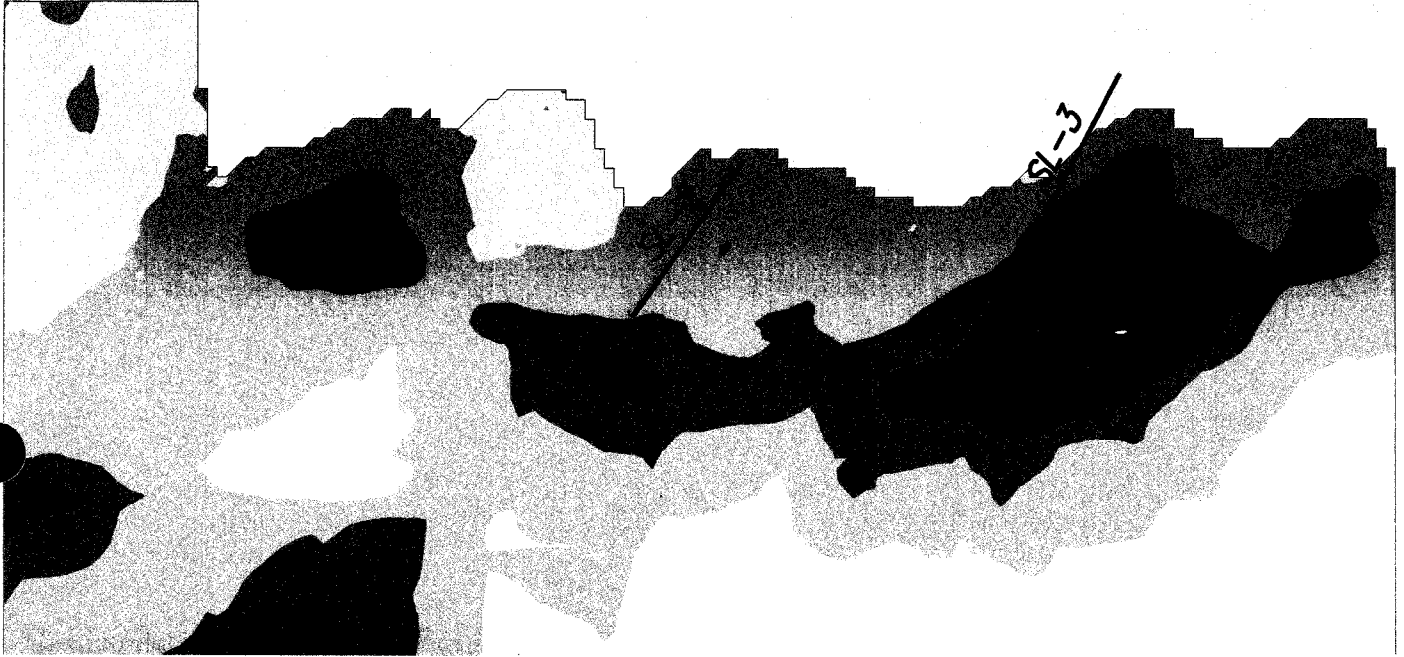


SITE VOLUME TABLE: UN

SITE    CUT YDS.

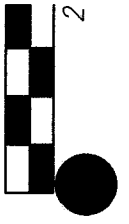
SL1    11,889  
SL2    367  
SL3    19,040

Color	Range Beg.	Range End
■	-56.00	-30.00
■	-30.00	-18.00
■	-18.00	0.00
	0.00	19.00



SITE VOLUME TABLE: UN

<u>SITE</u>	<u>CUT YDS.</u>
SL1	11,889
SL2	367
SL3	19,040



STATE OF CALIFORNIA

**Contractors State License Board**

Pursuant to Chapter 9 of Division 3 of the Business and Professions Code  
and the Rules and Regulations of the Contractors State License Board,  
the Registrar of Contractors does hereby issue this license to:

**ROCKNE CONSTRUCTION INC**


License Number 941235

to engage in the business or act in the capacity of a contractor  
in the following classification(s):

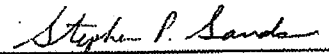
- A - GENERAL ENGINEERING CONTRACTOR
- B - GENERAL BUILDING CONTRACTOR

Witness my hand and seal this day,  
December 22, 2009

**Issued December 21, 2009**



James Miller  
Board Chair



Stephen P. Sands  
Registrar of Contractors

This license is the property of the Registrar of Contractors,  
is not transferrable, and shall be returned to the Registrar  
upon demand when suspended, revoked, or invalidated  
for any reason. It becomes void if not renewed.

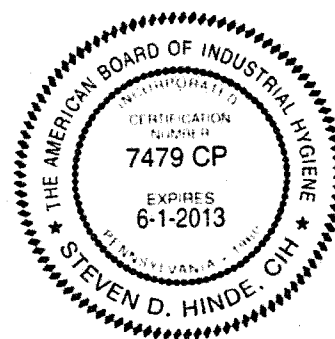


**DEPARTMENT OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION & OVERSIGHT DIVISION**

**Date:** August 30, 2012

**To:** Paul Raul  
Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-8631

**From:** Steven D. Hinde, REHS, CIH<sup>SK</sup>  
Senior Industrial Hygienist  
Department of Environmental Health  
Office of Industrial Hygiene  
3880 Lemon Street, Ste. 200  
Riverside, California 92501  
Phone: (951) 955-8982  
Fax: (951) 955-8988



**Project Reviewed:** Tentative Tract Map No. 30752

**Reference Number:** 96963

**Applicant:** Nick Biro  
CA Boulder Springs Holding, LLC  
2 Park Plaza, Suite 850  
Irvine, California 92614

**Noise Consultant** Urban Crossroads  
41 Corporate Park, Suite 300  
Irvine, CA 92606

**Review Stage:** First Review

**Information Provided:** " Daily Ranch (TTM No. 30752) Preliminary Noise Study, County of Riverside, California" dated July 17, 2012, JN:08258-02

**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 10,400 assumed for Rider Road (the County General Plan classifies Rider Road as a "Collector" highway provided by Mead Valley Area Plan Circulation Figure 7, dated 10/07/2003).
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

**For Collector 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	10.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH for Rider Road.
4. The distance from the centerline of Rider Road to the nearest building face is estimated to be 84 feet.
5. Modeling for Rider Road was done using a "hard site" assumption.

6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

### **Findings**

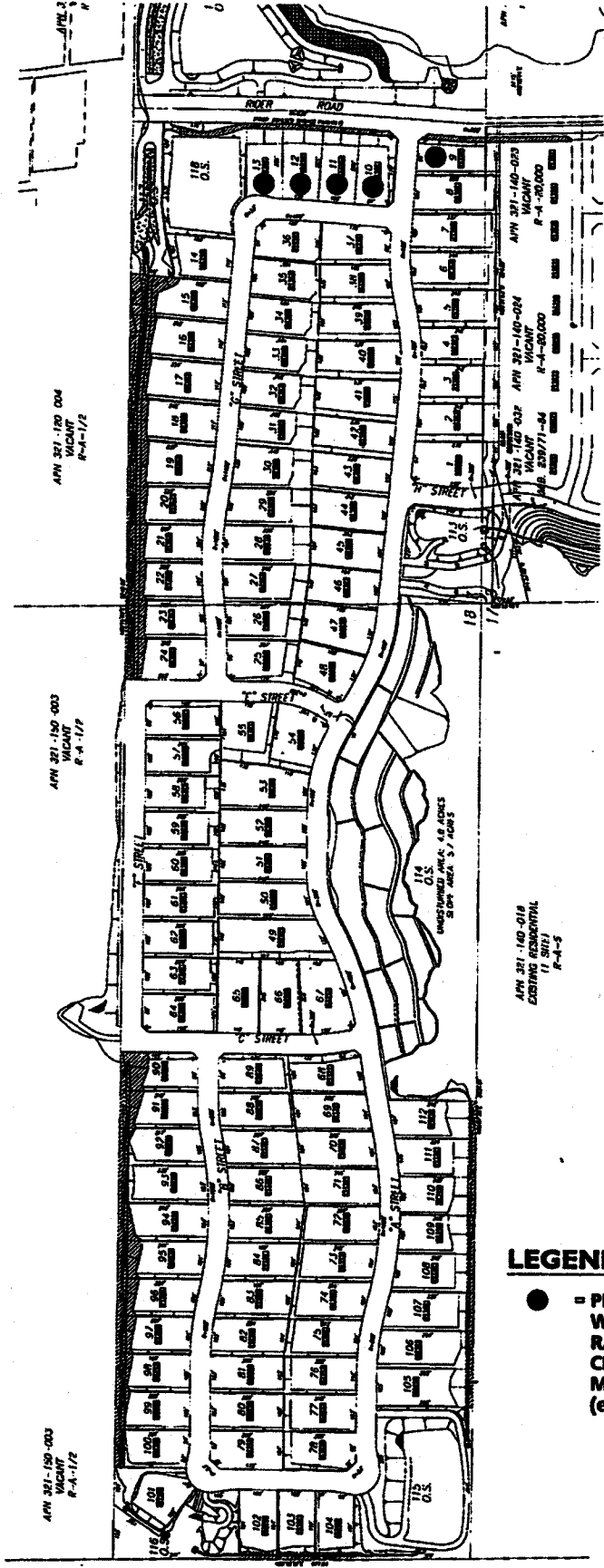
The consultant's report is adequate. Based on our calculations, the distance recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn and interior noise levels to below 45 Ldn.

### **Recommendations:**

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:  
  
No noise barrier is required due to distance and elevation difference from the road to building pads.
2. All homes with windows adjacent to Rider Street shall use dual glazing at STC rating of 26 or higher or require a windows closed condition requiring mechanical air-conditioning on lots 9-13 facing Rider Road. (Summary of Recommendations are taken from page 1-A of the Acoustical Report. See attached map.)
3. All windows and doors assemblies used throughout the project should be free of cut outs and openings and shall well fitted and well-weather-stripped.
4. Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2X4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.
5. Provide roof / ceiling systems utilizing minimum 1/2" plywood sheathing that is well sealed to form, a continuous barrier with a minimum R-19 batt insulation in the joist cavities.

6. Our Department must receive, review and approve a final acoustical report addressing the indoor noise impacts. The exterior unmitigated impact (second stories) for both Rider Road is approximately 65 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Rider Road.

# EXHIBIT 1-A SUMMARY OF RECOMMENDATIONS



**LEGEND:**

- = PROVIDE STANDARD DUAL-GLAZED WINDOWS WITH A SOUND TRANSMISSION CLASS (STC) RATING OF 26 OR HIGHER AND A WINDOWS CLOSED CONDITION REQUIRING A MEANS OF MECHANICAL VENTILATION (e.g. AIR CONDITIONING)



**LAND DEVELOPMENT COMMITTEE**  
**8th CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: March 29, 2012

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health- Industrial Hygiene  
Riv. Co. Flood Control District

Riv. Co. Fire Dept.  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
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. 30752, AMENDED NO. 7 – EA38929 – Applicant: B & C Boulder Springs, LLC – Engineer: K & A Engineering Inc – First Supervisorial District – Cajalco Zoning District-Lake Mathews/ Woodcrest Area Plan: Community Development: Public Facilities (CD: PF) and Rural Community: Low Density Residential (RC: LDR) – Location: Southerly of Cajalco Road, westerly of Wood Road, and northerly of Lake Mathews Drive – 108.10 Gross Acres – Zoning: Residential Agriculture – 1/2 Acre Minimum (R-A-1/2) – **REQUEST:** The tentative tract map is a proposal for a Schedule B subdivision of 117.5 gross acres into 112 single-family residential lots with a minimum lot size of ½ acre, and nine (9) open space lots. – APNs: 321-120-016, 321-150-004**

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 **April 26, 2012 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 **Wendell Bugtai, (951) 955-2419**, Project Planner, or e-mail at **WBUGTAI@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.*

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

DATE: February 7, 2007

TO:

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator – J. Jolliffe

**TENTATIVE TRACT MAP NO. 30752, AMENDED NO. 4 - EA NO. 38929-Applicant: B & C-Boulder Springs LLC-Engineer: K & A Engineering Inc-First Supervisorial District-Cajalco Zoning District- Lake Mathews/ Woodcrest Area Plan: Community Development- Public Facilities (CD-PF) and Rural Community – Low Density Residential (RC-LDR) - Location: Southerly of Cajalco Road, westerly of Wood Road, and northerly of Lake Mathews Drive-117 Gross Acres- Zoning: Residential Agriculture – 1/2 Acre Minimum (R-A-1/2) - **REQUEST:** A proposal for a Schedule 'B' subdivision of 117 gross acres into 116 single-family residential lots with a minimum lot size of ½ acre, and four open space lots with one open space lot occupying Cajalco Creek – APNs: 321-120-016, 321-150-004**

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on March 1, 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 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 **Jim Phithayanukarn**, Project Planner, at (951) 955-5133 or email at [jphithay@RCTLMA.org](mailto:jphithay@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.*



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## 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: Tract No. 30752 DATE SUBMITTED: March 7, 2012

### APPLICATION INFORMATION

Applicant's Name: CA Boulder Springs Holdings E-Mail: jhill@trimontrea.com

Mailing Address: c/o Trimont Real Estate Advisors, Inc. 2 Park Plaza, Suite 850  
Irvine CA 92614  
City State ZIP

Daytime Phone No: (949) 862-1450 Fax No: ( ) N/A

Engineer/Representative's Name: K&A Engineering, (Don Bergh) E-Mail: donb@kaengineering.com

Mailing Address: 357 N. Sheridan Street, Suite 117  
Colton CA 92880  
City State ZIP

Daytime Phone No: (951) 279-1800 ext 155 Fax No: (951) 279-4380

Property Owner's Name: CA Boulder Springs Holdings E-Mail: jhill@trimontrea.com

Mailing Address: c/o Trimont Real Estate Advisors, Inc. 2 Park Plaza, Suite 850  
Irvine CA 92614  
City State ZIP

Daytime Phone No: (949) 862-1450 Fax No: ( ) N/A

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

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

Desert Office • 38688 El Cerrito Road  
Palm Desert, California 92211  
(760) 893-8277 • Fax (760) 893-7555

"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.

\_\_\_\_\_  
PRINTED NAME OF APPLICANT      X        
SIGNATURE OF APPLICANT  
Jeffrey Fitts

**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.

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)        
SIGNATURE OF PROPERTY OWNER(S)  
Jeffrey Fitts

\_\_\_\_\_  
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): 321-120-016, 321-150-004

Section: 7 & 18      Township: 4 South      Range: 4 West

Approximate Gross Acreage: 117.5

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of N/A, South of Cajalco Road, East of N/A, West of Wood Street.

Thomas Brothers map, edition year, page number, and coordinates: Riv Co. 2005, Page 776, D-3 to D-5

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):

Residential Subdivision (Schedule B) creating 112 residential lots (RA 20,000) along with 9 open space lots. Open space lots to include Park site, Debris Basins, Water Quality Basin, Natural creek, Undisturbed Land Area

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). \_\_\_\_\_ (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: Geotechnical, Traffic Study, Greenhouse Gas

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

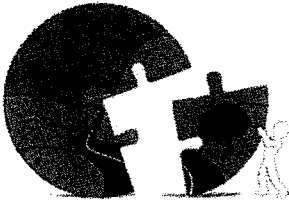
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

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: 800,000 cy



# 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: C207796

DATE SUBMITTED: 1/10/13

### APPLICATION INFORMATION

Applicant's Name: CA Boulder Springs Holdings LLC E-Mail: jhill@trimontrea.com

Mailing Address: c/o Trimont Real Estate Advisors, 2 Park Plaza, suite 850  
Irvine CA 92614  
City State ZIP

Daytime Phone No: (949) 862-1450 Fax No: ( )

Engineer/Representative's Name: K & A Engineering Contact: Don Bergh E-Mail: donb@kaengineering.com

Mailing Address: 357 N. Sheridan Street, Suite 117  
Corona CA 92880  
City State ZIP

Daytime Phone No: (951) 279-1800 Fax No: (951) 279-4380

Property Owner's Name: CA Boulder Springs Holdings LLC E-Mail: jhill@trimontrea.com

Mailing Address: c/o Trimont Real Estate Advisors, 2 Park Plaza, suite 850  
Irvine CA 92614  
City State ZIP

Daytime Phone No: (949) 862-1450 Fax No: ( )

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"



**APPLICATION FOR CHANGE OF ZONE**

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Thomas Brothers map, edition year, page number, and coordinates: Riv County (2005) page 773,  
D-3, D-4 & D-5

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

Change 7.34 ac of R-A-5 to R-A-1/2      Change 26.87 ac of R-A-1/2 to R-5

Change 1.56 ac. of SP Zone (SP 229, Planning Area 9) to R-A-1/2,

Remaining 90.81 ac of R-A-1/2 will remain R-A-1/2

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Related cases filed in conjunction with this request:

Tentative Tract Map No. 30752

E.A. No. 38929

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**CA BOULDER SPRINGS HOLDINGS LLC,**

May 17, 2013

Riverside County Planning Department  
4080 Lemon Street 12<sup>th</sup> Floor  
Riverside, CA 92501  
Attention: Paul Rull

Re: Mr. Jeffery Fitts authorization to sign on behalf of CA Boulder Springs Holdings LLC

Mr. Rull:

Per your request attached you will find a Certificate of Incumbency and Signature granting authorization for Mr. Jeffrey Fitts to sign on behalf CA Boulder Springs Holdings LLC, ("Owner") of Dailey Ranch – Tentative Tract Map 30752.

Please let me know if you have any questions or concerns.



Nicholas J. Biro

Cc Don Bergh, KA Engineering  
Jim Hill, Trimont REA

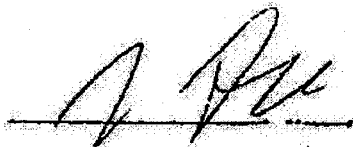
Encl / 1

2 Park Plaza, Suite 850 – Irvine CA 92614

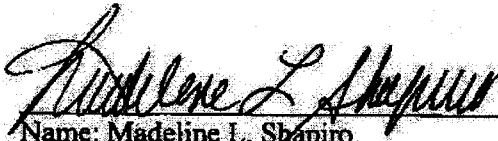
## CERTIFICATE OF INCUMBENCY AND SIGNATURE

I, Madeline L. Shapiro, a duly elected, qualified and acting Assistant Secretary of Lehman Commercial Paper Inc., a New York entity (the "LCPI"), do hereby certify that:

1. LCPI is the managing member of Lunar Real Estate LLC (the "Company") with full power and right to manage and conduct the operations and affairs of the Company; and
2. The Company is the managing member of CA Boulder Springs Holdings LLC with full power and right to manage and conduct the operations and affairs of CA Boulder Springs Holdings LLC; and
3. The person listed below holds the title in the Company indicated opposite his name on the date hereof and that the signature appearing opposite his name is the specimen signatures of such person.

Name	Title	Signature
Jeffrey Fitts	Authorized Signatory	

IN WITNESS WHEREOF, I have hereunto set my hand this 14<sup>th</sup> day of May, 2013.

  
Name: Madeline L. Shapiro  
Title: Assistant Secretary

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

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

**TENTATIVE TRACT MAP NO. 30752 and CHANGE OF ZONE NO. 7796** – Intent to Adopt a Mitigated Negative Declaration – Applicant: CA Boulder Springs Holdings, LLC – First/First Supervisorial District – Location: northerly of Lake Matthews Drive, southerly of Cajalco Road, westerly of Wood Road – 117.5 Gross Acres - **REQUEST:** The Tentative Tract Map is a Schedule “B” subdivision of 108.9 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots on a total site area of 117.5 gross acres. The residential lots will be clustered together resulting in a lower total number of residential lots than what is allowed under the Site’s General Plan designation. Change of Zone proposes to change 7.34 acres of R-A-5 to R-A-½, change 26.87 acres of R-A-½ to R-5, and change 1.56 acres of SP (SP229, Planning Area 9) to R-A-½. The remaining 90.81 acres will remain R-A-½.

**TIME OF HEARING:**                   **9:00 am** or as soon as possible thereafter  
**June 19, 2013**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Paul Rull, at 951-955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org) or go to the County Planning Department’s Planning Commission agenda web page at [http://www.rctlma.org/planning/content/hearings/pc/current\\_pc.html](http://www.rctlma.org/planning/content/hearings/pc/current_pc.html).

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/5/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TR30752 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

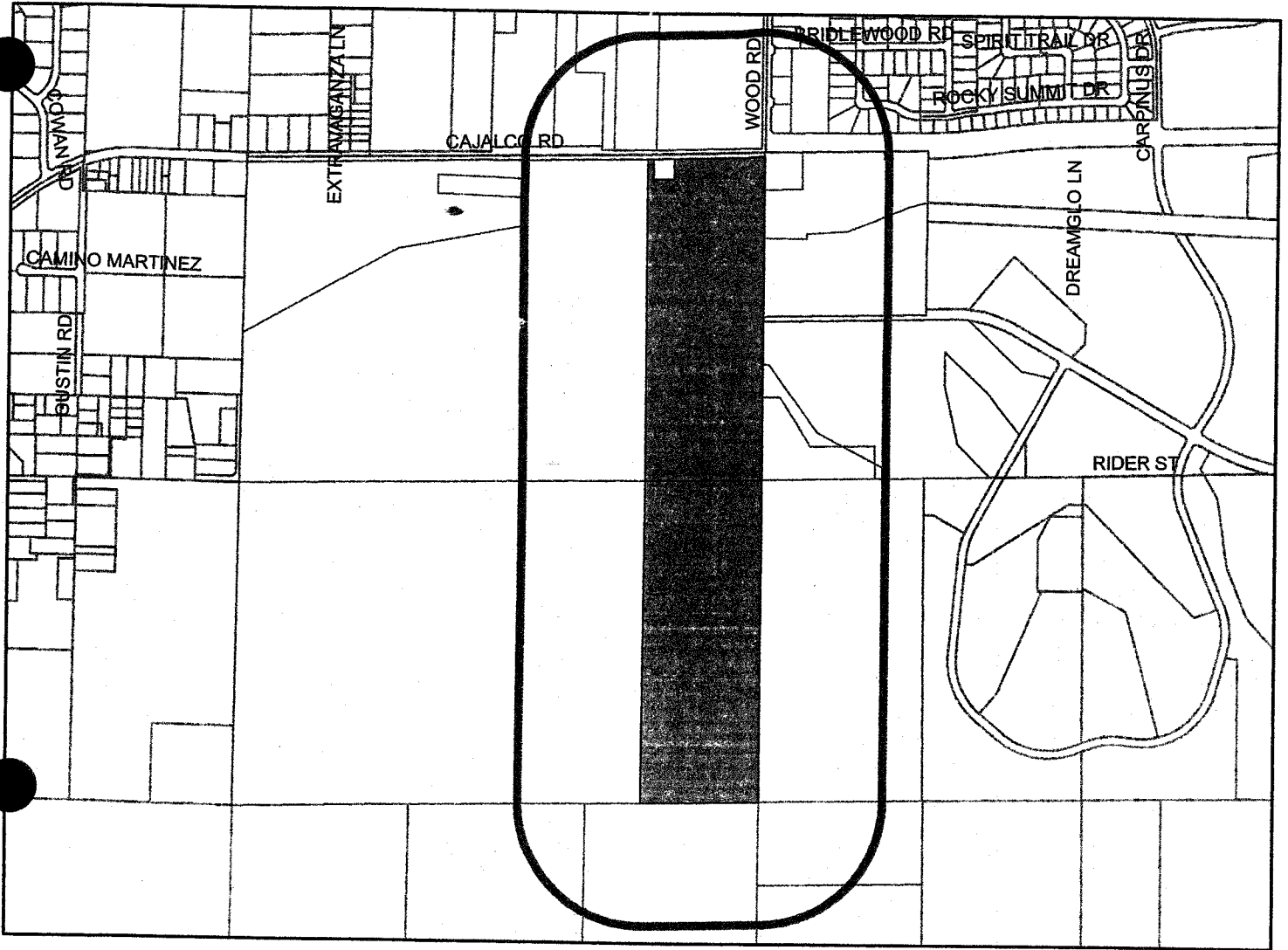
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**TR30752 (1000 feet buffer)**



**Selected Parcels**

321-520-007	321-130-053	321-130-054	321-130-055	321-130-056	321-130-059	321-130-060	321-510-015	321-120-016	321-140-023
321-140-024	321-140-025	321-140-031	321-140-032	321-150-004	321-520-006	321-520-004	321-150-018	321-520-002	321-150-020
321-150-026	321-150-027	321-120-023	321-120-024	321-150-003	321-150-029	321-520-005	321-521-002	321-520-003	321-520-001
321-521-003	321-520-009	321-150-019	321-120-011	321-140-003	321-110-020	321-110-018	321-110-019	321-110-026	321-110-027
321-520-008	321-120-013	321-140-034	321-140-035	321-140-036	321-120-017				



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: 321110020, APN: 321110020  
SAND HAVEN PINES INC  
18800 CAJALCO RD  
PERRIS CA 92570

ASMT: 321140036, APN: 321140036  
WILLIAM CRAMER  
P O BOX 18929  
ANAHEIM CA 92817

ASMT: 321110027, APN: 321110027  
C/O JOBSTAK EQUITY PARTNERS  
19057 COLIMA RD  
ROWLAND HEIGHTS CA 91745

ASMT: 321150004, APN: 321150004  
CA BOULDER SPRINGS HOLDINGS  
C/O JIM HILL  
2 PARK PLAZA STE 850  
IRVINE CA 92614

ASMT: 321120011, APN: 321120011  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 321150018, APN: 321150018  
STROWN MARTIN, ETAL  
P O BOX 0984  
PERRIS CA 92572

ASMT: 321120013, APN: 321120013  
USASIA INTERNATIONAL INC  
9580 GARDEN GROVE NO 300  
GARDEN GROVE CA 92844

ASMT: 321150019, APN: 321150019  
MARIA VASQUEZ, ETAL  
696 ORANGE HEIGHTS LN  
CORONA CA 92882

ASMT: 321120017, APN: 321120017  
WMWD  
P O BOX 5286  
RIVERSIDE CA 92517

ASMT: 321150020, APN: 321150020  
HEATHER BORDERS  
1552 E SILVER SUMMIT DR  
FRESNO CA 93730

ASMT: 321130060, APN: 321130060  
C LAND BOULDER, ETAL  
341 W 2ND ST NO 1  
SAN BERNARDINO CA 92401

ASMT: 321150027, APN: 321150027  
IDALEONA ESTATES II  
C/O MARTIN PARTNERS  
444 S FLOWER ST STE 1200  
LOS ANGELES CA 90071

ASMT: 321140003, APN: 321140003  
O C CALLERY INC  
WILLIAM R & CAROLE CRAMER  
601 PERALTA HILLS DR  
ANAHEIM CA 92806

ASMT: 321150029, APN: 321150029  
INDIAN MESA  
C/O NICHOLAS J COUSSOULIS  
341 W 2ND ST STE 1  
SAN BERNARDINO CA 92401

ASMT: 321510015, APN: 321510015  
BOULDER SPRINGS COMMUNITY ASSN  
C/O K HOVNIANIAN COMM INC  
800 N HAVEN AVE STE 300  
ONTARIO CA 91764

ASMT: 321520007, APN: 321520007  
BRIAN DEVEREUX, ETAL  
12139 176TH ST  
ARTESIA CA 90701

ASMT: 321520001, APN: 321520001  
KATHY BOYER  
19313 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321520008, APN: 321520008  
TRACEE EKINS, ETAL  
19209 ROCKY SUMMIT DR  
PERRIS, CA. 92570

ASMT: 321520002, APN: 321520002  
FIDEL ARREDONDO  
19331 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321520009, APN: 321520009  
MICAH CAMPBELL, ETAL  
19227 ROCKY SUMMIT DR  
PERRIS CA 92570

ASMT: 321520003, APN: 321520003  
GAUDENCIA GONZALEZ, ETAL  
19349 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321521002, APN: 321521002  
JASON GARDNER  
19364 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321520004, APN: 321520004  
SUSAN WEST, ETAL  
19367 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321521003, APN: 321521003  
DENNETTA SOLIS, ETAL  
19382 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321520005, APN: 321520005  
ASMAHAN NESHEIWAT, ETAL  
19385 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321520006, APN: 321520006  
DENISE CHAVEZ, ETAL  
19173 ROCKY SUMMIT DR  
PERRIS CA 92570

CA Boulder Springs Holdings, LLC  
C/O Trimont Advisors  
Attn: Jim Hill  
2 Park Plaza Suite 850  
Irvine CA 92614

K & A Engineering Inc  
Attn: Don Bergh  
357 N Sheridan Street, Suite 117  
Corona CA 92880

CA Boulder Springs Holdings, LLC  
C/O Trimont Advisors  
Attn: Jim Hill  
2 Park Plaza Suite 850  
Irvine CA 92614

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Irvine CA 92614

K & A Engineering Inc  
Attn: Don Bergh  
357 N Sheridan Street, Suite 117  
Corona CA 92880



Raglam- Residents Association of  
Greater Lake Mathews  
ATTN: Chairman, Ralph Hileman  
76 Grande Vista Avenue  
Perris, CA 92570

Western Municipal Water District  
14205 Meridian Parkway  
Riverside, CA 92518

Riverside County Waste Management  
14310 Frederick Street,  
Moreno Valley CA 92553

Metropolitan Water District of  
Southern California  
700 N. Alameda St., US3-230  
Los Angeles, CA 90012

Val Verde Unified School District  
975 W. Morgan Street  
Perris CA 92571

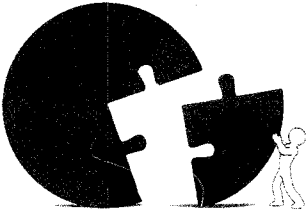
City of Riverside  
Attn: Planning Director  
3900 Main Street, 3rd Floor  
Riverside 92522

Greater Lake Matthews Trail  
Association  
Attn: Laurie Taylor  
14679 Descanso Drive  
Lake Matthews CA 92750

Woodcrest Municipal Advisory  
Committee  
Attn: Geoffrey Dooley  
16780 Sendero Del Charro  
Riverside CA 92508

Community Association of Lake  
Matthews  
Attn: Art Cassel  
18350 Harley John Road  
Lake Matthews CA 92504

Mead Valley Municipal Advisory  
Committee  
Attn: Lee Cussins  
18870 Springwood Lane  
Perris CA 92570



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

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

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

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

Tentative Tract Map No. 30752, Change of Zone No. 7796, EA38929

*Project Title/Case Numbers*

Paul Rull, Project Manager

*County Contact Person*

951-955-0972

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

CA Boulder Springs Holdings, LLC

*Project Applicant*

2 Park Plaza Suite 850, Irvine CA 92614

*Address*

Northerly of Lake Matthews Drive, southerly of Cajalco Road, westerly of Wood Road

*Project Location*

The Tentative Tract Map proposes a Schedule "B" subdivision on 108.9 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots on a total site area of 117.5 gross acres. The residential lots will be clustered together resulting in a lower total number of residential lots than what is allowed under the Site's General Plan designation. Change of Zone proposes to: change 7.34 acres of R-A-5 to R-A-1/2, change 26.87 acres of R-A-1/2 to R-5, and change 1.56 acres of SP (SP229, Planning Area 9) to R-A-1/2.

*Project Description*

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

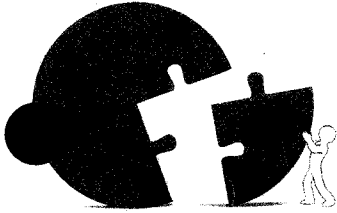
\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm  
Revised 5/13/2013  
Y:\Planning Case Files-Riverside office\TR30752\PC-BOS Hearings\PC\NOD Form.docx

Please charge deposit fee case#: ZEA38929 ZCFG02379

**FOR COUNTY CLERK'S USE ONLY**



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

*Carolyn Syms Luna*  
*Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: TR30752 and CZ7796

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Paul Rull Title: Project Planner Date: February 15, 2013

Applicant/Project Sponsor: Boulder Springs Land Company Date Submitted: February 15, 2013

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Paul Rull at 951-955-0972.

Revised: 10/16/07  
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA38929 ZCFG02379

**FOR COUNTY CLERK'S USE ONLY**

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R0301934

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: BOULDER SPRINGS LAND COMPANY \$64.00  
paid by: CK 1236  
CFG FOR EA38929 & TR30752  
paid towards: CFG02379 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jan 28, 2003 08:35  
MBRASWEL posting date Jan 28, 2003

\*\*\*\*\*  
\*\*\*\*\*

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1302304

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: BOULDER SPRINGS LAND COMPANY \$54.75  
paid by: CASHCASH  
CFG FOR EA38929 & TR30752  
paid towards: CFG02379 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Mar 13, 2013 14:03  
MGARDNER posting date Mar 13, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$54.75

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1208686

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: BOULDER SPRINGS LAND COMPANY \$2,101.50  
paid by: CK 0039565  
CFG FOR EA38929 & TR30752  
paid towards: CFG02379 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Sep 26, 2012 16:21  
MGARDNER posting date Sep 26, 2012

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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

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

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

**TENTATIVE TRACT MAP NO. 30752 and CHANGE OF ZONE NO. 7796** – Intent to Adopt a Mitigated Negative Declaration – Applicant: CA Boulder Springs Holdings, LLC – First/First Supervisorial District – Location: northerly of Lake Matthews Drive, southerly of Cajalco Road, westerly of Wood Road – 117.5 Gross Acres - **REQUEST:** The Tentative Tract Map is a Schedule “B” subdivision of 108.9 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots on a total site area of 117.5 gross acres. The residential lots will be clustered together resulting in a lower total number of residential lots than what is allowed under the Site’s General Plan designation. Change of Zone proposes to change 7.34 acres of R-A-5 to R-A-½, change 26.87 acres of R-A-½ to R-5, and change 1.56 acres of SP (SP229, Planning Area 9) to R-A-½. The remaining 90.81 acres will remain R-A-½.

**TIME OF HEARING:** **9:00 am** or as soon as possible thereafter  
**June 19, 2013**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

**FILED**  
RIVERSIDE COUNTY

**MAY 16 2013**

LARRY W. WARD, CLERK  
By *[Signature]* M. Meyer  
Deputy

For further information regarding this project, please contact Project Planner, Paul Rull, at 951-955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org) or go to the County Planning Department’s Planning Commission agenda web page at [http://www.rctlma.org/planning/content/hearings/pc/current\\_pc.html](http://www.rctlma.org/planning/content/hearings/pc/current_pc.html).

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

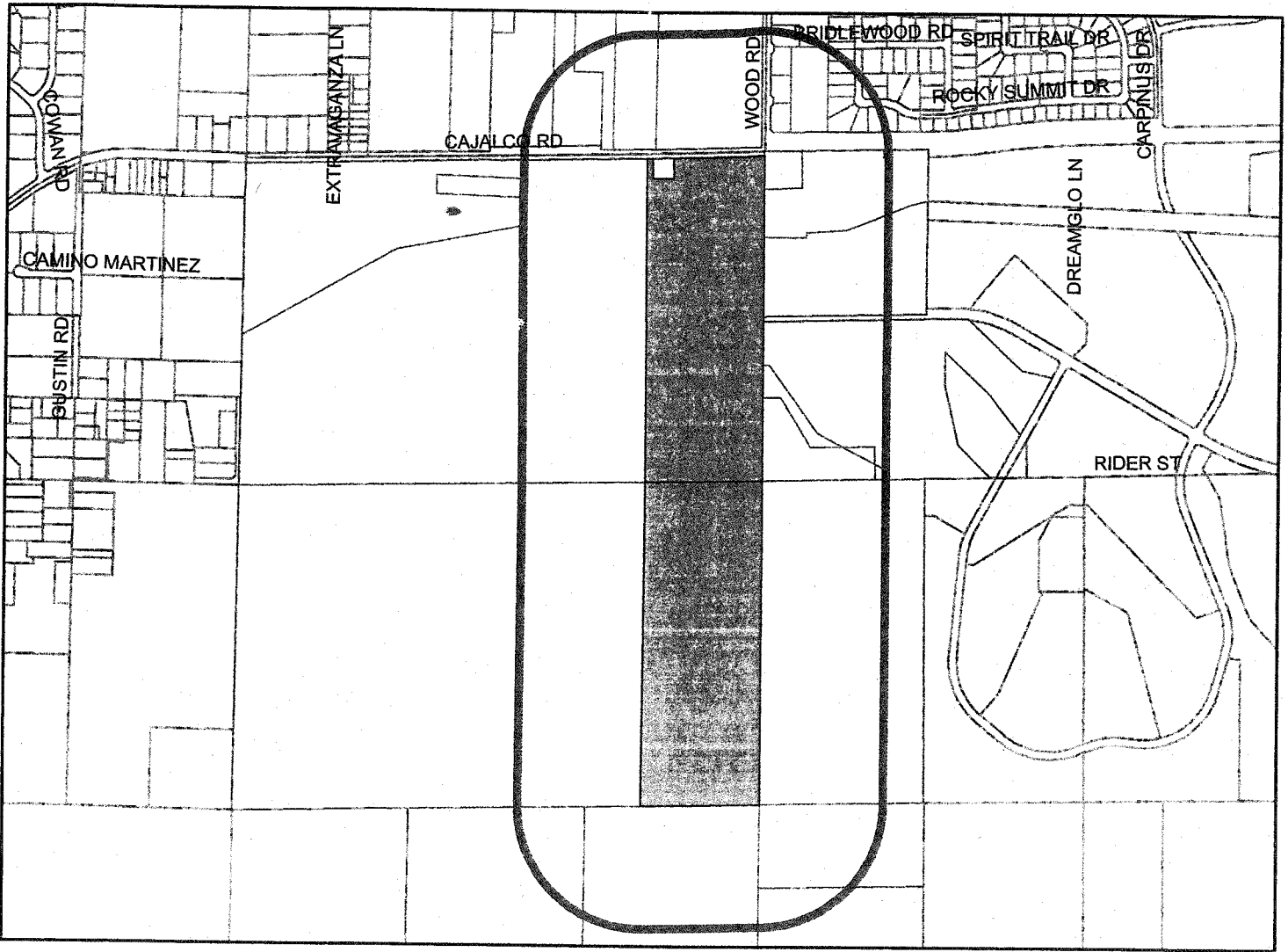
Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Paul Rull  
P.O. Box 1409, Riverside, CA 92502-1409

**COUNTY CLERK**  
Neg Declaration/Ntc Determination  
Filed per P.R.C. 21152  
**POSTED**

**MAY 16 2013**

Removed: 6.20.13  
By: *[Signature]* Dep  
County of Riverside

**TR30752 (1000 feet buffer)**



**Selected Parcels**

321-520-007	321-130-053	321-130-054	321-130-055	321-130-056	321-130-059	321-130-060	321-510-015	321-120-016	321-140-023
321-140-024	321-140-025	321-140-031	321-140-032	321-150-004	321-520-006	321-520-004	321-150-018	321-520-002	321-150-020
321-150-026	321-150-027	321-120-023	321-120-024	321-150-003	321-150-029	321-520-005	321-521-002	321-520-003	321-520-001
321-521-003	321-520-009	321-150-019	321-120-011	321-140-003	321-110-020	321-110-018	321-110-019	321-110-026	321-110-027
321-520-008	321-120-013	321-140-034	321-140-035	321-140-036	321-120-017				



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.





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

July 17, 2013

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

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

RE: NOTICE OF PUBLIC HEARING: ZC 7796 TTM 30752

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, July 19, 2013.**

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,

*Cecilia Gil*

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

**Gil, Cecilia**

---

**From:** mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>  
**Sent:** Wednesday, July 17, 2013 8:18 AM  
**To:** Gil, Cecilia  
**Subject:** Re: [Legals] FOR PUBLICATION: ZC 7796 TTM 30752

Received for publication on July 19. Proof with cost to follow.

Thank You!



Publisher of The Press-Enterprise  
Inland Southern California's News Leader

**Legal Advertising**

Phone: 1.800.880.0345

Fax: 951.368.9018

E-mail: [legals@pe.com](mailto:legals@pe.com)

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

**\*\*Additional days required for larger ad sizes\*\***

On Wed, Jul 17, 2013 at 7:27 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

One more Notice of Public Hearing for publication on Friday, July 19, 2013. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board

951-955-8464

MS# 1010

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE TRACT MAP, FIRST 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, July 30, 2013 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by CA Boulder Springs Holdings, LLC, on **Change of Zone No. 7796**, which proposes to change 7.34 acres of R-A-5 to R-A-1/2 and change 26.87 acres of R-A-1/2 to R-5 and, the remaining 83.47 acres will remain R-A-1/2, or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 30752, Schedule B**, which proposes subdivision of 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots on a total site area of 117.7 gross acres ("the project"). The residential lots will be clustered together resulting in a lower total number of residential lots than what is allowed under the Site's General Plan designation. The project is located northerly of Lake Matthews Drive, southerly of Cajalco Road, and westerly of Wood Road, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 38929**.

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 PAUL RULL, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [prull@rctlma.org](mailto:prull@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: July 17, 2013

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 July 17, 2013, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

ZC 7796 and TTM 30752

to be posted 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:** July 30, 2013 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: July 17, 2013  
Cecilia Gil

**Gil, Cecilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Wednesday, July 17, 2013 7:47 AM  
**To:** Gil, Cecilia; Anderson, Rosemarie; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: ZC 7796

received

---

**From:** Gil, Cecilia  
**Sent:** Wednesday, July 17, 2013 7:28 AM  
**To:** Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: ZC 7796

Good morning! Attached is a Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

## **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 July 17, 2013, I mailed a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

ZC 7796 and TTM 30752

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:** July 30, 2013 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: July 17, 2013  
Cecilia Gil

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 2/5/2013.

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

APN (s) or case numbers TR30752 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

ASMT: 321110020, APN: 321110020  
SAND HAVEN PINES INC  
18800 CAJALCO RD  
PERRIS CA 92570

ASMT: 321140036, APN: 321140036  
WILLIAM CRAMER  
P O BOX 18929  
ANAHEIM CA 92817

ASMT: 321110027, APN: 321110027  
C/O JOBSTAK EQUITY PARTNERS  
19057 COLIMA RD  
ROWLAND HEIGHTS CA 91745

ASMT: 321150004, APN: 321150004  
CA BOULDER SPRINGS HOLDINGS  
C/O JIM HILL  
2 PARK PLAZA STE 850  
IRVINE CA 92614

ASMT: 321120011, APN: 321120011  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 321150018, APN: 321150018  
STROWN MARTIN, ETAL  
P O BOX 0984  
PERRIS CA 92572

ASMT: 321120013, APN: 321120013  
USASIA INTERNATIONAL INC  
9580 GARDEN GROVE NO 300  
GARDEN GROVE CA 92844

ASMT: 321150019, APN: 321150019  
MARIA VASQUEZ, ETAL  
696 ORANGE HEIGHTS LN  
CORONA CA 92882

ASMT: 321120017, APN: 321120017  
WMWD  
P O BOX 5286  
RIVERSIDE CA 92517

ASMT: 321150020, APN: 321150020  
HEATHER BORDERS  
1552 E SILVER SUMMIT DR  
FRESNO CA 93730

ASMT: 321130060, APN: 321130060  
C LAND BOULDER, ETAL  
341 W 2ND ST NO 1  
SAN BERNARDINO CA 92401

ASMT: 321150027, APN: 321150027  
IDALEONA ESTATES II  
C/O MARTIN PARTNERS  
444 S FLOWER ST STE 1200  
LOS ANGELES CA 90071

ASMT: 321140003, APN: 321140003  
O C CALLERY INC  
WILLIAM R & CAROLE CRAMER  
601 PERALTA HILLS DR  
ANAHEIM CA 92806

ASMT: 321150029, APN: 321150029  
INDIAN MESA  
C/O NICHOLAS J COUSSOULIS  
341 W 2ND ST STE 1  
SAN BERNARDINO CA 92401

38 ZC 7796 TTM 30752





ASMT: 321510015, APN: 321510015  
BOULDER SPRINGS COMMUNITY ASSN  
C/O K HOVNANIAN COMM INC  
800 N HAVEN AVE STE 300  
ONTARIO CA 91764

ASMT: 321520007, APN: 321520007  
BRIAN DEVEREUX, ETAL  
12139 176TH ST  
ARTESIA CA 90701

ASMT: 321520001, APN: 321520001  
KATHY BOYER  
19313 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321520008, APN: 321520008  
TRACEE EKINS, ETAL  
19209 ROCKY SUMMIT DR  
PERRIS, CA. 92570

ASMT: 321520002, APN: 321520002  
FIDEL ARREDONDO  
19331 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321520009, APN: 321520009  
MICAH CAMPBELL, ETAL  
19227 ROCKY SUMMIT DR  
PERRIS CA 92570

ASMT: 321520003, APN: 321520003  
GAUDENCIA GONZALEZ, ETAL  
19349 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321521002, APN: 321521002  
JASON GARDNER  
19364 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321520004, APN: 321520004  
SUSAN WEST, ETAL  
19367 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321521003, APN: 321521003  
DENNETTA SOLIS, ETAL  
19382 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321520005, APN: 321520005  
ASMAHAN NESHEIWAT, ETAL  
19385 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321520006, APN: 321520006  
DENISE CHAVEZ, ETAL  
19173 ROCKY SUMMIT DR  
PERRIS CA 92570

CA Boulder Springs Holdings, LLC  
C/O Trimont Advisors  
Attn: Jim Hill  
2 Park Plaza Suite 850  
Irvine CA 92614

K & A Engineering Inc  
Attn: Don Bergh  
357 N Sheridan Street, Suite 117  
Corona CA 92880

CA Boulder Springs Holdings, LLC  
C/O Trimont Advisors  
Attn: Jim Hill  
2 Park Plaza Suite 850  
Irvine CA 92614

K & A Engineering Inc  
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Corona CA 92880

CA Boulder Springs Holdings, LLC  
C/O Trimont Advisors  
Attn: Jim Hill  
2 Park Plaza Suite 850  
Irvine CA 92614

K & A Engineering Inc  
Attn: Don Bergh  
357 N Sheridan Street, Suite 117  
Corona CA 92880

Raglam- Residents Association of  
Greater Lake Mathews  
ATTN: Chairman, Ralph Hileman  
14176 Grande Vista Avenue  
Perris, CA 92570

Western Municipal Water District  
14205 Meridian Parkway  
Riverside, CA 92518

Riverside County Waste Management  
14310 Frederick Street,  
Moreno Valley CA 92553

Metropolitan Water District of  
Southern California  
700 N. Alameda St., US3-230  
Los Angeles, CA 90012

Val Verde Unified School District  
975 W. Morgan Street  
Perris CA 92571

City of Riverside  
Attn: Planning Director  
3900 Main Street, 3rd Floor  
Riverside 92522

Greater Lake Matthews Trail  
Association  
Attn: Laurie Taylor  
14679 Descanso Drive  
Lake Matthews CA 92750

Woodcrest Municipal Advisory  
Committee  
Attn: Geoffrey Dooley  
16780 Sendero Del Charro  
Riverside CA 92508

Community Association of Lake  
Matthews  
Attn: Art Cassel  
18350 Harley John Road  
Lake Matthews CA 92504

Mead Valley Municipal Advisory  
Committee  
Attn: Lee Cussins  
18870 Springwood Lane  
Perris CA 92570

**Greater Lake Mathews Rural Trails Association**

3410 La Sierra Ave. #F1117  
Riverside, CA 92504  
Tax Exempt Organization 501 ( c ) (4)  
EIN # 31-1717410

July 26, 2013

Board of Supervisors  
County of Riverside  
4080 Lemon Street  
Riverside, CA 92502

Re: July 30, 2013 Board agenda Item 16.2  
Change of Zone No. 7796 and Tentative Tract Map 30752

The Greater Lake Mathews Rural Trails Association supports the proposed trails and supporting amenities for the subject project. Representatives of our association have held several meetings with representatives of the Boulder Springs/Dailey Ranch regarding the trail system within the project. They have been very cooperative and responsive to our recommendations.

The trails within this project are an important addition to the future network of trails leading to Gavilan Hills and Harford Springs Reserve. These trails will make it possible in the future for riders, hikers and bicycle riders from Woodcrest, Mockingbird Canyon, Mead Valley, and Riverside to ride and hike to Gavilan Hills and the Reserve, and provide the same opportunity in reverse from the Gavilan Hills area.

We also support the zoning allowing the keeping of horses and other allowable large animals and the maintaining of the rural lifestyle of the area. In past meetings, we had recommended that the CC&Rs for this development include wording that the half-acre lots allow the keeping of two horses consistent with the County zoning, and that these are public streets, public regional and community trails, and a public park—all open to pedestrian and equestrian use.

Sincerely,

Julia Doty, President

Cc: Nicholas J. Biro, President, Blue Mountain Development, Inc.  
Marc Brewer, Senior Park Planner, Riverside Co. Parks & Open Space District

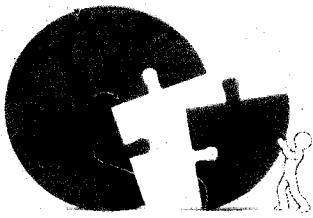
5013 707 58 7410: 12

RECEIVED  
JUL 30 2013

7/30/13 16.2

2013-7-19-143

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2013 JUL 29 AM 10:15



*Carolyn Syms Luna*

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

## Memorandum

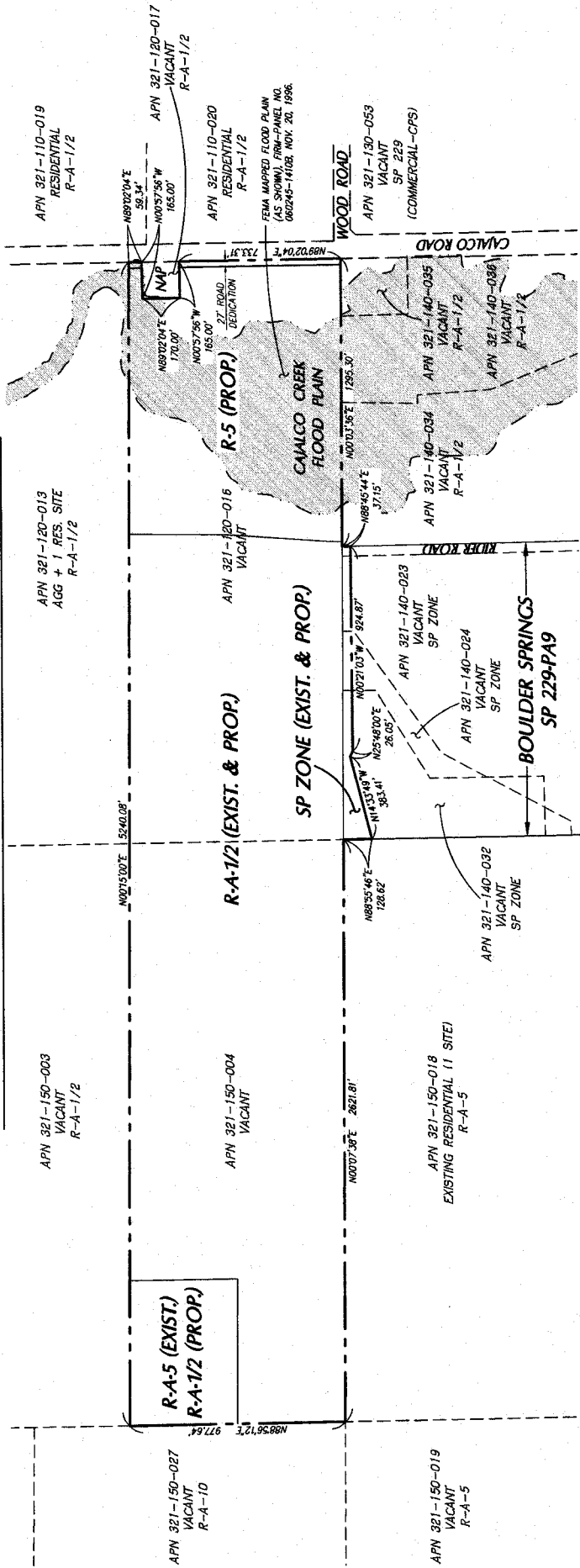
**DATE:** July 30, 2013  
**TO:** Riverside County Board of Supervisors  
**FROM:** Planning Staff  
**RE:** **July 30, 2013, Board of Supervisors meeting for Agenda Item 16-2 Change of Zone No. 7796 and Tentative Tract Map No. 30752**

1. The Change of Zone No. 7796 exhibit dated 1/10/13 has been updated as shown in the latest change of zone exhibit dated 7/8/13 (attached). The updated exhibit now correctly identifies the existing and proposed zoning of a small outcropping area on the eastern boundary of the project as Specific Plan.
2. Staff received a letter on 7/26/13 by The Greater Lake Mathews Rural Trails Association supporting the project (attached).
3. Staff received a letter on 7/30/13 from the Residents Association of Greater Lake Mathews (RAGLM) stating that they are not opposed to the project (attached.)

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

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

# TTM 30752 CHANGE OF ZONE EXHIBIT



**ZONING ACREAGES**

ZONING	EXISTING	PROPOSED
R-A-5	7.34 AC	-
R-A-1/2	108.28 AC	89.25 AC
SP ZONE	1.56 AC	1.56 AC
R-5	-	26.87 AC
<b>TOTAL</b>	<b>117.88 AC</b>	<b>117.88 AC</b>

**UTILITY PROVIDERS AND SCHOOL DISTRICT**

ELECTRIC: SOUTHERN CALIFORNIA EDISON  
 GAS: THE GAS CO.  
 TELEPHONE: GENERAL TELEPHONE  
 CABLE TV: WESTERN MUNICIPAL WATER DISTRICT  
 WATER: WESTERN MUNICIPAL WATER DISTRICT  
 SEWER: VAL VERDE UNIFIED SCHOOL DISTRICT  
 SCHOOL DIST: VAL VERDE UNIFIED SCHOOL DISTRICT

**LEGAL DESCRIPTION**

A PORTION OF THE NORTH HALF OF FRACTIONAL SECTION 18 AND A PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 7, AND A PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 7;

THENCE NORTH 00°33'58" WEST, 1285.30 FEET;

THENCE SOUTH 88°54'44" EAST, 37.15 FEET;

THENCE SOUTH 00°21'03" EAST, 924.87 FEET;

THENCE SOUTH 25°48'00" WEST, 26.05 FEET;

THENCE SOUTH 14°33'49" EAST, 383.41 FEET;

THENCE SOUTH 00°07'38" WEST, 128.62 FEET;

THENCE SOUTH 88°56'12" WEST, 972.64 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 18;

THENCE SOUTH 88°02'04" EAST, 5240.08 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF CAJALCO ROAD;

THENCE SOUTH 00°57'56" EAST, 165.00 FEET;

THENCE NORTH 89°02'04" EAST, 170.00 FEET;

THENCE NORTH 00°57'56" WEST, 165.00 FEET;

THENCE NORTH 89°02'04" WEST, 165.00 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF CAJALCO ROAD TO THE TRUE POINT OF BEGINNING.

**PROPERTY ACRES**

117.88 ACRES GROSS  
 117.18 ACRES NET

**APPLICANT**

CA BOULDER SPRINGS HOLDINGS LLC  
 TRIMONT REAL ESTATE ADVISORS  
 2 PARK PLAZA SUITE 850  
 IRVINE, CA 92614  
 PHONE: (949) 862-1450  
 FAX: (949) 862-8771  
 CONTACT: JILL BELL

**OWNER**

CA BOULDER SPRINGS HOLDINGS LLC  
 TRIMONT REAL ESTATE ADVISORS  
 2 PARK PLAZA SUITE 850  
 IRVINE, CA 92614  
 PHONE: (949) 862-1450  
 FAX: (949) 862-8771  
 CONTACT: JILL BELL

**ENGINEER**

K & A ENGINEERING, INC.  
 10000 BROADWAY STREET, SUITE 117  
 CORONA, CA 92720  
 PHONE: (951) 279-1800  
 PROJECT MANAGER: DON BERGH, P.E.

**PROPERTY LOCATION**

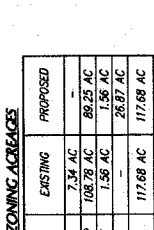
SOUTH OF CAJALCO ROAD,  
 BETWEEN LAKE MATHEWS AND  
 THE ESCONABO FRY 1-215

**ASSESSOR'S PARCEL NUMBER**

321-120-016, PORTION OF 321-140-023, 321-140-024,  
 321-140-032 AND 321-150-004

**THOMAS BROTHERS MAP**

RIVERSIDE COUNTY (2005) PAGE 776, D-3, D-4 AND D-5



**DATE PREPARED**

DECEMBER, 2012

**ENGINEERING**  
 K & A  
 LAND PLANNING  
 SURVEYING  
 Engineering, Inc.

357 N. SHEDDEN STREET  
 SUITE 117, CALIFORNIA 92880  
 TEL: (951) 279-1800  
 FAX: (951) 279-4380

**CASE #:** CZ7796  
**DATED:** 7/8/13  
**PLANNER:** P. RULL

**Greater Lake Mathews Rural Trails Association**



3410 La Sierra Ave. #F1117  
Riverside, CA 92504  
Tax Exempt Organization 501 ( c ) ( 4 )  
EIN # 31-1717410

July 26, 2013

Board of Supervisors  
County of Riverside  
4080 Lemon Street  
Riverside, CA 92502

Re: July 30, 2013 Board agenda Item 16.2  
Change of Zone No. 7796 and Tentative Tract Map 30752

The Greater Lake Mathews Rural Trails Association supports the proposed trails and supporting amenities for the subject project. Representatives of our association have held several meetings with representatives of the Boulder Springs/Dailey Ranch regarding the trail system within the project. They have been very cooperative and responsive to our recommendations.

The trails within this project are an important addition to the future network of trails leading to Gavilan Hills and Harford Springs Reserve. These trails will make it possible in the future for riders, hikers and bicycle riders from Woodcrest, Mockingbird Canyon, Mead Valley, and Riverside to ride and hike to Gavilan Hills and the Reserve, and provide the same opportunity in reverse from the Gavilan Hills area.

We also support the zoning allowing the keeping of horses and other allowable large animals and the maintaining of the rural lifestyle of the area. In past meetings, we had recommended that the CC&Rs for this development include wording that the half-acre lots allow the keeping of two horses consistent with the County zoning, and that these are public streets, public regional and community trails, and a public park—all open to pedestrian and equestrian use.

Sincerely,

Julia Doty, President

Cc: Nicholas J. Biro, President, Blue Mountain Development, Inc.  
Marc Brewer, Senior Park Planner, Riverside Co. Parks & Open Space District





# RAGLM

Residents Association of Greater Lake Mathews

3410 La Sierra Avenue ~ Riverside, California 92503 ~ (951) 286-4572

Monday, July 29, 2013

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501

RE: 7-30-13 Agenda item 16.2, Dailey Ranch

To Whom It May Concern,

RAGLM is not opposed to the Dailey Ranch development or the proposed zone changes within the development.

Please make this letter part of public record.

Sincerely,

Nathan Westphal  
President - Residents Association of Greater Lake Mathews

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, CHANGE OF ZONE AND TENTATIVE PARCEL MAP, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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Dated: July 3, 2013

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

16-1 of 07/30/13

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CLERK/BOARD OF SUPERVISORS

2019 JUL 22 PM 4 58

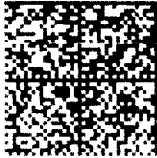
ASMT: 934080019, APN: 934080019  
PATRICIA DAVIS, ETAL  
23920 LA VELLA RD  
TEMECULA, CA. 92590

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

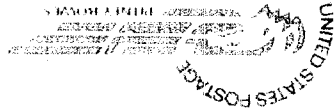


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0002005437 JUL 03 2019  
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NIXIE 918 FE 1260 0007/18/13

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BC: 92502114747 \*1608-00072-18-17

F8357M 1475

TEAR HERE TO OPEN  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, CHANGE OF ZONE AND TENTATIVE PARCEL MAP, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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Dated: July 3, 2013

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

16-1 of 07/30/13

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2013 JUL 23 PM 4 19

ASMT: 933020032, APN: 933020032  
BIZ Z4  
C/O KENNETH HIGBEE  
44410 LOS GAROS RD  
TEMECULA CA 92590

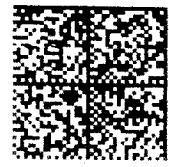
NIXIE 918 TE 1259 0007/19/13  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
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FYI-LMB 925  
9250201147

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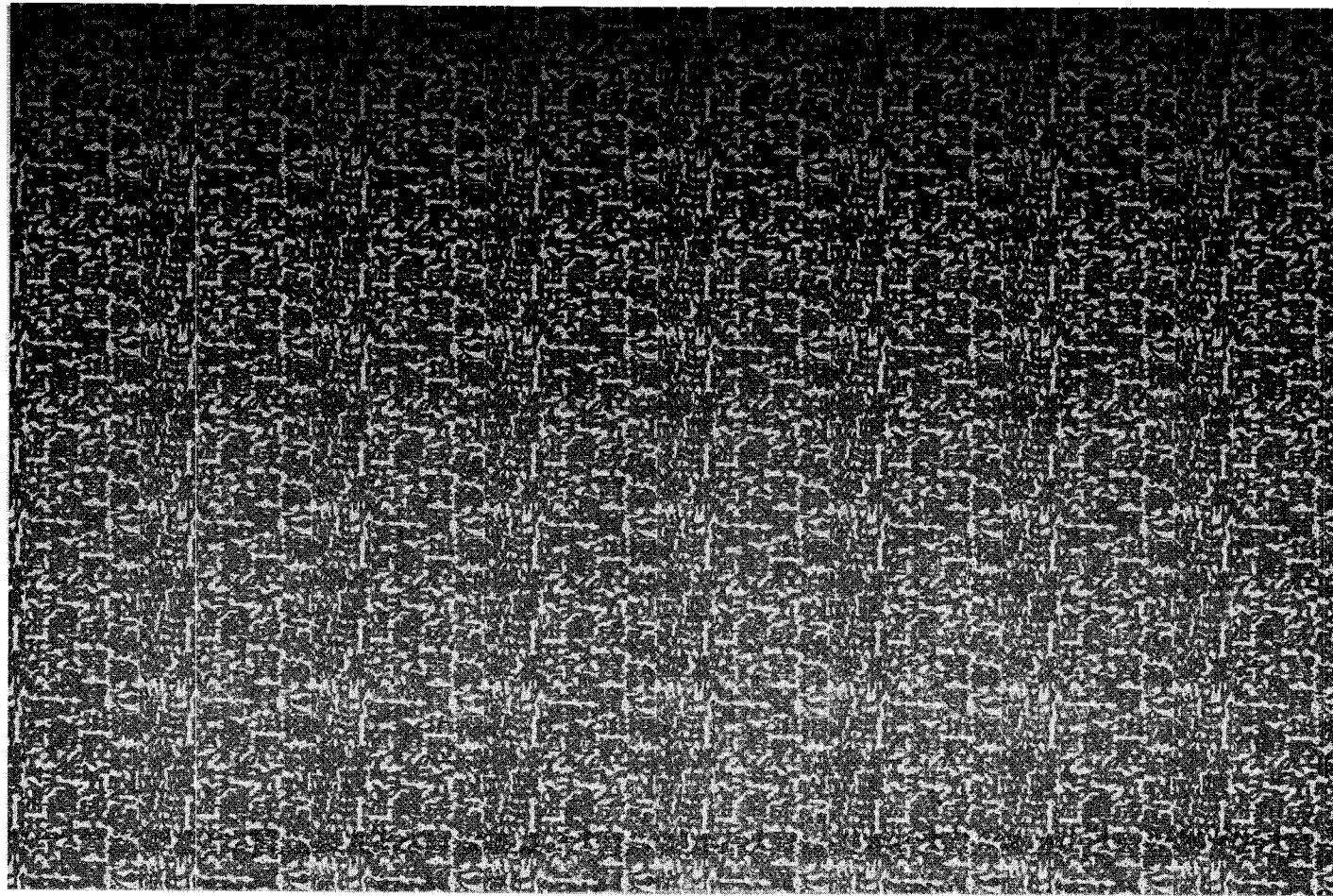
Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



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Dated: July 3, 2013

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

16-1 of 07/30/13

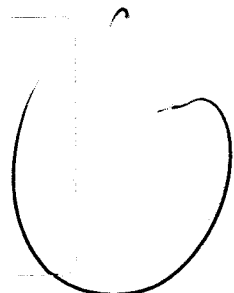
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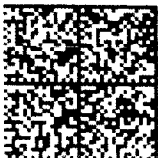
NIXIE 918 DE 1260 0007/13/13

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WILEY, ETAL  
6075 LA JOLLA SENIC DR  
LA JOLLA CA 92037

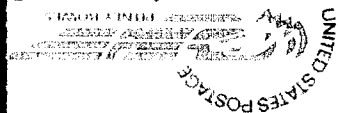


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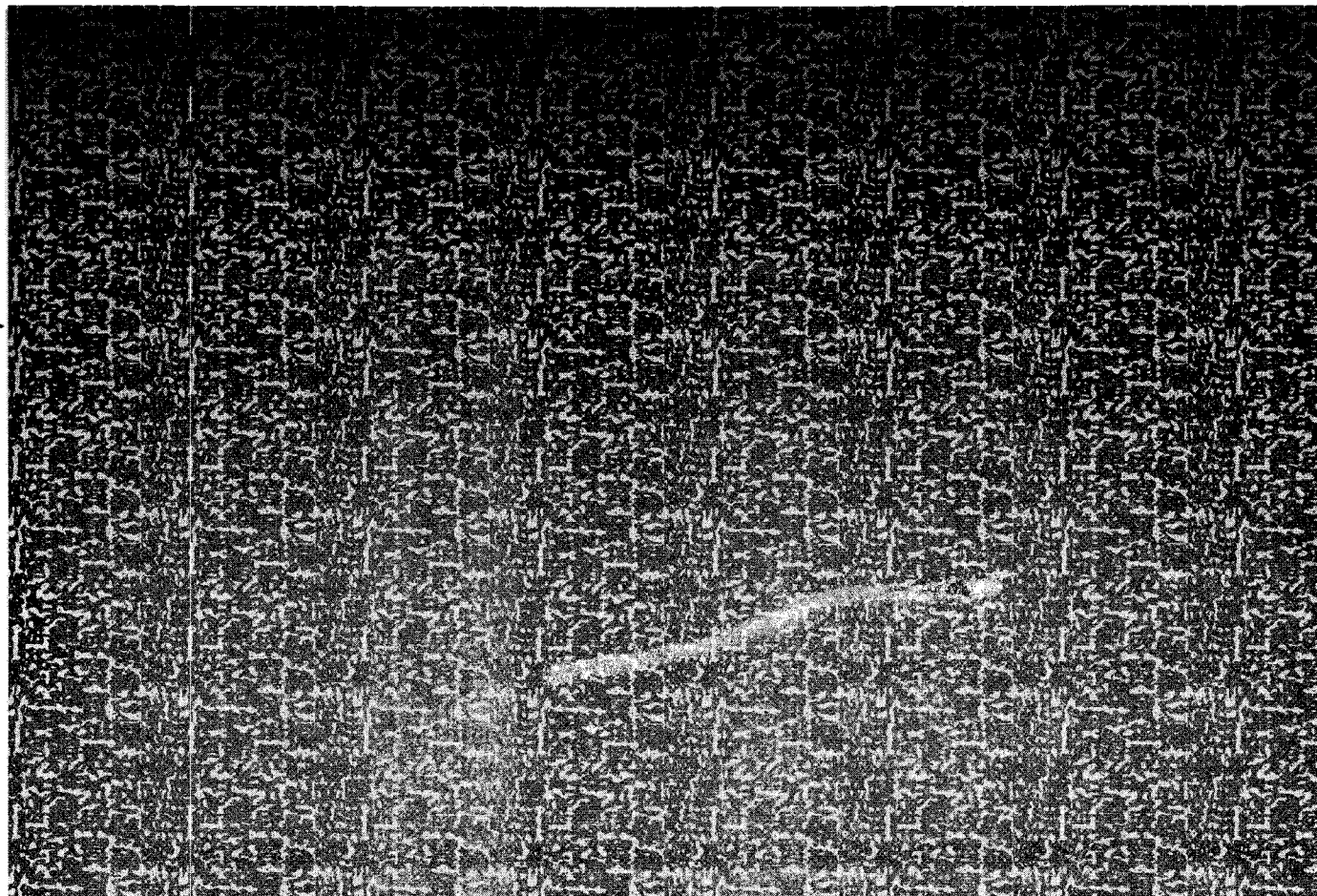


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Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant

16-1 of 07/30/13



1608-05387-09-19 92502114747

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NOT DELIVERABLE AS ADDRESSED  
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NIXIE 918 FE 1260 0007/09/13

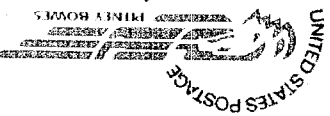
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2013 JUL 15 PM 2:30

ASMT: 933100020, APN: 933100020  
FLORA WALKER, ETAL  
2944 RUBIDOUX BLV  
RIVERSIDE CA 92509

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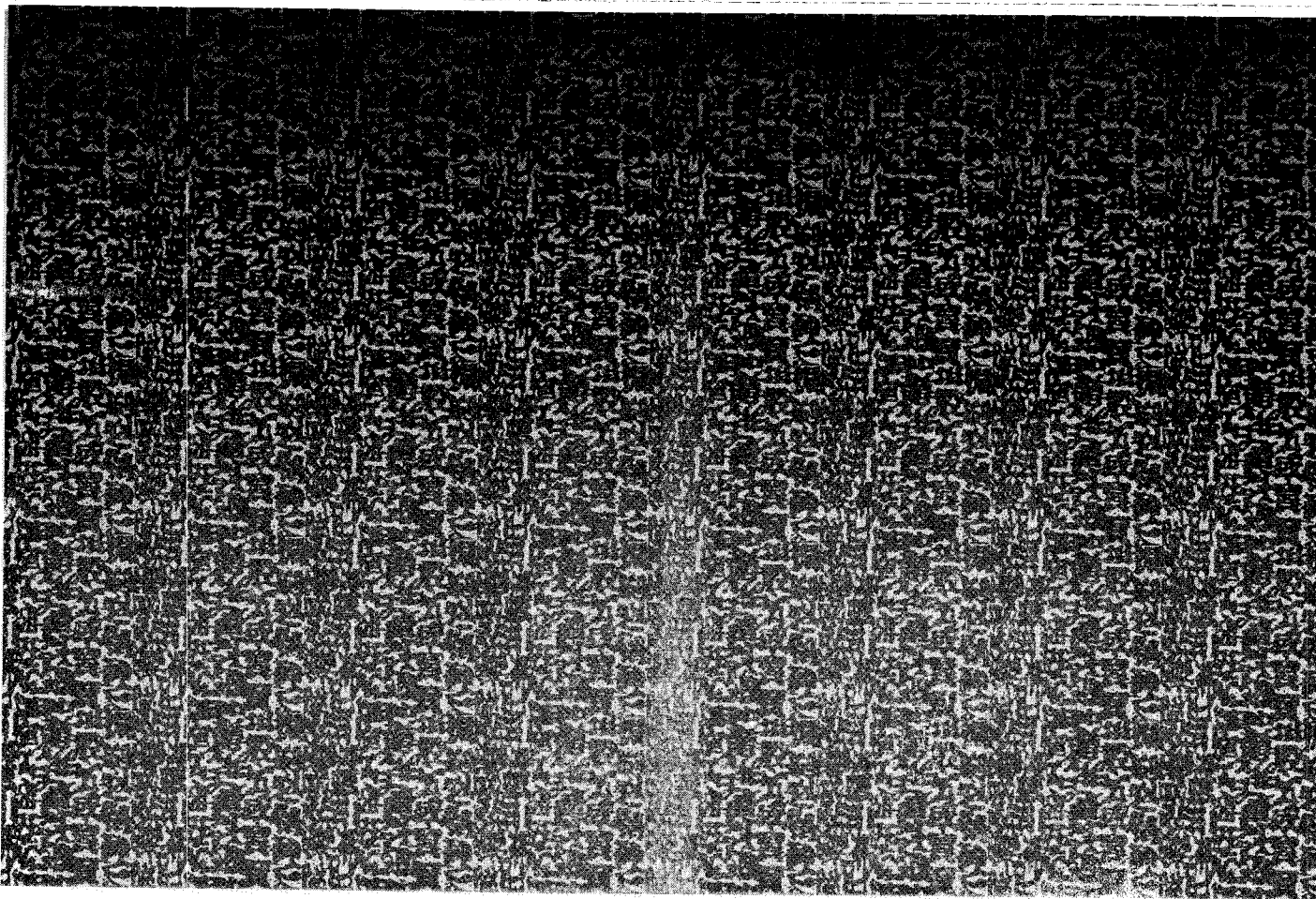
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P. O. Box 1147  
Riverside, CA 92502-1147



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By: Cecilia Gil, Board Assistant

16-1 of 07/30/13

BC: 92502114747 \* 2077-01925-09-18

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UNABLE TO FORWARD

MIXIE 917 FE 1260 0007/09/13

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2013 JUL 15 PM 2:38

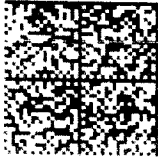
ASMT: 937290004, APN: 937290004  
GREAT AMERICAN COMMERCE CORP, ETAL  
C/O GREAT AMERICAN COMMERCE  
219 BROADWAY STE 300  
LAGUNA BEACH CA 92651

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

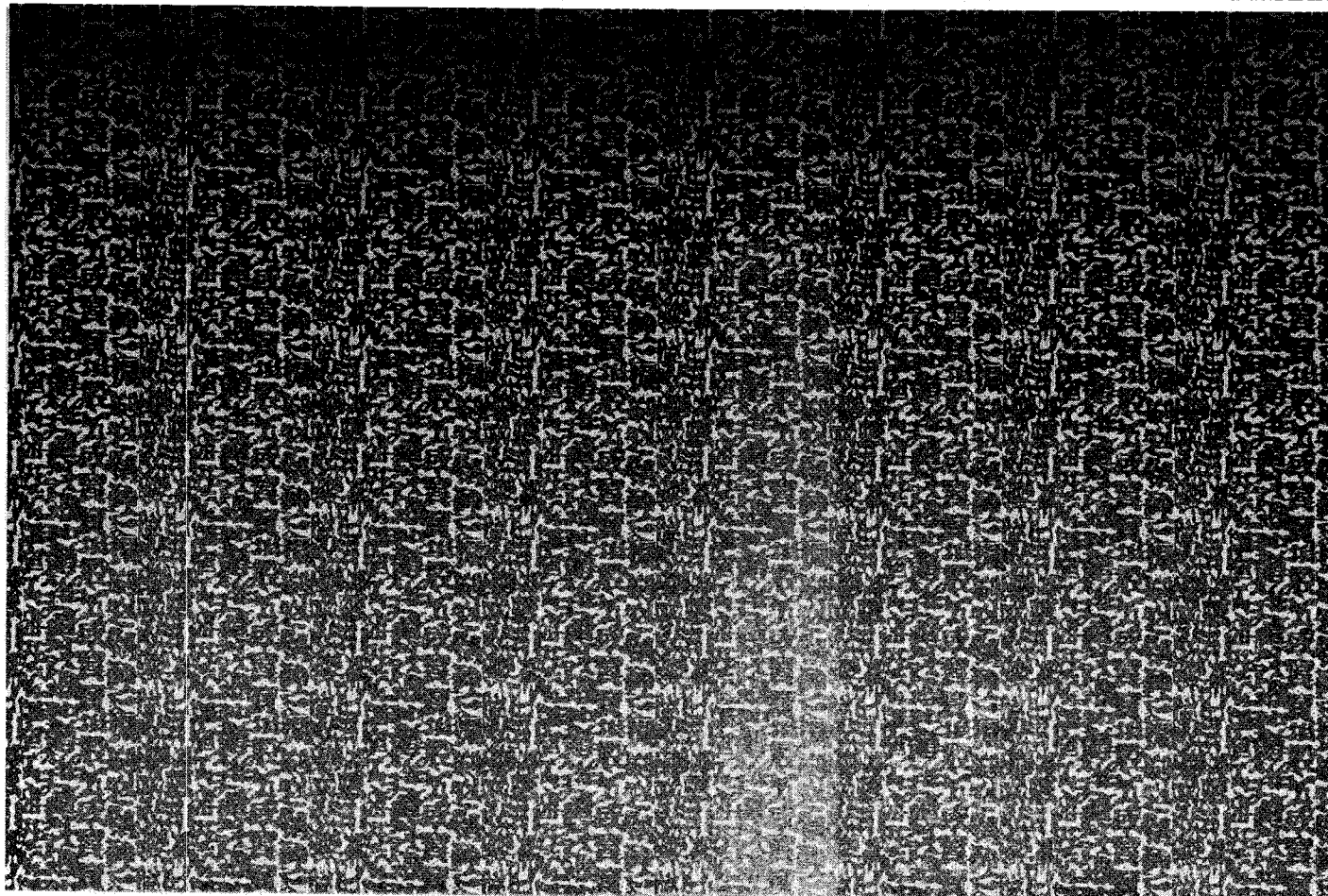


PRESORTED  
FIRST CLASS



MAILED FROM ZIP CODE 92504  
0002008437 JUL 08 2013

\$ 00.40



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, CHANGE OF ZONE AND TENTATIVE PARCEL MAP, FIRST 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, July 30, 2013 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Cerney Family Trust on **Agricultural Preserve No. 969**, which proposes to cancel a Williamson Act Preserve contract and diminish Rancho California Agricultural Preserve No. 23; **Change of Zone No. 7119**, which proposes to change the zoning of 21.56 gross acres from Light Agricultural – 10 Acre Minimum (A-1-10) to Residential Agricultural - 5 Acre Minimum (R-A-5), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 33345, Schedule H**, which proposes to subdivide 21.56 gross acres into four (4) parcels with a minimum five (5) acre size ("the project"). The project is located northerly of Sandia Creek Drive, easterly of Carancho Road and of El Prado Road, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 40044**.

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 MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL [mstraite@rcctlma.org](mailto:mstraite@rcctlma.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: July 3, 2013

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

16-1 of 07/30/13

1772835705 HQ1  
BC: 92502114747 \*0704-03881-03-42

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

NIXIE 176 DE 1809 0007/09/13

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2013 JUL 15 PM 2:38

ASMT: 934070013, APN: 934070013  
SHARON EITEL  
112 RADAR AVE  
COGAN STATION PA 17728

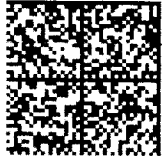
*Handwritten:* N5N on R11

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

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

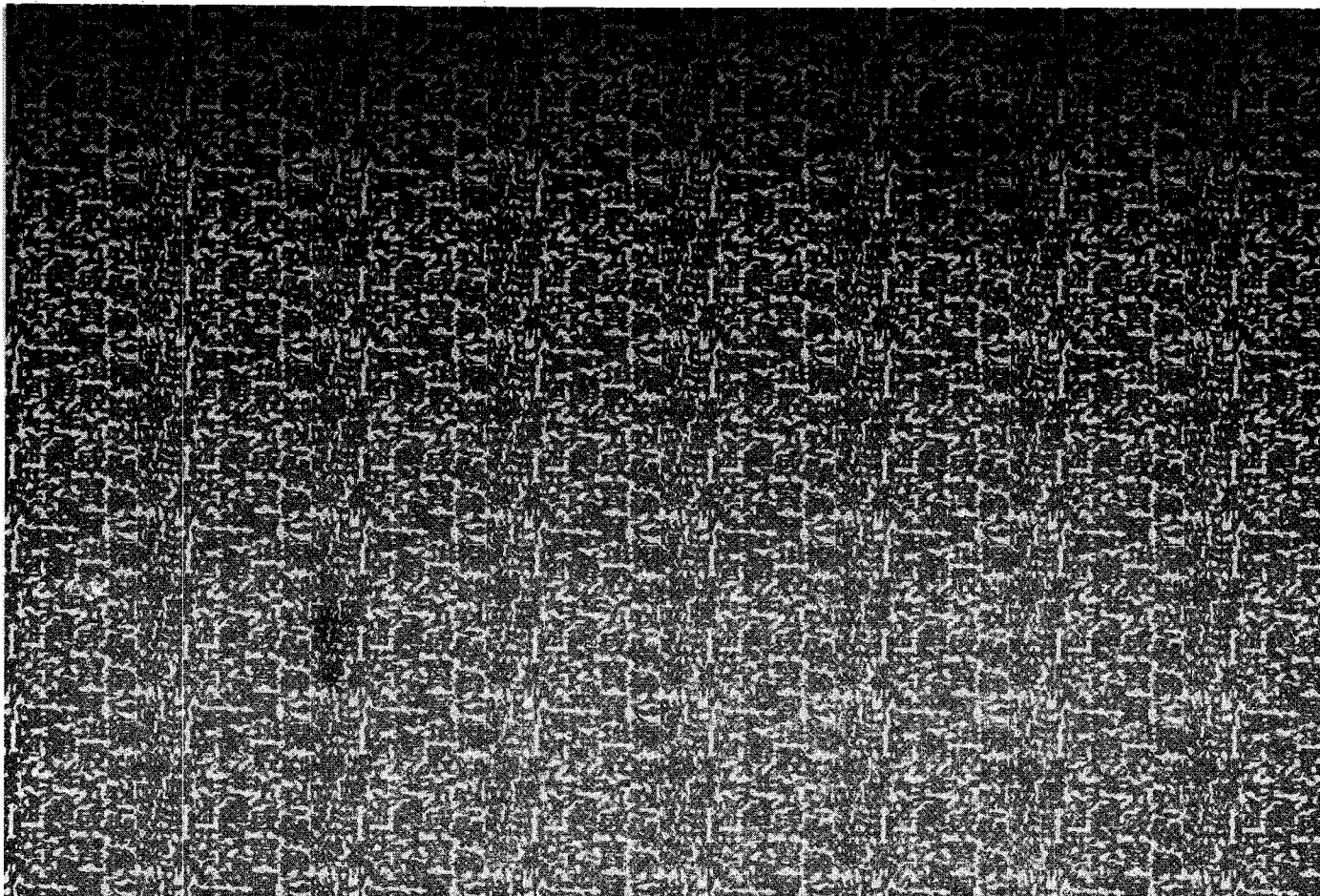


PRESORTED  
FIRST CLASS



02 1R 0002005437 JUL 03 2013  
MAILED FROM ZIP CODE 92504

\$ 00.40<sup>5</sup>



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, CHANGE OF ZONE AND TENTATIVE PARCEL MAP, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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Dated: July 3, 2013

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

16-1 of 07/30/13

BC: 92502114747 \* 3077-07969-04-33

UNABLE TO FORWARD  
RETURN TO SENDER  
REFUSED

0000/11/13

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS

2013 JUL 15 PM 2:38

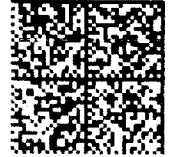
ASMT: 934270009, APN: 934270009  
SHEREE GARCIA  
PO BOX 2971  
VENTURA CA 93002

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

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

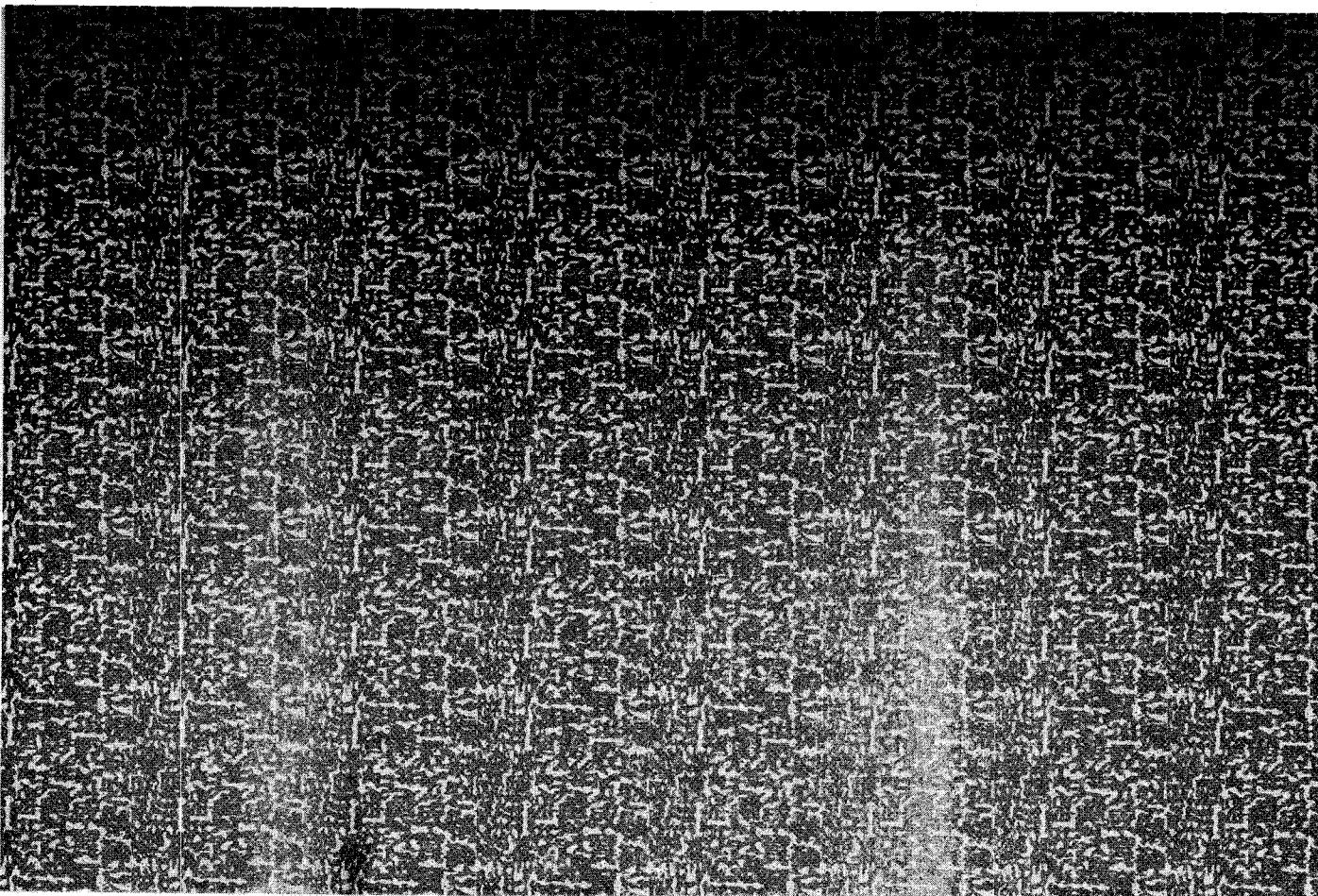
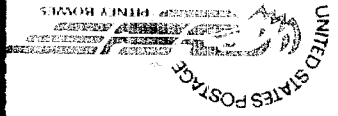


PRESORTED  
FIRST CLASS



02 1P 0002008437 JUL 03 2013  
MAILED FROM ZIP CODE 92504

\$ 00.405



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

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Dated: July 3, 2013

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

16-1 of 07/30/13



92502@1147  
925 925  
92502114747 \*2408-03906-10-26

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

NIXIE 918 FE 1260 0007/10/13

ASMT: 934250011, APN: 934250011  
KRISTA LIMBURG, ETAL  
P O BOX 1044  
NUEVO CA 92567

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2013 JUL 15 PM 2:38

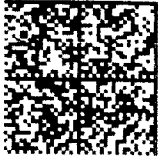
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**PUBLIC HEARING NOTICE**

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



PRESORTED  
FIRST CLASS



02 1R 0002005437 JUL 03 2013  
MAILED FROM ZIP CODE 92504

\$ 00.40s



THEN FOLD AND TEAR

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, CHANGE OF ZONE AND TENTATIVE PARCEL MAP, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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Dated: July 3, 2013

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

16-1 of 07/30/13

9250221147  
940108873 C01  
BC: 925022114747 \*0704-03188-03-42  
RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD  
NIXTF 957 DF 1009 0807/08/13

ASMT: 934130005, APN: 934130005  
DANIEL STUCKER  
1370 MCKENZIE AVE  
BURLINGAME CA 94011

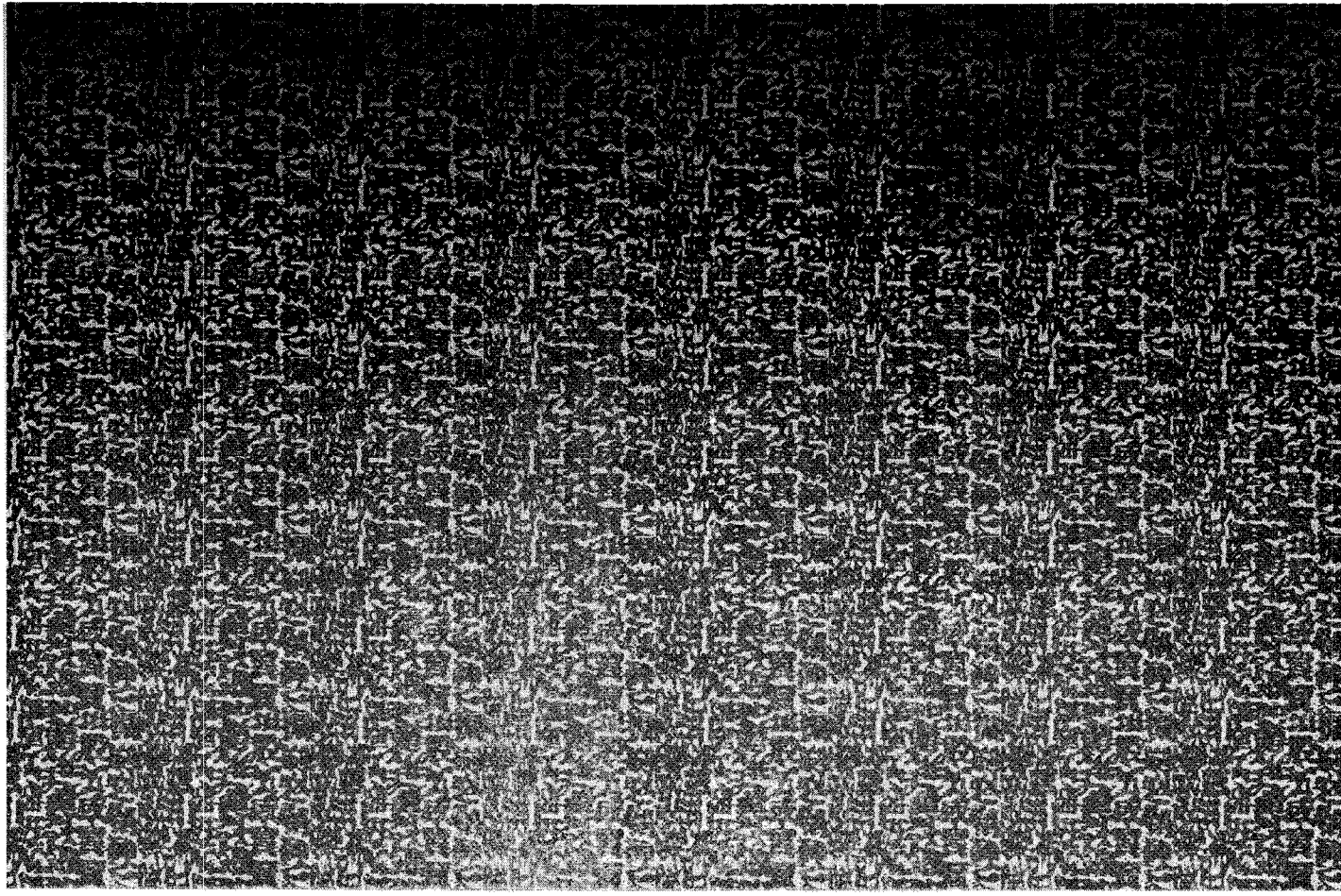
RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2013 JUL 15 PM 2:30  
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MAILED FROM ZIP CODE 92502  
JUL 03 2013  
RIVERSIDE COUNTY CLERK'S OFFICE  
MINUTE ROOMS



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



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



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Dated: July 3, 2013

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

16-1 of 07/30/13

92507 1147  
FYI-LMB 9024  
RETURN TO SENDER  
GARDENA CA 90247-3106  
1518 MARINE AVE  
SHINOHARA, MARIKO  
FORWARD TIME EXP RTN TO SEND  
X 918 NFE 126041210007/07/13

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CLERK/BOARD OF SUPERVISORS

2013 JUL 11 PM 2:25

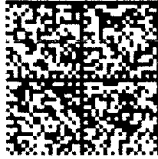
ASMT: 934320005, APN: 934320005  
MARIKO SHINOHARA, ETAL  
15536 ERMANITA AVE  
GARDENA CA 90249

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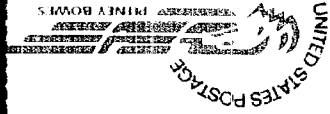


PRESORTED  
FIRST CLASS



02 1P 0002005437 JUL 03 2013  
MAILED FROM ZIP CODE 92504

\$ 00.40



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

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Dated: July 3, 2013

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

16-1 of 07/30/13

3259302471 B02  
BC: 92502114747 \*0704-01086-03-42  
RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD  
NIXIE 918 DE 1009 0007/06/13

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2013 JUL 11 AM 2:25

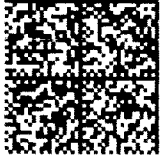
ASMT: 936290015, APN: 936290015  
DAVID KHULMAN  
P.O. Box 2547  
Temecula CA 92593

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



PRESORTED  
FIRST CLASS



02 1R 0002005437  
MAILED FROM ZIP CODE 92504  
JUL 03 2013  
\$ 00.405  
PRINTED IN THE USA



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, CHANGE OF ZONE AND TENTATIVE PARCEL MAP, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 40044**.

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.

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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: July 3, 2013

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

16-1 of 07/30/13



92502 01147  
FYJ-LMB 925  
BC: 92502114747 \*2508-05225-07-19

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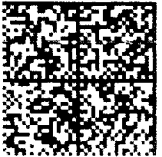
Rich Valdez  
VSL Engineering  
40935 Country Center Dr.  
Temecula CA 32591

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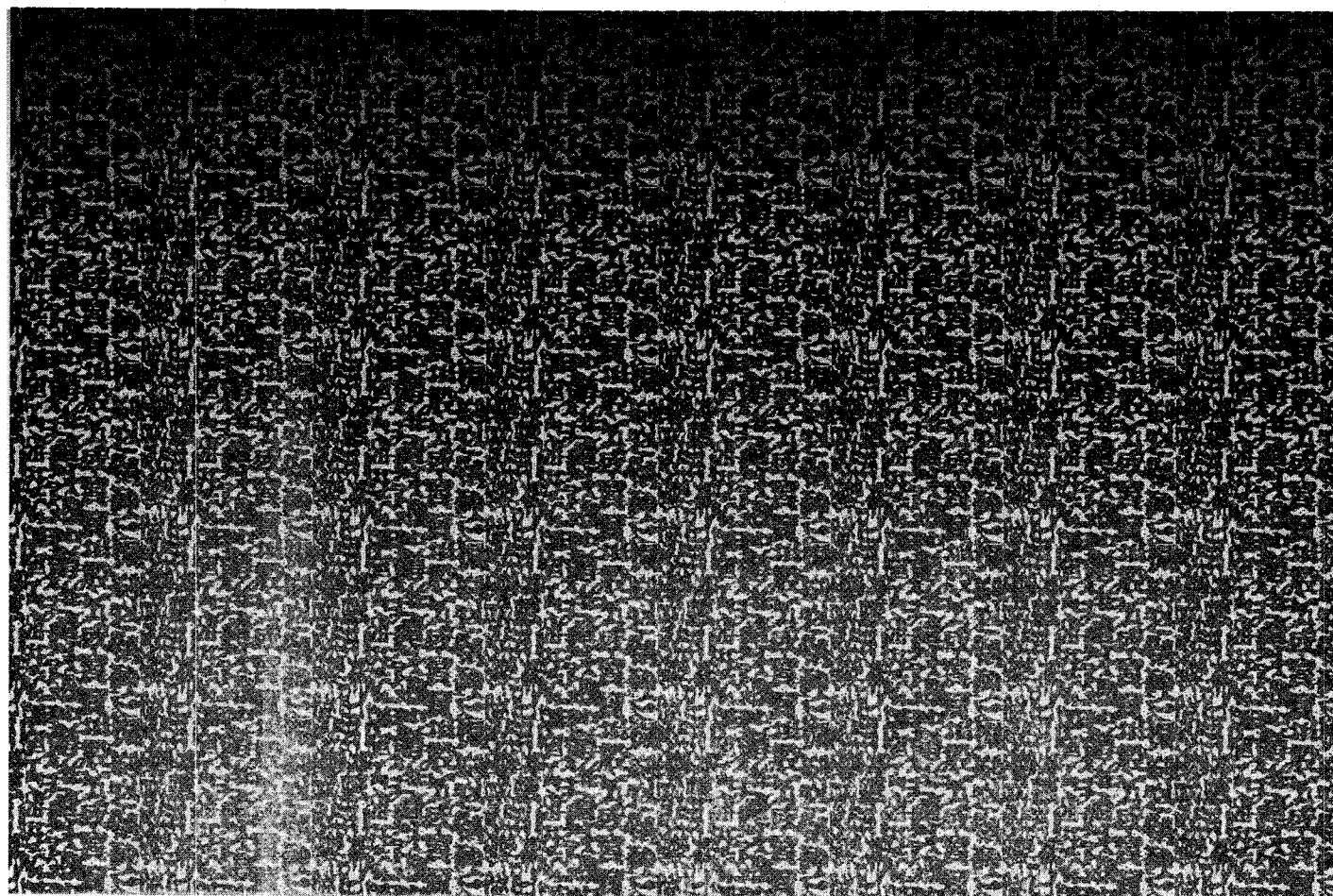
Riverside County Clerk of the Board  
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4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, CHANGE OF ZONE AND TENTATIVE PARCEL MAP, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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Dated: July 3, 2013

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

16-1 of 07/30/13

92502 01147  
FY1-LMB 92  
BCI: 92502114747 \* 2508-04265-07-19

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2013 JUL 11 PM 2:25

ASMT: 937140009, APN: 937140009  
G NEWTON  
25105 CARANCHO RD  
TEMECULA, CA. 92590

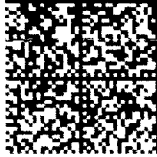
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**PUBLIC HEARING NOTICE**

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

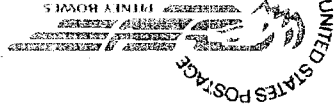


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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, CHANGE OF ZONE AND TENTATIVE PARCEL MAP, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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Dated: July 3, 2013

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

16-1 of 07/30/13

525928499 00 92502114747 \*0704-01084-03-42

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NITRE 918 DE 1009 0007/12/13

ASMT: 936120008, APN: 936120008  
LISA ZUCCATO, ETAL  
23550 CARANCHO RD  
TEMECULA, CA. 92590

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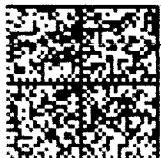
**PUBLIC HEARING NOTICE**

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



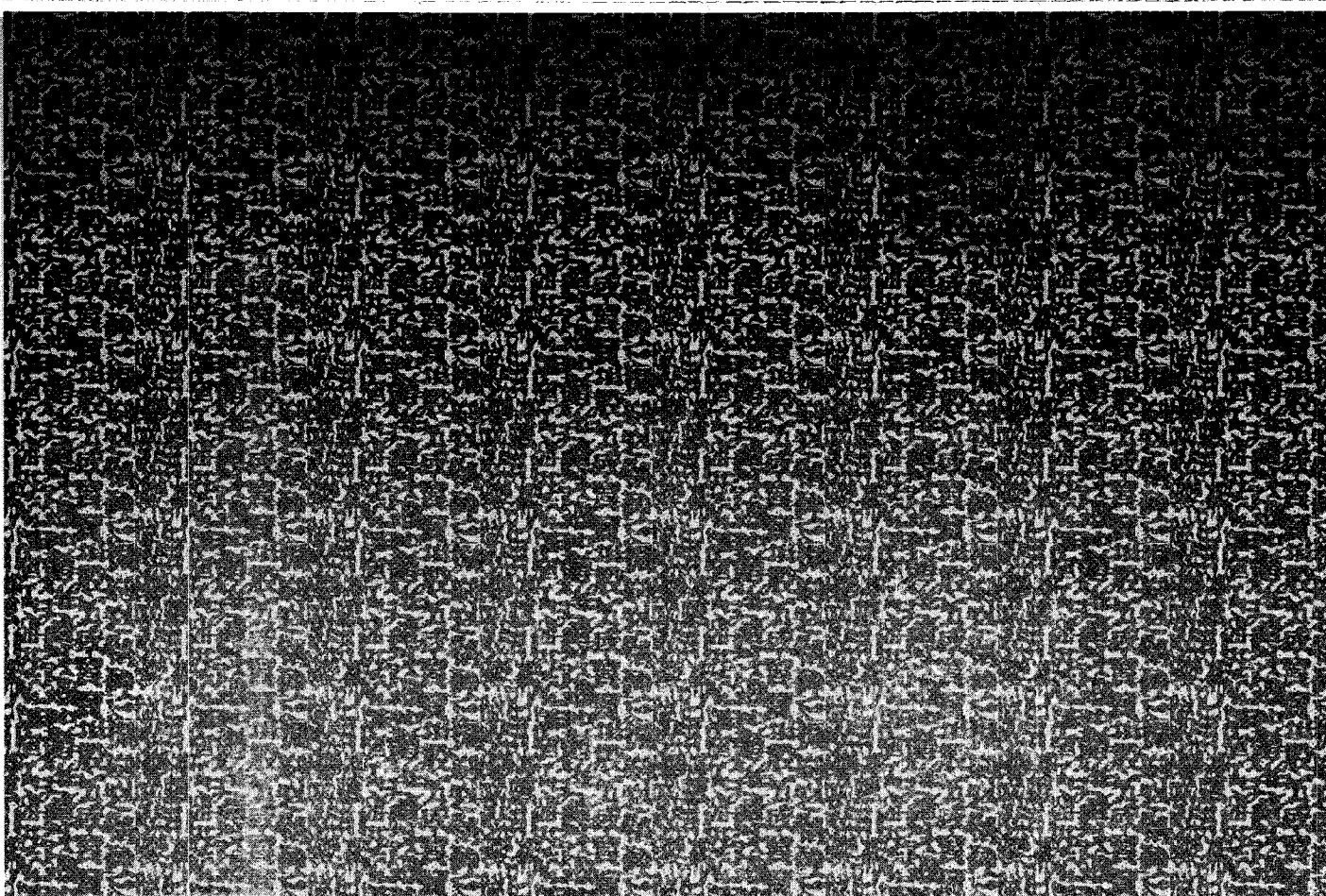
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Dated: July 3, 2013

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

16-1 of 07/30/13

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2951 CLAREMONT DR  
BAKER, JAN R  
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ASMT: 933030016, APN: 933030016  
JAN BAKER, ETAL  
22735 CARANCHO RD  
TEMECULA CA 92590

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

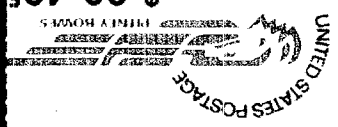


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Dated: July 3, 2013

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Clerk of the Board  
By: Cecilia Gil, Board Assistant

16-1 of 07/30/13



925592@1147 BC: 92502114747 \*1608-00506-06-19

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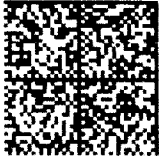
ASMT: 933080026, APN: 933080026  
SIERRA PROP DEV INC  
P O BOX 560  
TEMECULA CA 92593

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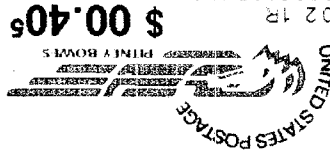
Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
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MAILED FROM ZIP CODE 92504



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Dated: July 3, 2013

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

16-1 of 07/30/13

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2013 JUL -8 PM 2:49

ASMT: 934340003, APN: 934340003  
CAROL HANKINS, ETAL  
5/F B 10 CAROLINA GARDENS  
COOMBE ROAD  
THE PEAK HONG KONG

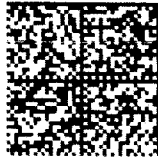
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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1st Floor Annex  
P. O. Box 1147  
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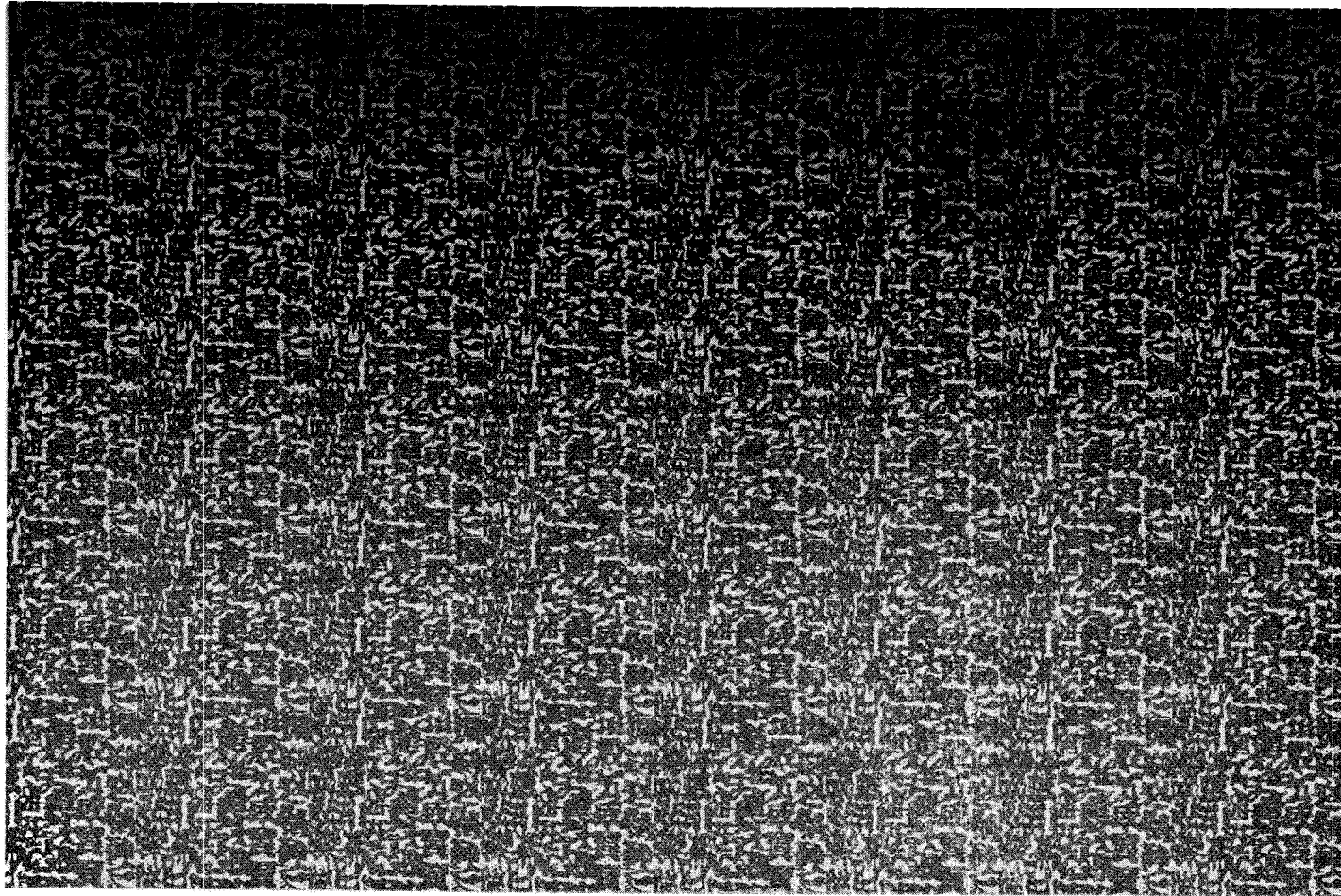
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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, CHANGE OF ZONE AND TENTATIVE PARCEL MAP; FIRST 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, July 30, 2013 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Cerney Family Trust on **Agricultural Preserve No. 969**, which proposes to cancel a Williamson Act Preserve contract and diminish Rancho California Agricultural Preserve No. 23; **Change of Zone No. 7119**, which proposes to change the zoning of 21.56 gross acres from Light Agricultural – 10 Acre Minimum (A-1-10) to Residential Agricultural - 5 Acre Minimum (R-A-5), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 33345, Schedule H**, which proposes to subdivide 21.56 gross acres into four (4) parcels with a minimum five (5) acre size ("the project"). The project is located northerly of Sandia Creek Drive, easterly of Carancho Road and of El Prado Road, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 40044**.

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 MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL [mstrait@rctlma.org](mailto:mstrait@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: July 3, 2013

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

16-1 of 07/30/13

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

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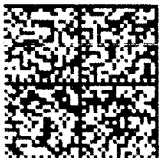
### PUBLIC HEARING NOTICE

*This may affect your property*

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

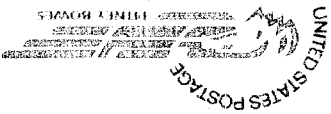


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FIRST CLASS



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REMOVE SIDE EDGETHINS  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

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

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

**SPEAKER'S NAME:** Jo Faris (Applicant)

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** (909) 648-8127

**Date:** 7/30/13 **Agenda #** 16-2 **(Applicant)**

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

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

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

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

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

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

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

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

### **Power Point Presentations/Printed Material:**

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

### **Individual Speaker Limits:**

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

### **Group/Organized Presentations:**

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

### **Addressing the Board & Acknowledgement by Chairman:**

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

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

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

**SPEAKER'S NAME:** Nancy C. Lacey

Greater Lake Mathews Rural Trails

**Address:** 18605 Chickory Dr.

(only if follow-up mail response requested)

**City:** Riverside **Zip:** 92504

**Phone #:** 951-780-9008

**Date:** 7/30/13 **Agenda #** 16.2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

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

*No need to speak unless there are  
questions regarding trails in this project.*

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

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

**I give my 3 minutes to:** \_\_\_\_\_



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