

CT MAP Tract #: TR36599

Parcel: 915-260-002

50. PRIOR TO MAP RECORDATION

50.PLANNING. 13                   MAP - ECS SHALL BE PREPARED                   RECOMMND

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

50.PLANNING. 18                   MAP - ECS NOTE MAP CONSTRAINT                   RECOMMND

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

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

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

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

50.PLANNING. 26                   MAP - AGENCY CLEARANCE                   RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated December 10, 2013 generally summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the county comply with AB 939, AB 1327, the California Green Building Standards, and AB 341 through diverting solid waste from landfill disposal, the RECWD recommends the following conditions:

Prior to issuance of a building permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood,

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50.PLANNING. 26

MAP - AGENCY CLEARANCE (cont.)

RECOMMND

etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities, and/or haulers that will be utilized, and the targeted recycling or reduction rate.

Prior to issuance of an occupancy permit, evidence (i.e. receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires a businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

Subscribe to a recycling service with their waste hauler.

Provide recycling service to their tenants (if commercial or multi-family complex).

Demonstrate compliance with the requirements of California Code of Regulations title 14.

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

50.PLANNING. 27

MAP - COMPLY WITH ORD 457

RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 29                    MAP - FEE BALANCE                    RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 1                    MAP - AGGREGATE/40' GRADED                    RECOMMND

Calle Marguerita, Calle Cordova, Corte Chapalita, Via Elena, and Via Carmelo within project boundaries shall be improved with 24 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 60 foot full-width dedicated right-of-way per modified County Standard No. 138, Ordinance 461. (Modified for no AC pavement.)

50.TRANS. 2                    MAP - ACCESS RD/AGGREG CONST                    RECOMMND

An access road to the nearest road maintained for public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way in accordance with an approved centerline profile as approved by the Transportation Department. The applicant will be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

1. Said off-site access road shall be the westerly extension of Gray Squirrel Road to Via View and the southerly extension of Via View to Loren Way and the westerly extension of Loren Way to Via De Oro and the southerly extension of Via De Oro to Calaveras Road and the westerly extension of Calaveras Road to a County maintained Parado Del Sol Drive.

50.TRANS. 3                    MAP - EASEMENT/SUR                    RECOMMND

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

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50.TRANS. 4                      MAP - STREET NAME SIGN                      RECOMMND

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

50.TRANS. 5                      MAP - CORNER CUT-BACK I/SUR                      RECOMMND

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

50.TRANS. 6                      MAP-DEDICATIONS/ACCEPTANCE/SUR                      RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

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

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

50.TRANS. 8                      MAP - IMP PLANS                      RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [http://www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9                      MAP - ONSITE ESMNT ON FINALMAP                      RECOMMND

Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.TRANS. 10                      MAP - OFFSITE ESMNT OR REDESIG                      RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.TRANS. 11                      MAP - WRITTEN PERM FOR GRADING                      RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

50.TRANS. 12                      MAP - WQMP REQMNT ON ECS                      RECOMMND

A notice of the WQMP requirements shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A Project Specific Water Quality Management Plan shall be submitted to the Transportation Department for review and approval for each parcel at the time any permit is pulled to develop the parcel."

50.TRANS. 13                      MAP - SUBMIT PLANS                      RECOMMND

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - SUBMIT PLANS (cont.)

RECOMMND

date stamped by a registered engineer.

If the design of the individual lots (dwelling units, driveways, etc.) is unknown at the time the final map is ready to record (e.g. custom home development) the requirement of the Final WQMP may be deferred until grading permit issuance. Under this scenario each individual lot will be required to prepare its own WQMP and submitted to the Transportation Department for review and approval.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3

MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4

MAP - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5

MAP - SLOPE STABIL'TY ANLY

RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6                    MAP - DRNAGE DESIGN Q100                    RECOMMND

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

60.BS GRADE. 7                    MAP - OFFSITE GDG ONUS                    RECOMMND

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

60.BS GRADE. 8                    MAP - NOTRD OFFSITE LTR                    RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11                    MAP - APPROVED WQMP                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13                    MAP - PRE-CONSTRUCTION MTG                    RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14                    MAP- BMP CONST NPDES PERMIT                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14                    MAP- BMP CONST NPDES PERMIT (cont.)                    RECOMMND

Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15                    MAP - SWPPP REVIEW                    RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 16                    MAP - GRADING LOT 3 ONLY                    RECOMMND

The applicant/owner is required to obtain an hourly permit for the remedial grading required on lot 3 to re-grade the flowline around the existing barn at such time as that the extension of Via Carmelo is constructed.

This permit is for the post construction inspection of the flowline relocation.

EPD DEPARTMENT

60.EPD. 1                            EPD-MBTA SURVEY                            RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD-MBTA SURVEY (cont.)                      RECOMMND

County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

60.EPD. 2                      EPD-MSHCP AVOIDANCE                      RECOMMND

Areas mapped as "constrained area" on TR36599 Amendment 1, dated 03/18/14 shall be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Division.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                      MAP SUBMIT PLANS                      RECOMMND

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

60.FLOOD RI. 2                      MAP ADP FEES                      RECOMMND

Tract Map 36599 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

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PLANNING DEPARTMENT

60.PLANNING. 3

MAP - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who, at the tribe's discretion, shall be on-site during ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor.

2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4) Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3                   MAP - NATIVE AMERICAN MONITOR (cont.)                   RECOMMND

the repository and curation method shall be described in the Phase IV monitoring report. .

60.PLANNING. 4                   MAP - CULTURAL PRO/ MONITOR                   RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 6                   MAP - EQUIPMENT STAGING AREA                   RECOMMND

Provide evidence to the Riverside Planning Department and the County Archaeologist that the following notes have been placed on the Grading Plan:

Activities within 100 feet of sites CA-RIV-11590, CA-RIV-11591, CA-RIV-11589 and historic site P-33-02360 shall be restricted and prohibits all of the following: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities (including staging, turnaround, and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6                   MAP - EQUIPMENT STAGING AREA (cont.)                   RECOMMND

parking); and trash dumping for the protection of cultural resources.

60.PLANNING. 8                   MAP - ARCHAEOLOGICAL AVOIDANCE                   RECOMMND

Site CA-RIV-11589 CA-RIV-11590, CA-RIV-11591 and P-33-02360 shall be avoided and preserved by Project design. Prior to any earthmoving activities within one hundred feet (100') of any or all of these sites, the Project Archaeologist, Project Supervisor and Tribal Monitor shall fence off the boundaries of CA-RIV-11589 CA-RIV-11590, CA-RIV-11591 and P-33-02360, with sufficient buffer area to protect the site from grading impact. The orange fencing shall be checked on a weekly basis throughout the grading process to ensure that the site is appropriately protected. The orange fencing shall be removed once all earthmoving is complete for this area.

60.PLANNING. 9                   MAP - TEMPORARY FENCING                   RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of site(s) CA-RIV-11589, CA-RIV-11590, CA-RIV-11591 and P-33-02360 during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist. The fenced area shall include a buffer sufficient to protect the site(s) during grading and site construction activities. The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements:

- 1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:
  - a. In the event that construction activities are to take place within 100 feet of site(s) CA-RIV-11589 CA-RIV-11590, CA-RIV-11591 and P-33-02360, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:
    - b. The project archaeologist shall identify the site boundaries.
    - c. The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist.

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60.PLANNING. 9                   MAP - TEMPORARY FENCING (cont.)                   RECOMMND

- d. Upon approval of buffers, install fencing under the supervision of the project archaeologist.
- e. Fencing may be removed after the conclusion of construction activities.

60.PLANNING. 14                   MAP - BUILDING PAD GRADING                   RECOMMND

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

60.PLANNING. 17                   MAP - GRADING & BRUSHING AREA                   RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 20                   MAP - AGENCY CLEARANCE                   RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated December 10, 2013 summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the county comply with AB 939, AB 1327, the California Green Building Standards, and AB 341 through diverting solid waste from landfill disposal, the RECWD recommends the following conditions:

Prior to issuance of a building permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities, and/or haulers that will be utilized, and the targeted recycling or reduction rate.

Prior to issuance of an occupancy permit, evidence (i.e. receipts or other type of verification) to demonstrate

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60.PLANNING. 20 MAP - AGENCY CLEARANCE (cont.)

RECOMMND

project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires a businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

Subscribe to a recycling service with their waste hauler.

Provide recycling service to their tenants (if commercial or multi-family complex).

Demonstrate compliance with the requirements of California Code of Regulations title 14.

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

60.PLANNING. 25 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 26 MAP - GRADING PLAN REVIEW

RECOMMND

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

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60.PLANNING. 30 MAP - PLANNING DEPT REVIEW

RECOMMND

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

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted to the Transportation Department for review, and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

60.TRANS. 2 MAP - OFFSITE ESMNT OR REDESIG

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.TRANS. 4 MAP - SUBMIT FINAL WQMP

RECOMMND

Prior to grading permit issuance, the parcel owner shall prepare and submit a Project Specific Water Quality Management Plan to the Transportation Department for review and approval. Each parcel will need to provide a WQMP to effectively provide water quality treatment for the subject parcel or as directed by the Director of Transportation.



ACT MAP Tract #: TR36599

Parcel: 915-260-002

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PHASE IV REPORT

RECOMMND

The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 2 MAP - AGENCY CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions in their letter dated December 10, 2013 summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the county comply with AB 939, AB 1327, the California Green Building Standards, and AB 341 through diverting solid waste from landfill disposal, the RECWD recommends the following conditions:

Prior to issuance of a building permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities, and/or haulers that will be utilized, and the targeted recycling or reduction rate.

Prior to issuance of an occupancy permit, evidence (i.e. receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to

11/04/14  
07:36

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 44

TRACT MAP Tract #: TR36599

Parcel: 915-260-002

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - AGENCY CLEARANCE (cont.)

RECOMMND

clear the project for occupancy permits.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires a businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

Subscribe to a recycling service with their waste hauler.

Provide recycling service to their tenants (if commercial or multi-family complex).

Demonstrate compliance with the requirements of California Code of Regulations title 14.

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

ACT MAP Tract #: TR36599

Parcel: 915-260-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                    MAP - ROUGH GRADE APPROVAL (cont.)                    RECOMMND

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1                    USE - E.HEALTH CLEARANCE REQ.                    RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT. THE APPLICANT SHALL MEET ALL REQUIREMENTS LISTED UNDER THE PROJECT'S GENERAL CONDITIONS FOR CLEARANCE.

80.E HEALTH. 2                    USE - PERC TEST REQD                    RECOMMND

The testing and reporting conducted by Matrix project no. M1114-020 was preliminary for the purposes of entitlement. Additional soil percolation testing and reporting will be required for each lot, consistent with the Departments Technical Guidance manual.

TRACT MAP Tract #: TR36599

Parcel: 915-260-002

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Contrainst Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

80.FIRE. 2                      MAP-RESIDENTIAL FIRE SPRINKLER

RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 1                      MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 2                      MAP ADP FEES

RECOMMND

Tract Map 36599 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are

CT MAP Tract #: TR36599

Parcel: 915-260-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2                      MAP ADP FEES (cont.)                      RECOMMND

issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 1                      MAP - ROOF MOUNTED EQUIPMENT                      RECOMMND

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

80.PLANNING. 2                      MAP - UNDERGROUND UTILITIES                      RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

80.PLANNING. 11                      MAP - SCHOOL MITIGATION                      RECOMMND

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

80.PLANNING. 12                      MAP - FEE BALANCE                      RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1                      MAP - IMPLEMENT WQMP                      RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement

TRACT MAP Tract #: TR36599

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1                      MAP - IMPLEMENT WQMP (cont.)                      RECOMMND

all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

80.TRANS. 2                      MAP - ESTBL MAINT ENTITY                      RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                      MAP - WQMP BMP INSPECTION                      RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2                      MAP - WQMP BMP CERT REQ'D                      RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3                      MAP - BMP GPS COORDINATES                      RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

CT MAP Tract #: TR36599

Parcel: 915-260-002

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the

TRACT MAP Tract #: TR36599

Parcel: 915-260-002

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                    MAP - PRECISE GRDG APPROVAL (cont.)                    RECOMMND

precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 8                    MAP - WQMP ANNUAL INSP FEE                    RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1                    MAP - WATER WELL                    RECOMMND

Each lot will be served by an individual water well. A satisfactory laboratory test (bacteriological and limited inorganic testing) will be required to prove the water potable.

90.E HEALTH. 2                    USE- E.HEALTH CLEARANCE REQ                    RECOMMND

Environmental Health Clearance prior to final inspection.

PLANNING DEPARTMENT

90.PLANNING. 6                    MAP - ROOF RUN-OFF DISCHARGE                    RECOMMND

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



CT MAP Tract #: TR36599

Parcel: 915-260-002

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9

MAP- AGENCY CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated December 10, 2013, summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the county comply with AB 939, AB 1327, the California Green Building Standards, and AB 341 through diverting solid waste from landfill disposal, the RECWD recommends the following conditions:

Prior to issuance of a building permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate.

Prior to issuance of an occupancy permit, evidence (i.e. receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. Methods for businesses to reuse, recycle, compost, or divert commercial waste from disposal consist of:

Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities

Subscribe to a recycling service with their waste hauler.

Provide recycling services to their tenants

TRACT MAP Tract #: TR36599

Parcel: 915-260-002

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9                   MAP- AGENCY CLEARANCE (cont.)                   RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

90.PLANNING. 11                  MAP- MITIGATION MONITORING                   RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 42629.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 12                  MAP- ROLL-UP GARAGE DOORS                   RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13                  MAP - QUIMBY FEES (2)                   RECOMMND

The TENTATIVE MAP is not located within a CSA. If a CSA is formed prior to the ISSUANCE OF BUILDING FINAL INSPECTION the TENTATIVE MAP must join and pay applicable QUIMBY Fees.

TRANS DEPARTMENT

90.TRANS. 1                   MAP - WRCOG TUMF                   RECOMMND

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

90.TRANS. 2                   MAP - BMP EDUCATION                   RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the

CT MAP Tract #: TR36599

Parcel: 915-260-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - BMP EDUCATION (cont.)

RECOMMND

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

90.TRANS. 3 MAP - BMP MAINT AND INSPECTION

RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

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

DATE: November 27, 2013

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Public Health – M. Osur  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.

3rd District Supervisor  
3rd District Planning Commissioner  
Temecula Valley Unified  
Southern California Edison  
Southern California Gas Co.

**TENTATIVE TRACT MAP NO. 36599 and CHANGE OF ZONE NO. 7809 – EA42629 – Applicant:** Brown Brothers (Jim Brown) – Engineer/Representative: MDMG, Inc. (Sherrie Munroe) – Third/Third Supervisory District – Rancho California Zoning Area – Southwest Area Plan: Rural Mountainous (RM) and Rural Residential (RR) – Location: Southerly of Via Carmelo, easterly of Cordova, westerly of Exa Ely Road and northerly of Rope Road – 78.75 Gross Acres - Zoning: Rural Residential (RR) - **REQUEST:** The Change of Zone proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agriculture (RA-5). The Tentative Tract Map proposes to subdivide the existing 78.75 acres of land into 15 lot Schedule D with a minimum lot size of 5 acres – APNs: 915-260-002.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 19, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **H.P. Kang**, Project Planner, at **(951) 955-1888** or email at **hp kang@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH:  PC:  BOS:

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.*



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

*Hans W. Kernkamp, General Manager-Chief Engineer*

December 10, 2013

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

**RECEIVED**  
DEC 16 2013

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**RE: Tentative Tract Map (TR) No. 36599**

**Proposal: The TR proposes to subdivide 78.75 acres into 15 parcels**

**APN: 915-260-002**

Dear Mr. Kang:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of Via Carmelo, east of Cordova, west of Exa Ely Road and north of Rope Road, in the Southwest Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

3. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
  - Subscribe to a recycling service with their waste hauler.
  - Provide recycling service to their tenants (if commercial or multi-family complex).
  - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

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

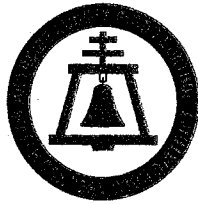
Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross  
Principal Planner

WARREN D. WILLIAMS  
General Manager-Chief Engineer



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

158472

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

February 3, 2014

Riverside County Planning Department  
County Administrative Center  
Riverside, California

Attn: H.P. Kang

Ladies and Gentlemen:

Re: Change of Zone 7809  
Tract Map 36599  
Area: Rancho California



We have reviewed this case and have the following comments:

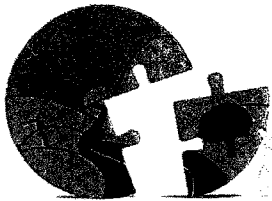
The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Michele Martin of this office at 951.955.2511.

Very truly yours,

  
HENRY OLIVO  
Engineering Project Manager

MMM:blj



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 36599

DATE SUBMITTED: 10-16-13

### APPLICATION INFORMATION

Applicant's Name: Brown Brothers  
c/o Jim Brown E-Mail: bigjimbrown2@gmail.com

Mailing Address: 1904 Rhodes Street  
Hermosa Beach, CA 90254-3152  
City State ZIP

Daytime Phone No: (760) 419-8650 Fax No: (    ) N/A

Engineer/Representative's Name: MDMG, Inc.  
c/o Sherrie Munroe E-Mail: slm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B  
Temecula, CA 92590  
City State ZIP

Daytime Phone No: (951) 296-3466 ext. 213 Fax No: (951) 296-3476

Property Owner's Name: Same as Applicant E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: (    ) \_\_\_\_\_ Fax No: (    ) \_\_\_\_\_

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

"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.

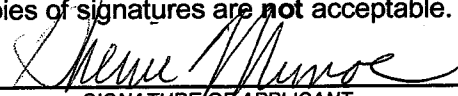
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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.

Sherrie Munroe (Authorized Agent)

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

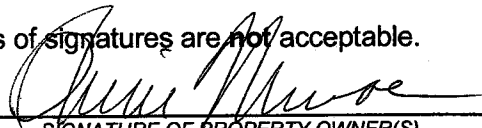
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Sherrie Munroe (Authorized Agent)

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 915-260-002

Section: 26

Township: 7S

Range: 1W

Approximate Gross Acreage: 78.75

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Esplendida Way, South of Grey Squirrel Rd, East of Calle Cordova, West of Calle Marguerita.

Thomas Brothers map, edition year, page number, and coordinates: Pages 931,961 Grid C1, C7

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):

15 Lot Schedule D Tentative Tract Map

Related cases filed in conjunction with this request:

PAR 01339, HANS 02085

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: Phase 1 Cultural Assessment

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 5 miles +

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 15 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: 12,586 C.Y.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Estimated amount of fill = cubic yards 12,586 C.Y.

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither X

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 10,000 sq. ft.

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

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

Dedicate land  Pay Quimby fees  Combination of both  N/A

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

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

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

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

Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

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

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

Owner/Representative (1) *Chris Moore* Date 10-16-13

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



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
The Brown Brothers The Brown Brothers  
and c/o Jim Brown hereafter "Applicant" and c/o Jim Brown "Property Owner".

Description of application/permit use:

TTM 36599

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 915-260-002

Property Location or Address:

East of Calle Cordova and West of Calle Marguerita, South of Grey Squirrel Rd

**2. PROPERTY OWNER INFORMATION:**

Brown Brothers

Property Owner Name: c/o Jim Brown

Phone No.: 760-419-8650

Firm Name: \_\_\_\_\_

Email: bigjimbrown@gmail.com &

Address: 1904 Rhodes Street

bigjimbrown2@gmail.com

Hermosa Beach, CA 90254-3252

**3. APPLICANT INFORMATION:**

Applicant Name: Same as Property Owner

Phone No.: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Email: \_\_\_\_\_

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant:  Date: 30 AUG 2013

Print Name and Title: Jim Brown

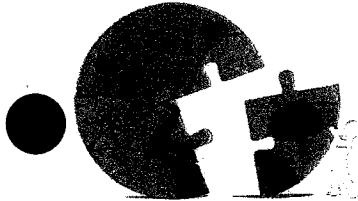
Signature of Property Owner:  Date: 30 AUG 2013

Print Name and Title: Jim Brown

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

| FOR COUNTY OF RIVERSIDE USE ONLY  |                         |
|-----------------------------------|-------------------------|
| Application or Permit (s)#: _____ |                         |
| Set #: _____                      | Application Date: _____ |



# 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: \_\_\_\_\_ DATE SUBMITTED: 10/15/13

### APPLICATION INFORMATION

Applicant's Name: Brown Bros c/o Jim Brown E-Mail: bigjimbrown2@gmail.com

Mailing Address: 1904 Rhodes Street  
\_\_\_\_\_  
Hermosa Beach, CA 90254-3152  
City State ZIP

Daytime Phone No: ( 760 ) 419-8650 Fax No: ( \_\_\_\_\_ ) N/A

Engineer/Representative's Name: MDMG, Inc. - Sherrie Munroe E-Mail: slm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B  
\_\_\_\_\_  
Ternecula, CA 92590  
City State ZIP

Daytime Phone No: ( 951 ) 296-3466 ext 213 Fax No: ( \_\_\_\_\_ ) 296-3476

Property Owner's Name: Same as Applicant E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_ 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 - 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 - Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR CHANGE OF ZONE**

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

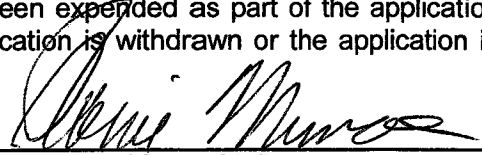
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**Sherrie Munroe (authorized agent)**

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

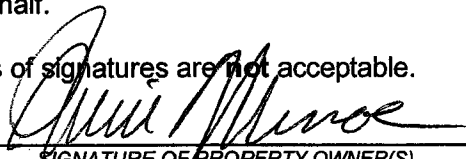
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

**Sherrie Munroe (authorized agent)**

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 915-260-002

Section: 26 Township: 7 S Range: 1 W

Approximate Gross Acreage: 78.75

General location (nearby or cross streets): North of Esplendida Way, South of Grey Squirrel Road, East of Calle Cordova, West of Calle Marguerita.



**APPLICATION FOR CHANGE OF ZONE**

Thomas Brothers map, edition year, page number, and coordinates: Pgs. 931, 961 Grid C1, C7

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

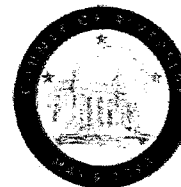
Existing zoning is R - R. Proposed zoning R - A - 5. Existing and proposed Land Use designation will remain the same R - R.

Related cases filed in conjunction with this request:

PAR 01339, HANS 02085, TM36599



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Brown Et Al hereafter "Applicant" and Brown Et Al "Property Owner".

Description of application/permit use:

Change of Zone Application

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 915-260-002

Property Location or Address:

Calle Cordova/Grey Squirrel/Calle Marguerita

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Jim Brown Phone No.: 310-962-3675

Firm Name: \_\_\_\_\_ Email: bigjimbrown2@gmail.com

Address: 1904 Rhodes St  
Hermosa Beach, CA 90254

**3. APPLICANT INFORMATION:**

Applicant Name: Jim Brown Phone No.: 310-962-3675

Firm Name: \_\_\_\_\_ Email: bigjimbrown2@gmail.com

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant:  Date: 10-15-13

Print Name and Title: Sherrie Munroe authorized agent

Signature of Property Owner:  Date: 10-15-13

Print Name and Title: Sherrie Munroe authorized agent

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

|   |                         |
|---|-------------------------|
| <b>FOR COUNTY OF RIVERSIDE USE ONLY</b> |                         |
| Application or Permit (s)#: _____       |                         |
| Set #: _____                            | Application Date: _____ |

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

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**TENTATIVE TRACT MAP NO. 36599 and CHANGE OF ZONE NO. 7809** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Brown Brothers (Jim Brown) – Engineer/Representative: MDMG, Inc. (Sherrie Munroe) – Third/Third Supervisory District – Rancho California Zoning Area – Southwest Area Plan: Rural Mountainous (RM) and Rural Residential (RR) – Location: Southerly of Via Carmelo, easterly of Cordova, westerly of Exa Ely Road and northerly of Rope Road – 78.75 Gross Acres - Zoning: Rural Residential (RR) - **REQUEST:** The Change of Zone proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agriculture (RA-5). The Tentative Tract Map proposes to subdivide the existing 78.75 acres of land into 15 lot Schedule D with a minimum lot size of 5 acres. (Legislative)

TIME OF HEARING: **9:00 am** or as soon as possible thereafter  
**December 3, 2014**  
**COACHELLA VALLEY WATER DISTRICT**  
BOARD CHAMBERS  
75515 HOVLEY LANE EAST  
PALM DESERT, CALIFORNIA 92211

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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: Matt Straite  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I MATT STRAITE, certify that on 10/14/14 the attached property owners list was prepared by MATT STRAITE, APN(s) or case numbers TR36599/CZ07809 for Company or Individual's Name PLANNING DEPARTMENT Distance Buffered 1,200'.

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: MATT STRAITE

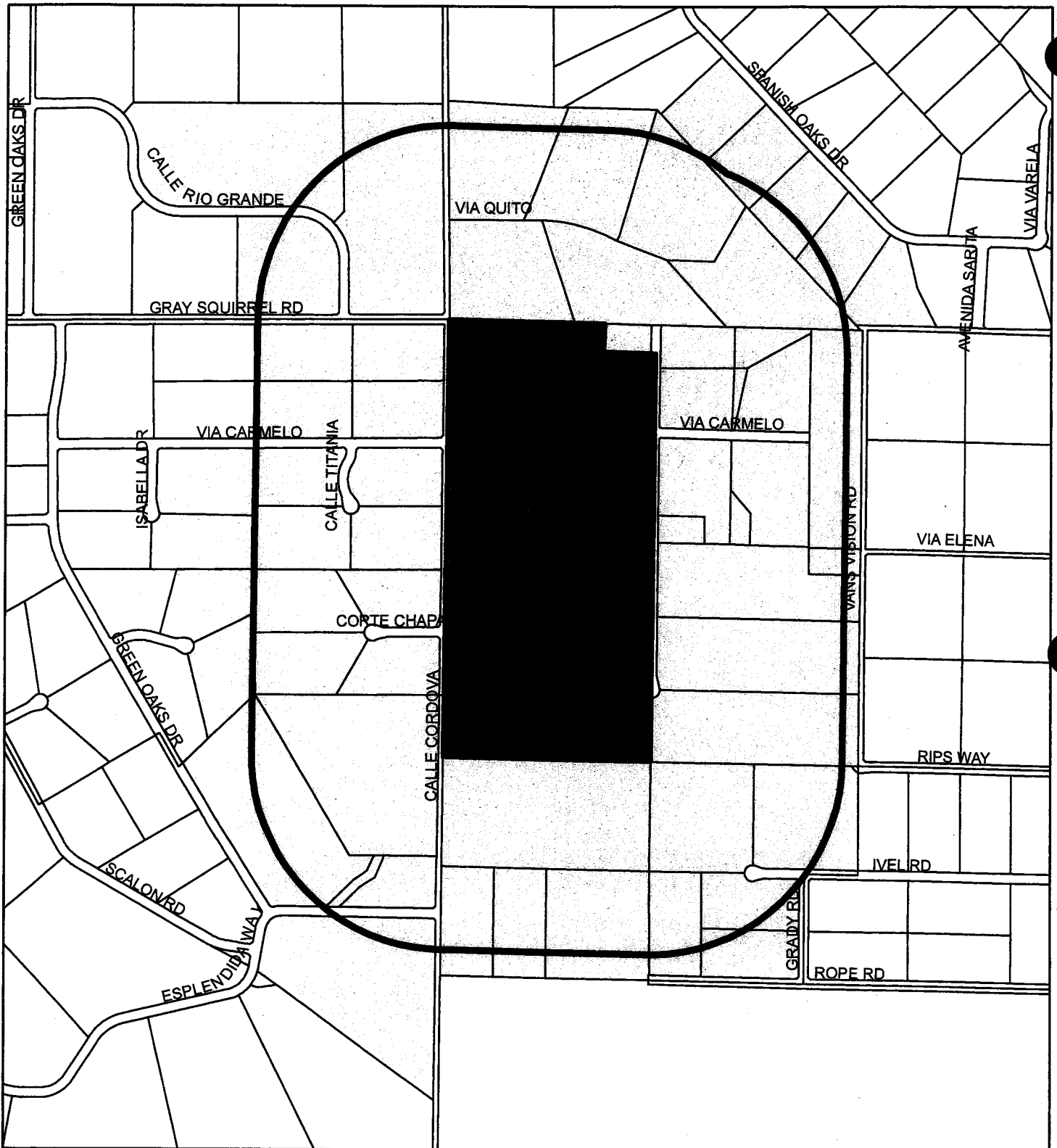
TITLE: PROJECT PLANNER




ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501

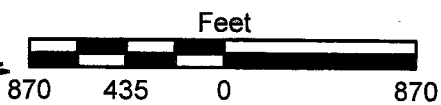
TELEPHONE: 951-955-8631

*checked by matt s.  
expire 4/14/14*

# TR36599 (1,200 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstrait on 10/14/2014

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.

ATTN: Leslie Mouriquand  
Archaeologist  
Mail Stop 4035

3rd Supervisor District  
Jeff Stone, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1003

ATTN: Jon Vasquez  
Building & Safety Department,  
Riverside County  
Mail Stop 2715

ATTN: Grading  
Building & Safety Department,  
Riverside County  
Mail Stop 2715

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

ATTN: Senior Public Health Engineer  
Environmental Health,  
Riverside County  
Mail Stop 3320

ATTN: Carolyn Syms-Luna  
Environmental Programs Dept.,  
Riverside County  
Mail Stop 2715

ATTN: David Jones  
Geologist  
Mail Stop 1070

ATTN: John Petty  
c/o Mary Stark, Planning Commission  
Secretary  
Planning Commission, Riverside  
County  
Mail Stop 1070

ATTN: Marc Brewer  
Regional Parks & Open Space District  
Riverside County  
4600 Crestmore Rd., MS2970  
Riverside, CA 92509-6858

ATTN: Steve Diaz  
Riverside County Fire Department  
Mail Stop 5036

ATTN: Stanley Sniff, Sheriff  
Sheriff's Department, Riverside County  
Mail Stop 1450

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

ATTN: County Surveyor  
Transportation Department,  
Riverside County  
Mail Stop 1080

Waste Resources Management,  
Riverside County  
Mail Stop 5950

RONALD G BENNER  
40560 CALLE CORDOVA  
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TEMECULA, CA. 92590

ROBERT H WILLIAMS  
40520 GRAY SQUIRREL  
TEMECULA, CA. 92592

WARREN L WOLFE  
40200 ROPE RD  
HEMET, CA. 92543



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

February 27, 2015

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: CHANGE OF ZONE NO. 7809 and TENTATIVE  
TRACT MAP NO. 36599

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, March 4, 2015.**

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

Your invoice must be submitted to this office, **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:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Friday, February 27, 2015 9:40 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: CZ 7809 TTM 36599

Received for publication on March 4. Proof with cost to follow.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

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**From:** Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)>  
**Sent:** Friday, February 27, 2015 9:02 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: CZ 7809 TTM 36599

Good morning! Attached is a Notice of Public Hearing, for publication on Wednesday, March 4, 2015. Please confirm. THANK YOU!

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



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

February 27, 2015

THE CALIFORNIAN  
ATTN: LEGALS  
P.O. BOX 120191  
TEMECULA, CA 92590

FAX: (951) 699-1467  
E-MAIL: [LegalsSWRiverside@UTSandiego.com](mailto:LegalsSWRiverside@UTSandiego.com)

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 7809 and TENTATIVE  
TRACT MAP NO. 36599

To Whom It May Concern:

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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:** cathy.viars@utsandiego.com  
**Sent:** Friday, February 27, 2015 11:23 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: ZC 7809 TTM 36599

Good morning!  
I'll have ad copy and quote to you shortly.  
Cathy



**Cathy Viars | Multi-Media Account Representative**

O: 951-251-0329  
cathy.viars@utsandiego.com  
UTSanDiego.com  
28441 Rancho California Rd, Ste 103, Temecula, CA 92590

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Friday, February 27, 2015 9:03 AM  
**To:** Legals SW Riverside  
**Subject:** FOR PUBLICATION: ZC 7809 TTM 36599

Good morning! Attached is a Notice of Public Hearing, for publication on Wednesday, March 4, 2015. Please confirm. THANK YOU!

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

## **CERTIFICATE OF POSTING**

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 27, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

Change of Zone No. 7809 and Tentative Tract Map No. 36599

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:** March 24, 2015 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: February 27, 2015  
Cecilia Gil



## Gil, Cecilia

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Friday, February 27, 2015 9:21 AM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: ZC 7809 TTM 36599

received

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Friday, February 27, 2015 9:04 AM  
**To:** Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: ZC 7809 TTM 36599

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

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 24, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Brown Brothers (Jim Brown), on **Change of Zone No. 7809**, which proposes to change the zoning from Rural Residential (R-R) to Residential Agriculture – 5 acre minimum lot size (RA-5), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 36599, Schedule D**, which proposes to subdivide 78.75 acres of land into 15 lots with a minimum lot size of five (5) acres (“the project”). The project is located southerly of Via Carmelo, easterly of Cordova, westerly of Exa Ely road and northerly of Rope Road in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42629**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 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 MARK CORCORAN, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [mcorcoran@rctlma.org](mailto:mcorcoran@rctlma.org).

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

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

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

Dated: February 27, 2015

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

## **CERTIFICATE OF MAILING**

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

I, Cecilia Gil, Board Assistant, for the  
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 27, 2015, I mailed a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

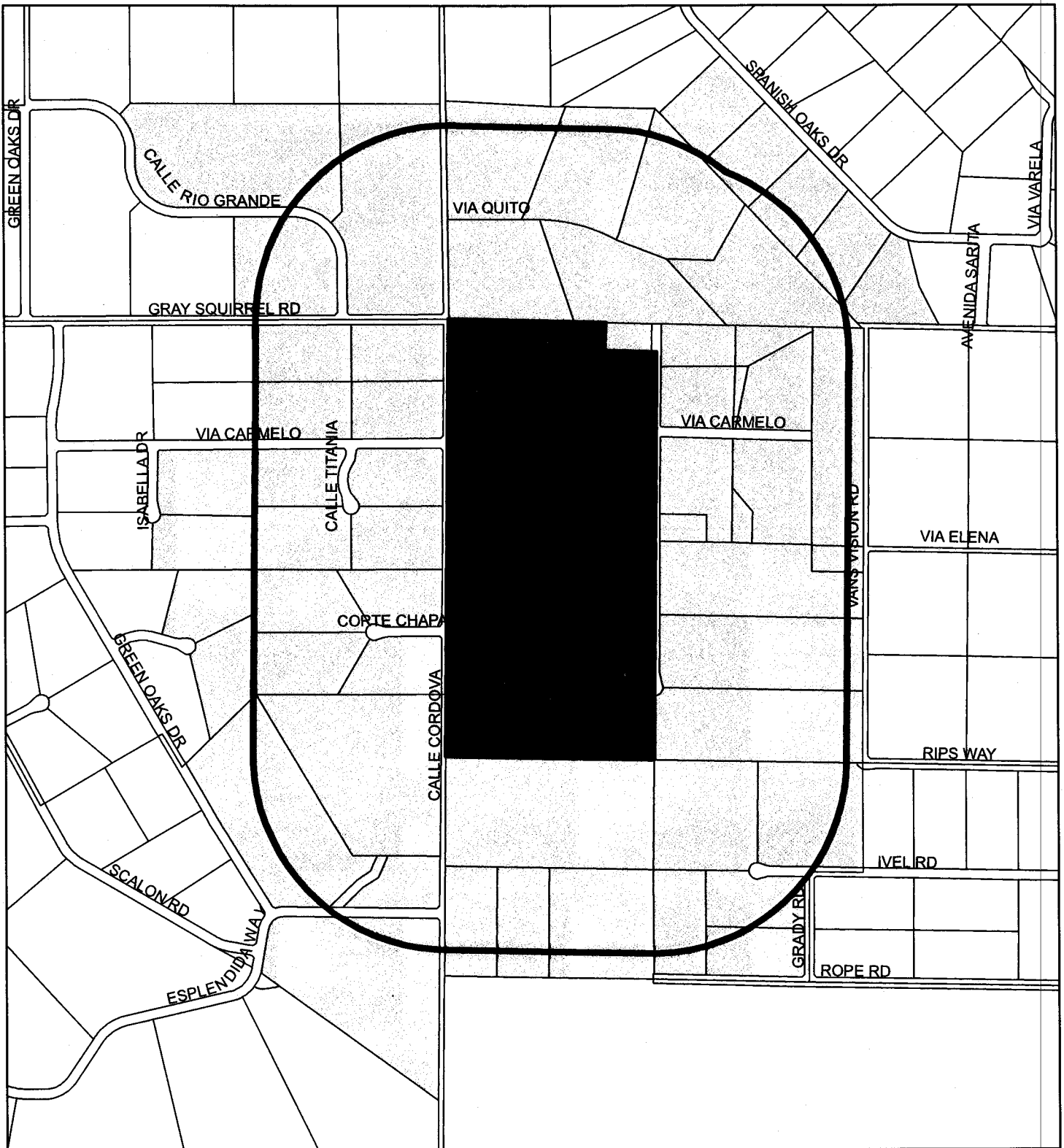
Change of Zone No. 7809 and Tentative Tract Map No. 36599





to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

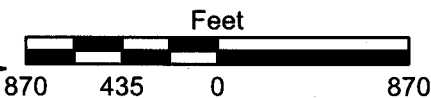
**Board Agenda Date:** March 24, 2015 @ 10:30 AM

SIGNATURE: Cecilia Gil      DATE: February 27, 2015  
Cecilia Gil

# TR36599 (1,200 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



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



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20 7809 TTM 36599 (54)



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Secretary  
Planning Commission, Riverside  
County  
Mail Stop 1070

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

Hemet Unified School District  
Facilities & Planning Department  
1791 W. Acacia Ave  
Hemet, CA 92545

Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

Brown Brothers c/o Jim Brown  
1904 Rhodes Street  
Hermosa Beach, CA 90254

Cal Fire  
Southern Region Operations  
2524 Mulberry Street

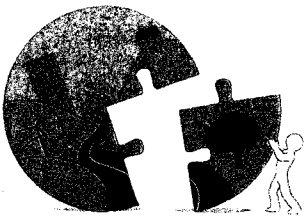
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**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Steve Weiss, AICP*  
*Planning Director*

**DATE: February 23, 2015**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

**SUBJECT: Change of Zone 7809; Tentative Tract Map 36599**

**(Charge your time to these case numbers)**

*KT*  
*3/24/2015*

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |  |   |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive &amp; File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small>      |
| <input type="checkbox"/> Labels provided If Set For Hearing                                      | <input checked="" type="checkbox"/> Publish in Newspaper:   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day  | <small>(3rd Dist) Press Enterprise and The Californian</small>  |
| <input type="checkbox"/> Place on Consent Calendar   | <input checked="" type="checkbox"/> Mitigated Negative Declaration  |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small>  | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day              |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small>            | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
|  | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                      |

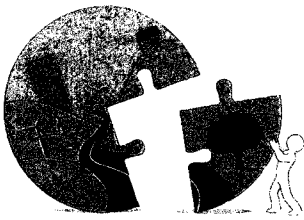
**Designate Newspaper used by Planning Department for Notice of Hearing:**  
**(3rd Dist) Press Enterprise and The Californian**

**Original**  
**Form 11a - and 1 Board Packet**  
**is at Executive's Office**

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P.O. Box 1409, Riverside, California 92502-1409  
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Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

DATE: February 23, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Change of Zone 7809; Tentative Tract Map 36599

(Charge your time to these case numbers)

RECEIVED

MAR 09 2015

COUNTY COUNSEL  
TO MPC

210B

3/24/2015

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |  |   |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive &amp; File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small>      |
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| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day  | <small>(3rd Dist) Press Enterprise and The Californian</small>  |
| <input type="checkbox"/> Place on Consent Calendar   | <input checked="" type="checkbox"/> Mitigated Negative Declaration  |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small>  | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day              |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small>            | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
|  | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                      |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise and The Californian

**3 Extra sets were taken to:  
Clerk of the Board**

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P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211  
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KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

March 26, 2015

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4799

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, March 31, 2015**.

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

Your invoice must be submitted to this office, **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:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Thursday, March 26, 2015 8:46 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Adoption of Ordinance 348.4799

Received for publication on March 31. Proof with cost to follow.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

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**From:** Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)>  
**Sent:** Thursday, March 26, 2015 8:36 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: Adoption of Ordinance 348.4799

Good morning! Attached is an Adoption of Ordinance, for publication on Tuesday, March 31, 2015. Please confirm. THANK YOU!

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

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

**(INSERT ORD. NO. 348.4799 AND MAP HERE)**

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 24, 2015**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley  
NAYS: None  
ABSENT: None

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

1 ORDINANCE NO. 348.4799

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as  
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.  
8 2.2372, Change of Zone Case No. 7809" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10  
11 ~~BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA~~


12  
13 By: \_\_\_\_\_  
14 ~~Chairman, Board of Supervisors~~

15 ATTEST:  
16 ~~KECIA HARPER-IHEM  
Clerk of the Board~~

17  
18  
19 By: \_\_\_\_\_

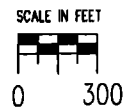
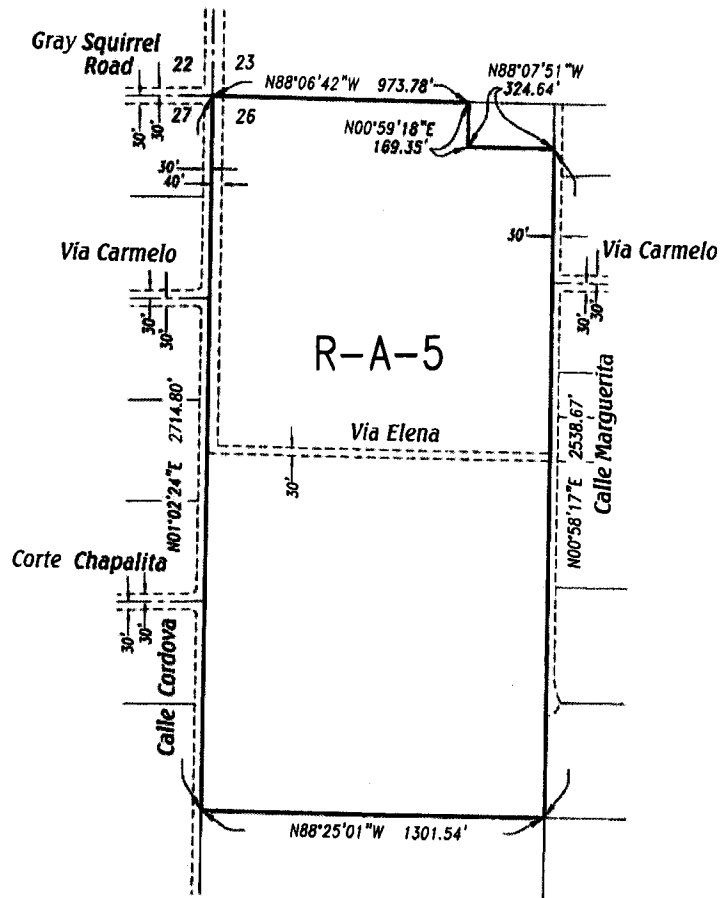
20  
21 (SEAL)

22  
23 APPROVED AS TO FORM  
24 March 9, 2015

25 By:   
26 MICHELLE CLACK  
27 Deputy County Counsel



RANCHO CALIFORNIA AREA  
 SEC. 26, T.7S., R.1W., S.B.B & M.



LEGEND:

**R-A-5** RESIDENTIAL AGRICULTURAL- 5 AC. MIN.

MAP NO. 2.2372

CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7809

ADOPTED BY ORDINANCE NO. 348.4799  
 \_\_\_\_\_, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS