

DISTRICT MAP Tract #: TR36894

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned 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 District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

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

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 15,000 square feet net.

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50.PLANNING. 3 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-15000 and R-5 zones, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7867 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zones ultimately applied to the property.

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located in an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

50.PLANNING. 12 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.

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50.PLANNING. 28 MAP - FEE BALANCE

RECOMMND

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

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA

RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom

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50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of

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50.PLANNING. 32

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment

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50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 34 MAP - ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. This affects all Lots"

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final

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50.SURVEY. 1 MAP - EASEMENT (cont.) RECOMMND

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.

TRANS DEPARTMENT

50.TRANS. 1 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 2 MAP - SOILS 2 RECOMMND

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

50.TRANS. 3 MAP - CORNER CUT-BACK I RECOMMND

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

NOTE: Entry monument shall be constructed outside the road right-of-way and shall not impair the sight distance.

50.TRANS. 4 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

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

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

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50.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (1) Landscaping along McAllister Parkway.
- (2) Streetlights.
- (3) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 6 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

NOTE: After coordinating with the Riverside Public Utilities, undergrounding the utility lines and

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50.TRANS. 6 MAP - UTILITY PLAN (cont.) RECOMMND

poles on McAllister Parkway will not be required.

50.TRANS. 7 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within McAllister Parkway.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 8 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. 9 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://rctlma.org/trans/General-Information/Pamphlets-Brochures>

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50.TRANS. 10 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 11 MAP - SIGNING & STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

50.TRANS. 12 MAP - PART-WIDTH RECOMMND

Praed Street along project boundary shall be improved with 37' part-width AC pavement (22' on the project side and 15' on opposite side of the centerline), 6" concrete curb and gutter (project side), within a 66' full-width dedicated right-of-way (33' on the project side and 33' on the opposite side of the centerline) in accordance with County Standard No. 104, Section "A".

NOTE: A 6' sidewalk shall be constructed adjacent to the right-of-way line within the 11' parkway.

50.TRANS. 13 MAP - DEDICATIONS RECOMMND

Street "A" is designated LOCAL ROAD and said road shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. Entry monument shall be installed outside the road right-of-way and shall not impair the sight distance. The sight distance to be in conformance with County Standard No. 821, Ordinance 461.

3. A design speed of 25mph may be allowed. Adequate sight distance shall be provided. During plan check, design exception documentation may be required for the reduced design speed.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14

MAP-LC LNDSCP COMMON AREA MAIN

RECOMMND

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

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

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).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.)

RECOMMND

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 .

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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. 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. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT (cont.) RECOMMND

easement has been obtained.

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. 12 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. 13 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 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. 14 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

- TEMP FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The entire length of the riparian area adjacent to the project site shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 2

- MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) 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 September 15th). 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. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - MBTA SURVEY (cont.) RECOMMND

must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

60.EPD. 3 - BIOLOGICAL MONITOR RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to monitor the fence installation and provide weekly biological monitoring of the grading and construction activities to ensure the project does not impact sensitive biological resources or encroach into the protected areas. A work plan shall be submitted from the qualified biological monitor to EPD to review and approve. The plan may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 4 - TEMP FENCING INSTALLED RECOMMND

The area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must

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60.EPD. 4 - TEMP FENCING INSTALLED (cont.) RECOMMND

carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed and encompasses the entire Riparian/Riverine feature. EPD may also inspect the site prior to grading permit issuance.

60.EPD. 5 EPD - BUOW 30-DAY SURVEY RECOMMND

Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

60.EPD. 6 EPD - CONS. DEDICATION RECOMMND

The area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION INEFFECT

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) INEFFECT

approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

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 ORD 458 SPEC FLOOD HAZARD RECOMMND

A portion of Tract Map (TR) 36894 is in a Special Flood Hazard Area delineated on the Awareness Maps prepared by the Department of Water Resources (DWR) as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

- a. A flood study consisting of HEC-RAS calculations, cross

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60.FLOOD RI. 2

MAP ORD 458 SPEC FLOOD HAZARD (cont.)

RECOMMND

sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area

c. A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.

d. A certification from a licensed professional engineer that the flood study supports that the development of Tract Map 36894 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.

e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area.

f. A fee to cover the costs for Board revision of the floodplain limits.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

60.FLOOD RI. 3

MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

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

60.FLOOD RI. 6

MAP PHASING

RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

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60.FLOOD RI. 7

MAP ADP FEES

RECOMMND

Tract Map 36894 is located within the limits of the Southwest Riverside Area Drainage Plan (ADP) 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.

60.FLOOD RI. 8

MAP SUBMIT FINAL WQMP

INEFFECT

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1

MAP - CULTURAL PROF./ 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - CULTURAL PROF./ MONITOR (cont.) RECOMMND

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. 3 MAP - PALEO PRIMP & MONITOR RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

60.PLANNING. 10 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

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

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

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

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

60.PLANNING. 18 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - SKR FEE CONDITION (cont.) RECOMMND

type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 14 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 19 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. 23 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7867 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 24 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.

60.PLANNING. 26 MAP - CULTURAL RESOURCE PROF. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

MAP - CULTURAL RESOURCE PROF. (cont.)

RECOMMND

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. 27

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT (cont.) RECOMMND

into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 3 MAP - PHASE IV REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): 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. 4 MAP - CURATION OF COLLECTIONS RECOMMND

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

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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:

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.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM

INEFFECT

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM (cont.) INEFFECT

certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER INEFFECT

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
East County- Palm Desert Office 760-863-8886

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract Map 36894 is located within the limits of the Southwest Riverside Area Drainage Plan (ADP) 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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP ADP FEES (cont.) RECOMMND

time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Riverside 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.

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monument(s) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 15 MAP - MODEL HOME COMPLEX RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

model and one parking space for office use. The plan must have one accessible parking space.

4. Show detailed fencing plan including height and location.

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 16 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 17 MAP - FINAL SITE PLAN RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.)

RECOMMND

plan and shall conform to the Countywide Design Guidelines.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.) (cont.) RECOMMND

Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 18 MAP - Walls/Fencing Plans RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.)

RECOMMND

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. xcept for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 19 MAP - SBA APPLICATION

RECOMMND

Prior to the issuance of building permits, a Setback Adjustment application shall be filed in accordance with Conceptual Plot Plan for TR36894, Exhibit A, dated August 27, 2015.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along McAllister Parkway.
- (2) Streetlights.
- (3) Street sweeping.

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as CSA or CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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

80.TRANS. 3 MAP - LC LANDSCAPE SECURITY RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 MAP - LC LANDSCAPE SECURITY (cont.) RECOMMND

Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 4 MAP - LC LNDSCPNG PROJ SPECIFI RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Prepare CFD Landscape Plans per LMD/CFD standards.

WASTE DEPARTMENT

80.WASTE. 1 MAP - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, 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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION (cont.) RECOMMND

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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S (cont.) RECOMMND

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 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.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

EPD DEPARTMENT

90.EPD. 1 MAP - PERM FENCE INSTALLED RECOMMND

Prior to the issuance of a building permit, The area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA, will be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

FIRE DEPARTMENT

90.FIRE. 1 MAP - FIRE SPRINKLER SYSTEM INEFFECT

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

five-day minimum processing period requested for all orders.

The developer must provide to the District'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.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 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 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. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - QUIMBY FEES (2) RECOMMND

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

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 14 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

All residences shall have automatic roll-up garage doors.

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 - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREETLIGHTS INSTALL (cont.) RECOMMND

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

NOTE: After coordinating with the Riverside Public Utilities, undergrounding the utility lines and poles on McAllister Parkway will not be required.

90.TRANS. 4 MAP - 80% COMPLETION RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - 80% COMPLETION (cont.)

RECOMMND

shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

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

90.TRANS. 5

MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within McAllister Parkway.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - LC LNDSCP INSPECT DEPOSI RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 7 MAP - LNDSCP INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS. _____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. _____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 8 MAP - LC COMPLY W/LNDSCP/IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - LC COMPLY W/LNDSCP/IRR (cont.) RECOMMND

ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

WASTE DEPARTMENT

90.WASTE. 1 MAP - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

LAND DEVELOPMENT COMMITTEE (LDC)
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 7, 2015

TO

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

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

P.D. Landscaping Section
P.D. Archaeology Section
1ST District Supervisor
City of Riverside

CHANGE OF ZONE NO. 7867 AND TENTATIVE TRACT MAP NO. 36894, AMENDED NO. 1 – EA42694 –
Applicant: Griffin Residential – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Southeasterly corner of McAllister Pkwy and Praed St – 14 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST: The Change of Zone** proposes to change the site's zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The **Tentative Tract Map** is a Schedule A subdivision of 14 acres into 22 residential lots and two (2) open space lots. – APNs: 136-110-004, 005, 008, 021, and 022 **BBID: 506-780-038**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the **Amended** map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This project has been placed on the **Comment portion of the LDC Agenda scheduled on August 27, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Should you have any questions regarding this item, please do not hesitate to contact Damaris Abraham, (951) 955-5719, **Project Planner**, or e-mail at dabraham@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: 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.

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

DATE: April 22, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
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 Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
P.D. Archaeology – H. Thomson
Riv. Co. Survey – D. Odenbaugh
Riv. Co. Waste Management Dept.
1st District Supervisor

1st District Planning Commissioner
City of Riverside
Western Municipal Water Dist.
Southern California Edison
Southern California Gas Co.

CHANGE OF ZONE NO. 7867 AND TENTATIVE TRACT MAP NO. 36894 – EA42694 – Applicant: Griffin Residential – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Southeasterly corner of McAllister Pkwy and Praed St – 14 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** The **Change of Zone** proposes to change the site's zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Space. The **Tentative Tract Map** is a Schedule A subdivision of 14 acres into 22 residential lots and 2 open space lots. – APNs: 136-110-004, 005, 008, 021, and 022

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 7, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: October 5, 2015
To: Damaris Abraham
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502



Reviewed Approved by: Steven T. Uhlman, CIH
Senior Industrial Hygienist

Signature:

Written by: Steven T. Uhlman, CIH
Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: TR 36894

SR Number: SR33453

Applicant: Griffin Residential
23811 Washington Ave., 110-110
Murrieta, CA 92562

Noise Consultant: LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, CA 92614
Phone: (949) 553-0666

Review Stage: First Review

Information Provided: Noise Impact Analysis, Bremmer Project (Griffin TTM 36894),
County of Riverside, California, June 2015 (GFC1501)

Noise Standards:

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

Highway Prediction Model:

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

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) Level "C" design capacity of 10,400 for Praed Street, McAllister Parkway and Dufferin Avenue (all defined as "Collectors" by the County of Riverside General Plan).
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Secondary Highways and Collector Roadways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	10.9
Heavy Truck	0.74	0.35	0.04	0.35

3. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
4. Traffic Speed of 40 MPH.
5. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation.
6. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.



Findings:

The consultant's report is adequate. We concur with the findings and recommendations.

Recommendations:

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

- **Exterior noise mitigation – 6 foot high sound wall / barrier:**

- 1) A six (6) foot high noise barrier / sound wall shall be constructed along the southwestern property line along Praed Streets shielding Lots 1 through 8.
- 2) A six (6) foot high noise barrier / sound wall shall be constructed along the western property line along Dufferin Avenue shielding Lot #1.

The barrier must be constructed with a top elevation that is six feet higher than the adjacent elevation of the roadway.

- **Interior noise mitigation – architectural consideration:**

- 1) **Lots 1 through 8:** Provide double-paned windows with a minimum sound transmission class (STC) of 30 for second-floor bedrooms and living rooms facing Praed Street.
- 2) Provide mechanical ventilation, such as an air-conditioning system, to all residential units.

- **Construction noise mitigation:**

- i) During all project site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- ii) The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- iii) The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction.
- iv) The contractor shall limit construction to between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May.



Community Development
Department
Planning Division

City of Arts & Innovation

August 27, 2015

Damaris Abraham
Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Subject: Land Development Committee Initial Case Transmittal for Change of Zone No. 7867 & Tentative Tract Map No. 36894

Dear Ms. Abraham:

Thank you for the opportunity to comment on the above-noted project - a Change of Zone and Tentative Tract Map for Schedule A subdivision of 14 acres into 22 residential lots, and two open space lots. The project site is located in the Southeastern corner of McAllister Parkway, east of Praed Street and west of Hillsmont Lane in the City of Riverside's southern sphere of influence and within a potential City annexation area (Lake Hills/Victoria Gardens/The Orchards Annexation area). The project site is also located immediately south of the City limits and the City's historic Arlington Greenbelt, an area subject to voter initiatives Proposition R and Measure C. These measures are intended to preserve Riverside's citrus and agricultural lands, scenic hills, ridgelines, arroyos and wildlife areas. City of Riverside staff has reviewed the proposed subdivision and offers the following comments:

General Plan Land Use Consistency - The proposed Change of Zone from Residential Agricultural (R-A) to One Family Dwelling—15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5), allowing for the proposed subdivision, is inconsistent with the City's HR - Hillside Residential General Plan 2025 land use designation for the site. The City's Hillside Residential (HR) land use designation is intended to limit development of Riverside's ecologically sensitive and visually prominent hillside areas. This designation has been applied to most hillside areas where slopes exceed fifteen percent and allows a maximum residential intensity of 0.5 dwelling units per acre (0.63 dwelling units per acre with a Planned Residential Development (PRD) Permit).

The County's General Plan land use designation for the site is Lake Mathews/Woodcrest Area Plan - Community Development: Low Density Residential (CD:LDR): one-half acre minimum lot size. This land use designation allows for a density of 2 dwelling units per acre and is also inconsistent with the City's General Plan 2025 HR land use designation.

While the proposed change of zone and subdivision may be consistent with the County's General Plan, the proposed change of zone to allow for smaller lots serves to perpetuate an inconsistency between City and County general plans in direct conflict with the City's General Plan land use designation for the site.

With regard to General Plan consistency, adoption of the proposed subdivision and change of zone can individually or cumulatively create impacts that are not mitigated or anticipated by the City's current adopted long range planning documents. CEQA analysis for the project needs to appropriately consider and evaluate land use impacts related to consistency with both the County and City General Plans.

In an effort to achieve consistency between the County and City General Plans, and to jointly plan development in unincorporated areas adjacent to cities, City staff requests that concurrent with review of the County application associated with the proposed subdivision, the applicant file a General Plan Amendment with the City to change the City land use designation for the proposal. Please note that the filing of a General Plan Amendment application with the City does not guarantee or otherwise secure the City's approval of a General Plan Amendment. Please refer to County Action 4.3 of the attached Cities/County Memorandum of Understanding which provides that the "County desires to jointly plan with Cities for development of unincorporated areas adjacent to Cities. To facilitate this cooperative effort, the County will not approve a new development project requiring rezoning that is inconsistent with the City's adopted General Plan if the project is within the City's sphere of influence until County staff and appropriate City staff and the project applicant have met to review the subject development proposal."


In addition to evaluating General Plan land use consistency, the CEQA analysis needs to appropriately evaluate and mitigate impacts to agricultural resources. The majority of the project site (the portion where single-family lots are proposed) is identified by both the City's General Plan 2025 Open Space and Conservation Element, and the County's General Plan as "Prime Farmland," "Farmland of Statewide Importance" and "Unique Farmland."

Public Works Department Traffic Division Comments –

The City's Traffic and Engineering Division of the Public Works Department has indicated that the proposed development falls under current thresholds requiring traffic impact analysis; however the rezoning will result in unplanned vehicular trips along the City of Riverside roadways—the impact of which has not been accounted for in any prior planning documents. In the event the County proceeds with approval of the project as proposed, it is encouraged the developer enter an agreement with the City to ensure the collection of Traffic and Railroad Signal Mitigation Fees and Transportation Impact Fees to address impacts of the project on City of Riverside roadways and intersections.

We look forward to continue working with you. Please send us copies of all revised plans, staff reports, and environmental reviews as it pertains to this project. Should you have any questions regarding this letter, please contact Oscar Romero, Planning Technician, at (951) 826-5277 or by e-mail at oromero@riversideca.gov.

Sincerely,



Jay Eastman, AICP
Interim City Planner

Enclosures: March 12, 2002 Cities/County Memorandum of Understanding

cc: Rusty Bailey, Mayor
Riverside City Council Members
John A. Russo, City Manager
Al Zelinka, Assistant City Manager
Emilio Ramirez, Interim Community Development Director
Tom Boyd, Public Works Director
Girish Balachandran, Public Utilities General Manager
Kevin Jeffries, Supervisor District 1, 4080 Lemon Street, 5th Floor, Riverside CA, 92501
Steve Weiss, Riverside County TLMA Planning Director, 4080 Lemon Street, 9th Floor,
Riverside, CA 92502
Griffin Residential, 110 North Lincoln Avenue, Suite 100, Corona, CA 92882
Adkan Engineers, 6879 Airport Drive, Riverside, California 92504

CLERK'S COPY

CITIES/COUNTY MOU

3/12/02 12.2

3/12/2002

This Memorandum of Understanding is entered into with reference to the following facts:

Representatives of the County of Riverside (County) and the Cities of Corona, Moreno Valley and Riverside (Cities) have met on a number occasions and have in good faith exchanged proposals concerning the Riverside County Integrated Project and its effects upon the County and Cities. The County intends this MOU to be available to all cities in Riverside County.

The Riverside County Board of Supervisors (County) acknowledges the need to work cooperatively with Cities on issues of land use, mobility, economic development, open space and conservation. Riverside County has been and will continue to be one of the fastest growing regions in California. Economic forecasts project that Riverside County will approximately double its population in the next 20 years. The current system for financing local governments, cities and counties, in California does not meet the many needs. The system forces competition among local jurisdictions that often leads to questionable long-term planning decisions and discourages cooperation. To accommodate the continued high level of growth in our region, Cities and County need to develop common goals and approaches to dealing with new development.

County and Cities agree to various points that will facilitate cooperation in the planning and development of western Riverside County. Cities have conditioned their support for the Riverside County Integrated Plan to the resolution of these city/county issues. These agreed upon points may be implemented through the County's General Plan, anticipated to be adopted in the mid 2002, through implementing ordinances and policies. Prior to the adoption of the new General Plan, these policies may be implemented as a pilot program for new development projects under consideration by the County at the time of adoption of this MOU.

Representatives of County and Cities have reached an understanding as to certain policies to be adopted by County and Cities. Therefore the County and the Cities agree as follows:

City Actions:

- 1) The respective City Councils will adopt a Resolution in support of the Multiple Species Habitat Conservation Plan (MSHCP) process which includes an agreement that the cities will sign on MSHCP Section 10A Permit Application on or before March 21, 2002.
- 2) Cities will support and work in good faith with the County and the Western Riverside Council of Governments (WRCOG) to develop and implement a MSHCP for Western Riverside County.
- 3) Cities will support and work in good faith with County and the WRCOG to develop and implement a Transportation Uniform Mitigation Fee (TUMF) for Western Riverside County.

County Actions:

- 4) County agrees to implement the following policies as soon as practicable.
 - 4.1) County will adopt a policy setting forth development standards¹ and implement such standards in city spheres of influence that provides for County to have comparable development standards with cities. Prior to adoption of the New County General Plan, the County will establish agreeable development standards to apply in city spheres.
 - 4.2) County will adopt a policy and implement standards to provide that new development that occurs in unincorporated areas will "pay its own way." The requirements of this will cover the provision of community parks, recreation programs and libraries² subject to the limitations of Proposition 218.
 - 4.3) County desires to jointly plan with Cities for development in unincorporated areas adjacent to Cities. To facilitate this cooperative effort, the County will not approve a new development project requiring rezoning that is inconsistent with the City's adopted General Plan if the project is within the city's sphere of influence until county staff and appropriate city staff and the project applicant have met to review the subject development proposal. The purpose of this meeting is to develop a joint set of conditions/requirements regarding the project that will be submitted to the County Planning Commission. If County staff, City staff and the developer do not agree on the conditions/requirements, the issues will be submitted to an ad hoc committee made up of the Supervisor of the affected District and member(s) of the Council of the affected City. Following this meeting(s), County may proceed with their development review process. County and City staffs will work to establish a procedure that the Cities and the County will follow to implement this joint project review.
- 5) County will adopt a policy expressing the County's support for limiting LAFCO established Communities of Interest (COI's) to a single two year term and not extending existing COI's beyond their existing term for COI's within City Spheres of Influence nor will the County support the establishment of unincorporated communities.

¹ The following is a partial listing of development standards as envisioned in paragraph 4.1

Street Width	Design Standards
Landscaping	Reverse Frontage Landscaping
Set Backs	Residential Lot Development, including
Parking	subdivision design grading
Undergrounding Utilities	Density
Septic Systems permitted on only one acre lots or greater	

²The phrase "pay its own way" means that the County will establish programs that will be continuing obligations of the County (utilizing a CFD, CSA or other ongoing funding mechanism subject to the requirements of Proposition 218). The use of home owner associations will be limited to services or facilities serving only that specific group of property owners.

Joint City/County Actions:

- 6) Cities will adopt a companion policy for County review of regionally significant city projects. The policy will provide for a joint review process as provided in Section 4.3 above to apply to city projects within one half (1/2) mile of the city limit.
- 7) County and Cities will jointly establish a procedure that both Cities and County will follow to implement this joint project review process. The procedure will define the range of projects to be subject to joint review.

This MOU shall take effect upon approval of the governing boards of Cities and County.

County

Cities

Bob Buster

Chairman, Riverside County
Board of Supervisors
BOB BUSTER

Mayor, City of Corona

ATTEST:
GERALD A. MALONEY, Clerk

By *[Signature]*
DEPUTY

Mayor, City of Moreno Valley

Mayor, City of Riverside



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: C207867 DATE SUBMITTED: 3/25/15

APPLICATION INFORMATION

Applicant's Name: GRIFFIN RESIDENTIAL E-Mail: RPETERS@griffin-residential.com

Mailing Address: 110 N. LINCOLN AVE STE 100
CORONA City LA State 92882 ZIP

Daytime Phone No: (951) 547-3594 Fax No: ()

Engineer/Representative's Name: ADKAN ENGINEERS-MICHAEL BRENDENCKE E-Mail: mbrendencke@adkan.com

Mailing Address: 6879 AIRPORT DR
RIVERSIDE City CA State 92506 ZIP

Daytime Phone No: (951) 688 0291 Fax No: ()

Property Owner's Name: DAHYA & BREMER TRUSTS 40 GRIFFIN RESIDENTIAL PER POA E-Mail:

Mailing Address: 110 N. LINCOLN AVE STE 100
CORONA City CA State 92882 ZIP

Daytime Phone No: (951) 547-3594 Fax No: ()

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

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

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.

IAN CRIGGIN
PRINTED NAME OF APPLICANT

[Signature]
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.

IAN CRIGGIN
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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): 136-110-004, 005, 008, 021, 022

Section: 30 Township: 35 Range: 5W

Approximate Gross Acreage: 14.0 ACRES

General location (nearby or cross streets): North of GAGE CANAL & TRACT 30295, South of McALLISTER PKWY, East of PRAED ST, West of TRACT 30337

APPLICATION FOR CHANGE OF ZONE

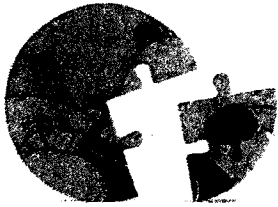
Thomas Brothers map, edition year, page number, and coordinates: PAGE 744, GRID H3, H4, J3, J4

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

CHANGE OF ZONE FROM R-A TO R-1+15,000, AND
DS-L. NO GENERAL PLAN DESIGNATION CHANGES. THE PROPERTY
WILL STILL BE LDR THROUGH CLUSTERING AND PRESERVATION OF
THE OPEN SPACE.

Related cases filed in conjunction with this request:

TENTATIVE TRACT MAP



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36894 DATE SUBMITTED: 3/24/15

APPLICATION INFORMATION

Applicant's Name: GRIFFIN RESIDENTIAL E-Mail: rpeters@griffin-residential.com

Mailing Address: 110 N. Lincoln Ave. Ste. 100
Corona Street 92882
CA
City State ZIP

Daytime Phone No: (951) 547-3594 Fax No: ()

Engineer/Representative's Name: Adkan Engineers-Michael Brendecke E-Mail: mbrendecke@adkan.com

Mailing Address: 6879 Airport Drive
Riverside Street 92504
CA
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner's Name: Dahya and Bremer Trusts c/o Griffin Residential per POA

Mailing Address: 110 N. LINCOLN AVE. STE. 100
Santa Anna Street 92705
CA
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 · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Gage Canal & Tract No. 30295, South of Mcallister Pkwy, East of Praed St., West of Tract No. 30337

Thomas Brothers map, edition year, page number, and coordinates: Page 744, Grid H3,H4,J3,J4

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Subdivide 14 +/- acres of property into 22 residential lots and 2 open space lots.

The current zoning is RA and the land use is LDR. The proposed zoning is R-1-15.000 and OS-C. Through clustering and the preservation of open space, the land use is preserved.

Related cases filed in conjunction with this request:

Replace (None)

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: BIOLOGICAL, CULTURAL, GEOTECHNICAL

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 17,156 C.Y.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 36,776 C.Y.

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

Import 19,620 Export _____ Neither _____

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

Import Location will be determined at time of construction

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

To be determined at time of construction

How many anticipated truckloads? To be determined at time of construction truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 259,256 sq. ft.

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

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) *[Signature]* Date 7-24-15

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹

Project File No.	XXXX
Project Name:	Tract No. 36894
Project Location:	Section 30, Township 3 South, Range 5 West
Project Description:	Repalce (Development of 22 housing lots and 2 open space lots tract on previously undeveloped land)
Applicant Contact Information:	Griffin Residential 110 N. Lincoln Ave. Ste.100 Corona CA 92882 (951)547-3594

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.

NOTICE OF PUBLIC HEARING

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

CHANGE OF ZONE NO. 7867 AND TENTATIVE TRACT MAP NO. 36894 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Griffin Residential – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Southeasterly corner of McAllister Parkway and Praed Street – 14 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** The change of zone proposes to change the site's zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The Tentative Tract Map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
FEBRUARY 3, 2016
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email dabraham@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 Notice of Intent to Adopt the Mitigated Negative Declaration was published December 29, 2015. 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: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

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

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

CHANGE OF ZONE NO. 7867 AND TENTATIVE TRACT MAP NO. 36894 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Griffin Residential – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Southeasterly corner of McAllister Parkway and Praed Street – 14 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** The change of zone proposes to change the site's zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The Tentative Tract Map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
JANUARY 20, 2016
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email dabraham@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.

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/11/2015

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

APN (s) or case numbers CZ07867/TR36894 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

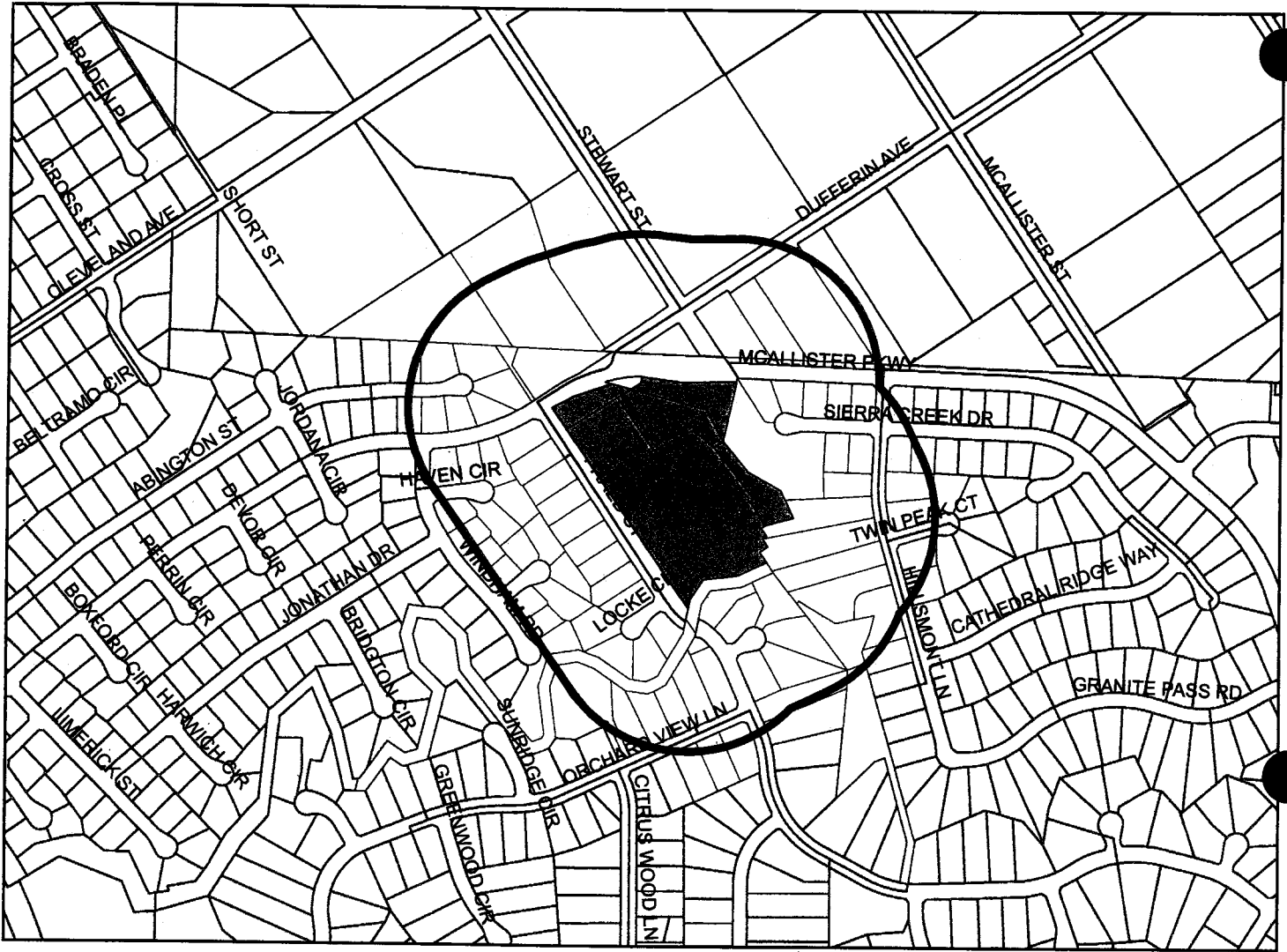
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*✓ DAF
copies 6/11/2016*

CZ07867/TR36894 (600 feet buffer)



Selected Parcels

136-530-031	269-222-009	136-522-007	269-460-011	136-520-004	136-530-010	136-522-012	136-522-013	239-022-004	239-022-005
239-030-009	269-231-002	136-522-003	269-460-002	136-530-017	239-090-002	136-520-003	136-530-029	269-460-014	269-460-017
136-530-021	239-090-001	269-211-001	269-212-010	269-450-006	136-522-008	269-460-008	269-211-002	136-522-005	136-530-032
239-090-017	269-212-008	269-231-004	136-522-002	136-520-002	136-100-009	136-110-026	136-520-005	136-522-006	269-460-006
136-530-026	136-530-023	269-211-003	269-432-006	269-460-003	269-460-005	136-530-012	269-212-024	136-530-013	136-110-025
136-522-004	269-460-012	136-110-004	136-110-005	136-110-008	136-110-021	136-110-022	269-460-016	269-461-001	136-530-011
239-022-003	269-231-001	269-231-005	269-432-007	269-460-007	269-231-003	136-520-001	136-530-022	136-530-020	269-460-004
136-530-014	269-222-010	269-432-003	269-460-010	269-212-013	269-460-013	136-530-009	136-530-028	269-460-001	269-432-005
136-530-025	269-212-023	269-212-009	136-522-009	239-090-005	269-222-011	136-530-008	136-530-016	136-530-027	269-431-015
136-530-015	269-212-021	269-212-012	136-530-030	136-530-024	269-212-011	136-530-018	269-450-007	269-460-009	239-090-012
136-530-019	269-432-004								



525 262.5 0

525 Feet

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

ASMT: 136110022, APN: 136110022
NILA DAHYA, ETAL
2335 TUBBS DR
TUSTIN CA 92782

ASMT: 136520005, APN: 136520005
KIMAREE MARTIN, ETAL
2266 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136110025, APN: 136110025
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

ASMT: 136522002, APN: 136522002
DRANIX INV
360 E FIRST ST NO 295
TUSTIN CA 92780

ASMT: 136110026, APN: 136110026
GAGE CANAL CO
GAGE CANAL CO
7452 DUFFERIN AVE
RIVERSIDE CA 92504

ASMT: 136522003, APN: 136522003
STEPHANIE RUBALCAVA, ETAL
12205 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520001, APN: 136520001
ANGIE KIM, ETAL
12270 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136522004, APN: 136522004
BARBARA KAHYAI, ETAL
12223 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520002, APN: 136520002
RAMON SANTIAGO, ETAL
12252 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136522005, APN: 136522005
SUSAN DAVIS, ETAL
12241 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520003, APN: 136520003
SHANNON CECIL, ETAL
12234 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136522006, APN: 136522006
RUDAYNA SAYEGH, ETAL
12259 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520004, APN: 136520004
PRITESH PATEL, ETAL
2284 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136522007, APN: 136522007
PATRICIA LOPEZ, ETAL
12236 ABINGTON ST
RIVERSIDE, CA. 92503



ASMT: 136522008, APN: 136522008
MICHAEL CARTER, ETAL
12200 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136522009, APN: 136522009
KYONG GIGUERE, ETAL
P O BOX 63264
COLORADO SPRINGS CO 80962

ASMT: 136530008, APN: 136530008
CLAUDIA PENA, ETAL
16293 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 136530009, APN: 136530009
CINTHYA GUTIERREZ, ETAL
RAFAEL GUTIERREZ
16270 WINDHAM RD
RIVERSIDE CA 92880

ASMT: 136530010, APN: 136530010
ANNA LOCKE YELVERTON, ETAL
16252 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 136530011, APN: 136530011
LAM BUI
16234 WINDHAM PL
RIVERSIDE, CA. 92503

ASMT: 136530012, APN: 136530012
JEFFREY TOUNEH
12313 ISLESFORD CIR
RIVERSIDE CA 92503

ASMT: 136530013, APN: 136530013
JOSE GUZMAN
11761 GARRET LN
VICTORVILLE CA 92392

ASMT: 136530014, APN: 136530014
NEERA KOHLI, ETAL
12326 ISLESFORD CIR
RIVERSIDE CA 92503

ASMT: 136530015, APN: 136530015
ERIKA FAUCHER, ETAL
12308 ISLESFORD CIR
RIVERSIDE, CA. 92503

ASMT: 136530016, APN: 136530016
IRENE CICHY, ETAL
16216 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 136530017, APN: 136530017
JACQUELINE PANTOJA, ETAL
16198 WINDHAM RD
RIVERSIDE, CA. 92503

ASMT: 136530018, APN: 136530018
VARTAN GRIGORIAN
16180 WINDHAM RD
RIVERSIDE, CA. 92503

ASMT: 136530020, APN: 136530020
MONICA MUNOZ, ETAL
12257 HAVEN CIR
RIVERSIDE, CA. 92503



ASMT: 136530021, APN: 136530021
BRIAN SLAYMAN, ETAL
12275 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136530028, APN: 136530028
MARTHA CARRILLO, ETAL
2140 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136530022, APN: 136530022
MEHULKUMAR KATHROTIYA
2248 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136530029, APN: 136530029
BRIAN YU
12362 LOCKE CIR
RIVERSIDE, CA. 92503

ASMT: 136530023, APN: 136530023
MARIA GARCIA, ETAL
2230 PRAED ST
RIVERSIDE CA 92503

ASMT: 136530030, APN: 136530030
LINDA SMITH, ETAL
P O BOX 1167
TUSTIN CA 92781

ASMT: 136530024, APN: 136530024
OLIVIA CABRAL, ETAL
2212 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136530031, APN: 136530031
ADAM COLLOPY
12385 LOCKE CIR
RIVERSIDE, CA. 92503

ASMT: 136530025, APN: 136530025
RICK HUTCHINSON
174 W LINCOLN AVE NO 264
ANAHEIM CA 92805

ASMT: 136530032, APN: 136530032
SHANNON PARKER, ETAL
12403 LOCKE CIR
RIVERSIDE, CA. 92503

ASMT: 136530026, APN: 136530026
DOLLY BHARADWAJ, ETAL
20435 SHAKARI CIR
YORBA LINDA CA 92887

ASMT: 239022003, APN: 239022003
LAURENCE MARTINEZ
10507 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 136530027, APN: 136530027
FIDA DENNAWI, ETAL
2158 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 239030009, APN: 239030009
SOCORRO AYON, ETAL
1720 GREEN ORCHARD PL
RIVERSIDE CA 92508



ASMT: 239090002, APN: 239090002
BONNIE SALAZAR
10490 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212008, APN: 269212008
DIXIE WRIGHT
2061 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 239090005, APN: 239090005
MARGARET GRUNDEL, ETAL
R D & M L GRUNDEL
10412 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212009, APN: 269212009
ARLENE BOTTENFIELD, ETAL
10360 SUNGROVE CIR
RIVERSIDE, CA. 92503

ASMT: 239090012, APN: 239090012
LESLI KEARNEY, ETAL
10450 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212010, APN: 269212010
TERI BOYATT, ETAL
10340 SUNGROVE CIR
RIVERSIDE, CA. 92503

ASMT: 239090017, APN: 239090017
CYNTHIA MEDINA, ETAL
10480 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212011, APN: 269212011
ANNA SMITH, ETAL
10361 SUNGROVE CIR
RIVERSIDE, CA. 92503

ASMT: 269211001, APN: 269211001
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 269212012, APN: 269212012
STACEY DAUGHERTY, ETAL
2081 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269211002, APN: 269211002
STEPHANIE BROOKS, ETAL
10411 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269212013, APN: 269212013
PATRICIA MINSON
2099 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269211003, APN: 269211003
LISA CORDS, ETAL
10431 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269212021, APN: 269212021
JOSE QUINTANA, ETAL
2049 PRAED ST
RIVERSIDE, CA. 92503



ASMT: 269212023, APN: 269212023
RICKY MOORE
1887 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269231003, APN: 269231003
IRENE ENO, ETAL
10491 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269212024, APN: 269212024
ELSIE HOFFMAN, ETAL
2031 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269231004, APN: 269231004
DONALD ADAMS
10511 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269222009, APN: 269222009
ALBERT CARRASCO
2030 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269231005, APN: 269231005
DEBORAH ANDERSON, ETAL
10531 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269222010, APN: 269222010
CHARLINA SHELLEY, ETAL
10430 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269431015, APN: 269431015
EKTA PATEL, ETAL
12612 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269222011, APN: 269222011
JUVENTINA SERRATO, ETAL
10450 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269432003, APN: 269432003
LEONORA BAYTAN, ETAL
12652 TWIN PEAK CT
RIVERSIDE CA 92503

ASMT: 269231001, APN: 269231001
THYREN CASTILLO, ETAL
10451 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269432004, APN: 269432004
CYDNEY OSANO, ETAL
16126 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269231002, APN: 269231002
JOELLE HARO, ETAL
10471 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269432005, APN: 269432005
JACQUELINE TRANG, ETAL
16090 HILLSMONT LN
RIVERSIDE, CA. 92503



ASMT: 269432006, APN: 269432006
JOYCE BOWER, ETAL
12621 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460004, APN: 269460004
MICHAEL TRAN
12522 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269432007, APN: 269432007
RAMONA MUNOZ, ETAL
12639 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460005, APN: 269460005
SUSAN WILHELM, ETAL
12513 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269450006, APN: 269450006
KEVIN PEEK, ETAL
16180 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460006, APN: 269460006
LAROSA MONTGOMERY, ETAL
12549 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269450007, APN: 269450007
CANDACE BERRY, ETAL
16162 HILLSMONT LN
RIVERSIDE CA 92503

ASMT: 269460007, APN: 269460007
LUNGTEN INV
C/O YO HANG ONG
16239 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 269460001, APN: 269460001
JANET MARTINEZ, ETAL
12576 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460008, APN: 269460008
PATRICIA BRADFORD, ETAL
16099 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460002, APN: 269460002
BERNADETTE WIDIJASTUTI
12558 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460009, APN: 269460009
WEI FANG
16117 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460003, APN: 269460003
LISA VON ZABERN, ETAL
12540 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460010, APN: 269460010
NORMA PALOMARES
16133 HILLSMONT LN
RIVERSIDE, CA. 92503



ASMT: 269460011, APN: 269460011
ALY SHAKANKIRY
16155 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460012, APN: 269460012
LISA HELTON, ETAL
16171 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460013, APN: 269460013
EMILY DIEP, ETAL
16189 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460014, APN: 269460014
TERESA PARTEN, ETAL
16225 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269461001, APN: 269461001
LA SIERRA COMMUNITY ASSN
C/O MERIT PROP MANAGEMENT
1 POLARIS WAY
ALISO VIEJO CA 92656



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

The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506

Planning Department,
City of Riverside
3900 Main St. 3rd floor
Riverside, CA 92522

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Applicant:
Griffin Residential
110 N. Lincoln Ave., Ste 100
Corona, CA 92882

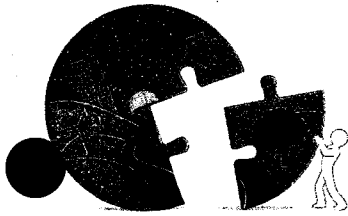
Engineer:
Adkan Engineers
Attn: Michael Brendecke
6879 Airport Drive
Riverside, CA 92504

Owner:
Dahya and Bremer Trusts
c/o Griffin Residential
110 N. Lincoln Ave., Ste 100
Corona, CA 92882

Applicant:
Griffin Residential
110 N. Lincoln Ave., Ste 100
Corona, CA 92882

Engineer:
Adkan Engineers
Attn: Michael Brendecke
6879 Airport Drive
Riverside, CA 92504

Owner:
Dahya and Bremer Trusts
c/o Griffin Residential
110 N. Lincoln Ave., Ste 100
Corona, CA 92882



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7867 and Tentative Tract Map No. 36894

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

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

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: December 28, 2015

Applicant/Project Sponsor: Griffin Residential Date Submitted: March 25, 2015

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

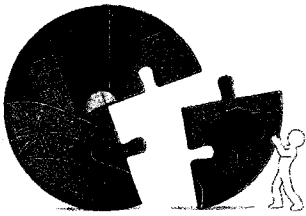
Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\TR36894\DH-PC-BOS Hearings\DH-PC\CZ07867.TR36894.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42786 ZCFG7867

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

CZ07867/TR36894

Project Title/Case Numbers

Damaris Abraham
County Contact Person

(951) 955-5719
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Griffin Residential
Project Applicant

110 No. Lincoln Avenue, Suite 100, Corona, CA 92882
Address

The project is located southeasterly corner of McAllister Parkway and Praed Street.
Project Location

The change of zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The tentative tract map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots.
Project Description

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

1. The project WILL have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 12/14/2015

Y:\Planning Case Files-Riverside office\TR36894\DH-PC-BOS Hearings\DH-PC\CZ07867.TR36894.NOD Form.docx

Please charge deposit fee case#: ZEA42786 ZCFG7867

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1503270

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

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

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

Received from: GRIFFIN RESIDENTIAL \$50.00
paid by: CK 1038
CFG FOR EA42786 (CZ07867 AND TR36894)
paid towards: CFG06170 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 25, 2015 16:08
MGARDNER posting date Mar 25, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1506255

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

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

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

Received from: GRIFFIN RESIDENTIAL \$2,210.00
paid by: CK 1053
CFG FOR EA42786 (CZ07867 AND TR36894)
paid towards: CFG06170 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 03, 2015 12:01

MGARDNER posting date Jun 03, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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



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

January 26, 2016

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

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

RE: NOTICE OF PUBLIC HEARING: ZC 7867 and TTM 36894

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, January 29, 2016.**

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: Tuesday, January 26, 2016 8:21 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: ZC 7867 TTM 36894

Received for publication on Jan. 29. Proof with cost to follow.

Thank You.

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

Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **Additional days required for larger ad sizes**

****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.COM / UNIDOS

A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Tuesday, January 26, 2016 7:54 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: ZC 7867 TTM 36894

Notice of Public Hearing, for publication on Friday, Jan. 29, 2016. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

(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 FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 9, 2016 at 9:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Griffin Residential – Adkan Engineers, on **Change of Zone No. 7867**, which proposes to change the zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 36894, Schedule A**, which proposes to subdivide 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots (“the project”). The project is located southeasterly corner of McAllister Parkway and Praed Street in the Lake Mathews/Woodcrest Area, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42786**.

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, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DAMARIS ABRAHAM, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL dabraham@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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at 951-955-1063, 72 hours prior to hearing.

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

Dated: January 26, 2016

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

CERTIFICATE OF POSTING

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 26, 2016, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7867 and TTM 36894

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: February 9, 2016 @ 9:00 A.M.

SIGNATURE: *Cecilia Gil* DATE: January 26, 2016
Cecilia Gil

Gil, Cecilia

From: Buie, Tammie <tbuie@asrclkrec.com>
Sent: Tuesday, January 26, 2016 8:03 AM
To: Gil, Cecilia; Acevedo, Amy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: RE: FOR POSTNG: ZC 7867 TTM 36894

Rec'd and will be posted.

Thank you

Tammie Buie

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, January 26, 2016 7:55 AM
To: Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTNG: ZC 7867 TTM 36894

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

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
(951) 955-8464
MS# 1010

CERTIFICATE OF MAILING

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

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 26, 2016, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7867 and TTM 36894

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: February 9, 2016 @ 9:00 AM

SIGNATURE: Cecilia Gil DATE: January 26, 2016
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/11/2015,

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

APN (s) or case numbers CZ07867/TR36894 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

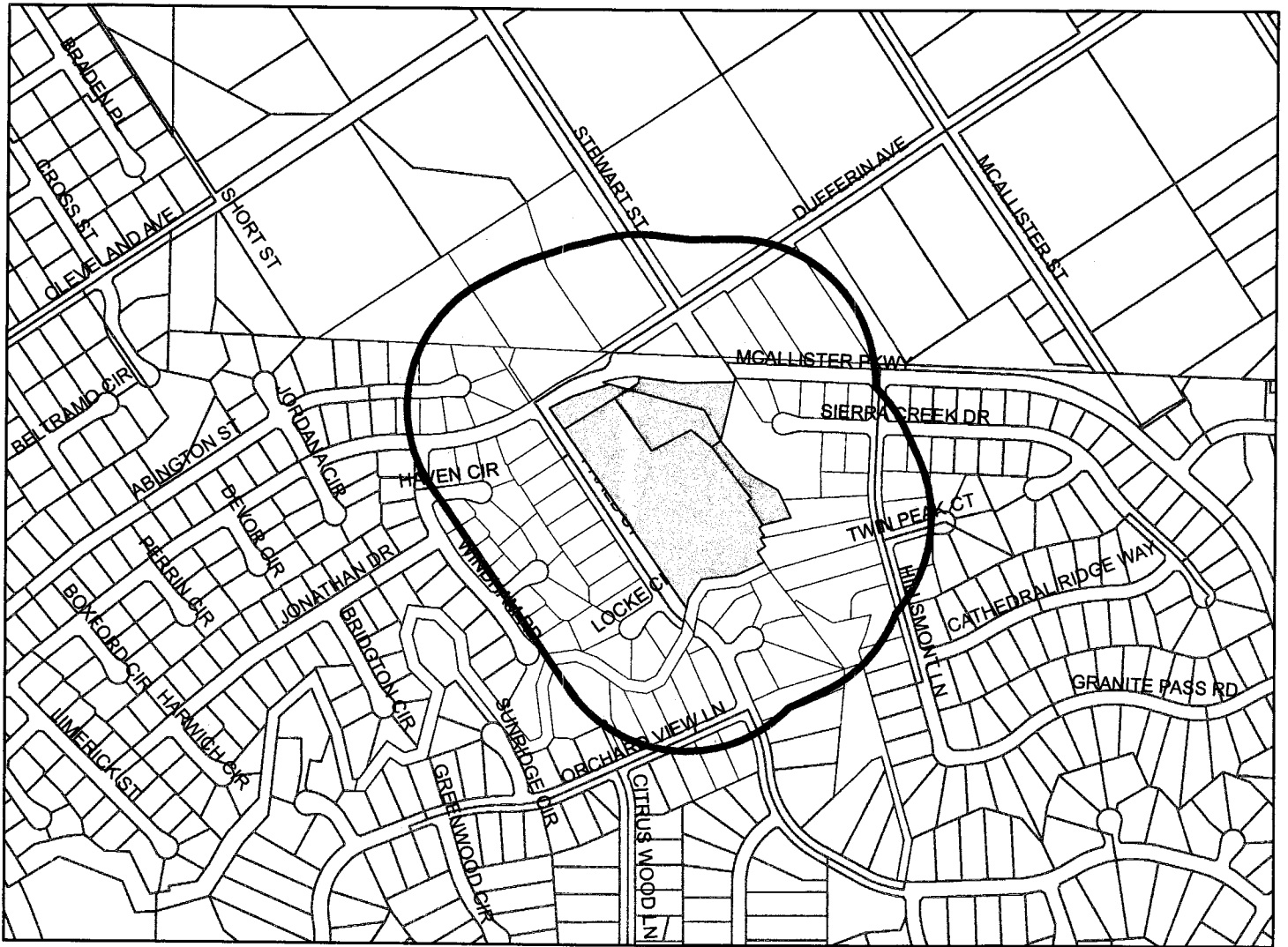
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*✓ EAF
Copies 6/11/2016*

CZ07867/TR36894 (600 feet buffer)



Selected Parcels

136-530-031	269-222-009	136-522-007	269-460-011	136-520-004	136-530-010	136-522-012	136-522-013	239-022-004	239-022-005
239-030-009	269-231-002	136-522-003	269-460-002	136-530-017	239-090-002	136-520-003	136-530-029	269-460-014	269-460-017
136-530-021	239-090-001	269-211-001	269-212-010	269-450-006	136-522-008	269-460-008	269-211-002	136-522-005	136-530-032
239-090-017	269-212-008	269-231-004	136-522-002	136-520-002	136-100-009	136-110-026	136-520-005	136-522-006	269-460-006
136-530-026	136-530-023	269-211-003	269-432-006	269-460-003	269-460-005	136-530-012	269-212-024	136-530-013	136-110-025
136-522-004	269-460-012	136-110-004	136-110-005	136-110-008	136-110-021	136-110-022	269-460-016	269-461-001	136-530-011
239-022-003	269-231-001	269-231-005	269-432-007	269-460-007	269-231-003	136-520-001	136-530-022	136-530-020	269-460-004
136-530-014	269-222-010	269-432-003	269-460-010	269-212-013	269-460-013	136-530-009	136-530-028	269-460-001	269-432-005
136-530-025	269-212-023	269-212-009	136-522-009	239-090-005	269-222-011	136-530-008	136-530-016	136-530-027	269-431-015
136-530-015	269-212-021	269-212-012	136-530-030	136-530-024	269-212-011	136-530-018	269-450-007	269-460-009	239-090-012
136-530-019	269-432-004								



525 262.5 0 525 Feet

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

ASMT: 136110022, APN: 136110022
NILA DAHYA, ETAL
2335 TUBBS DR
TUSTIN CA 92782

ASMT: 136520005, APN: 136520005
KIMAREE MARTIN, ETAL
2266 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136110025, APN: 136110025
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

ASMT: 136522002, APN: 136522002
DRANIX INV
360 E FIRST ST NO 295
TUSTIN CA 92780

ASMT: 136110026, APN: 136110026
GAGE CANAL CO
GAGE CANAL CO
7452 DUFFERIN AVE
RIVERSIDE CA 92504

ASMT: 136522003, APN: 136522003
STEPHANIE RUBALCAVA, ETAL
12205 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520001, APN: 136520001
ANGIE KIM, ETAL
12270 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136522004, APN: 136522004
BARBARA KAHYAI, ETAL
12223 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520002, APN: 136520002
RAMON SANTIAGO, ETAL
12252 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136522005, APN: 136522005
SUSAN DAVIS, ETAL
12241 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520003, APN: 136520003
SHANNON CECIL, ETAL
12234 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136522006, APN: 136522006
RUDAYNA SAYEGH, ETAL
12259 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520004, APN: 136520004
PRITESH PATEL, ETAL
2284 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136522007, APN: 136522007
PATRICIA LOPEZ, ETAL
12236 ABINGTON ST
RIVERSIDE, CA. 92503

207867 1001

ASMT: 136522008, APN: 136522008
MICHAEL CARTER, ETAL
12200 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136530013, APN: 136530013
JOSE GUZMAN
11761 GARRET LN
VICTORVILLE CA 92392

ASMT: 136522009, APN: 136522009
KYONG GIGUERE, ETAL
P O BOX 63264
COLORADO SPRINGS CO 80962

ASMT: 136530014, APN: 136530014
NEERA KOHLI, ETAL
12326 ISLESFORD CIR
RIVERSIDE CA 92503

ASMT: 136530008, APN: 136530008
CLAUDIA PENA, ETAL
16293 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 136530015, APN: 136530015
ERIKA FAUCHER, ETAL
12308 ISLESFORD CIR
RIVERSIDE, CA. 92503

ASMT: 136530009, APN: 136530009
CINTHYA GUTIERREZ, ETAL
RAFAEL GUTIERREZ
16270 WINDHAM RD
RIVERSIDE CA 92880

ASMT: 136530016, APN: 136530016
IRENE CICHY, ETAL
16216 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 136530010, APN: 136530010
ANNA LOCKE YELVERTON, ETAL
16252 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 136530017, APN: 136530017
JACQUELINE PANTOJA, ETAL
16198 WINDHAM RD
RIVERSIDE, CA. 92503

ASMT: 136530011, APN: 136530011
LAM BUI
16234 WINDHAM PL
RIVERSIDE, CA. 92503

ASMT: 136530018, APN: 136530018
VARTAN GRIGORIAN
16180 WINDHAM RD
RIVERSIDE, CA. 92503

ASMT: 136530012, APN: 136530012
JEFFREY TOUNEH
12313 ISLESFORD CIR
RIVERSIDE CA 92503

ASMT: 136530020, APN: 136530020
MONICA MUNOZ, ETAL
12257 HAVEN CIR
RIVERSIDE, CA. 92503



ASMT: 136530021, APN: 136530021
BRIAN SLAYMAN, ETAL
12275 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136530028, APN: 136530028
MARTHA CARRILLO, ETAL
2140 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136530022, APN: 136530022
MEHULKUMAR KATHROTIYA
2248 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136530029, APN: 136530029
BRIAN YU
12362 LOCKE CIR
RIVERSIDE, CA. 92503

ASMT: 136530023, APN: 136530023
MARIA GARCIA, ETAL
2230 PRAED ST
RIVERSIDE CA 92503

ASMT: 136530030, APN: 136530030
LINDA SMITH, ETAL
P O BOX 1167
TUSTIN CA 92781

ASMT: 136530024, APN: 136530024
OLIVIA CABRAL, ETAL
2212 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136530031, APN: 136530031
ADAM COLLOPY
12385 LOCKE CIR
RIVERSIDE, CA. 92503

ASMT: 136530025, APN: 136530025
RICK HUTCHINSON
174 W LINCOLN AVE NO 264
ANAHEIM CA 92805

ASMT: 136530032, APN: 136530032
SHANNON PARKER, ETAL
12403 LOCKE CIR
RIVERSIDE, CA. 92503

ASMT: 136530026, APN: 136530026
DOLLY BHARADWAJ, ETAL
20435 SHAKARI CIR
YORBA LINDA CA 92887

ASMT: 239022003, APN: 239022003
LAURENCE MARTINEZ
10507 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 136530027, APN: 136530027
FIDA DENNAWI, ETAL
2158 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 239030009, APN: 239030009
SOCORRO AYON, ETAL
1720 GREEN ORCHARD PL
RIVERSIDE CA 92508



ASMT: 239090002, APN: 239090002
BONNIE SALAZAR
10490 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212008, APN: 269212008
DIXIE WRIGHT
2061 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 239090005, APN: 239090005
MARGARET GRUNDEL, ETAL
R D & M L GRUNDEL
10412 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212009, APN: 269212009
ARLENE BOTTENFIELD, ETAL
10360 SUNGROVE CIR
RIVERSIDE, CA. 92503

ASMT: 239090012, APN: 239090012
LESLI KEARNEY, ETAL
10450 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212010, APN: 269212010
TERI BOYATT, ETAL
10340 SUNGROVE CIR
RIVERSIDE, CA. 92503

ASMT: 239090017, APN: 239090017
CYNTHIA MEDINA, ETAL
10480 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212011, APN: 269212011
ANNA SMITH, ETAL
10361 SUNGROVE CIR
RIVERSIDE, CA. 92503

ASMT: 269211001, APN: 269211001
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 269212012, APN: 269212012
STACEY DAUGHERTY, ETAL
2081 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269211002, APN: 269211002
STEPHANIE BROOKS, ETAL
10411 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269212013, APN: 269212013
PATRICIA MINSON
2099 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269211003, APN: 269211003
LISA CORDS, ETAL
10431 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269212021, APN: 269212021
JOSE QUINTANA, ETAL
2049 PRAED ST
RIVERSIDE, CA. 92503



ASMT: 269212023, APN: 269212023
RICKY MOORE
1887 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269231003, APN: 269231003
IRENE ENO, ETAL
10491 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269212024, APN: 269212024
ELSIE HOFFMAN, ETAL
2031 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269231004, APN: 269231004
DONALD ADAMS
10511 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269222009, APN: 269222009
ALBERT CARRASCO
2030 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269231005, APN: 269231005
DEBORAH ANDERSON, ETAL
10531 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269222010, APN: 269222010
CHARLINA SHELLEY, ETAL
10430 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269431015, APN: 269431015
EKTA PATEL, ETAL
12612 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269222011, APN: 269222011
JUVENTINA SERRATO, ETAL
10450 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269432003, APN: 269432003
LEONORA BAYTAN, ETAL
12652 TWIN PEAK CT
RIVERSIDE CA 92503

ASMT: 269231001, APN: 269231001
THYREN CASTILLO, ETAL
10451 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269432004, APN: 269432004
CYDNEY OSANO, ETAL
16126 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269231002, APN: 269231002
JOELLE HARO, ETAL
10471 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269432005, APN: 269432005
JACQUELINE TRANG, ETAL
16090 HILLSMONT LN
RIVERSIDE, CA. 92503



ASMT: 269432006, APN: 269432006
JOYCE BOWER, ETAL
12621 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460004, APN: 269460004
MICHAEL TRAN
12522 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269432007, APN: 269432007
RAMONA MUNOZ, ETAL
12639 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460005, APN: 269460005
SUSAN WILHELM, ETAL
12513 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269450006, APN: 269450006
KEVIN PEEK, ETAL
16180 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460006, APN: 269460006
LAROSA MONTGOMERY, ETAL
12549 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269450007, APN: 269450007
CANDACE BERRY, ETAL
16162 HILLSMONT LN
RIVERSIDE CA 92503

ASMT: 269460007, APN: 269460007
LUNG TEN INV
C/O YO HANG ONG
16239 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 269460001, APN: 269460001
JANET MARTINEZ, ETAL
12576 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460008, APN: 269460008
PATRICIA BRADFORD, ETAL
16099 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460002, APN: 269460002
BERNADETTE WIDIJASTUTI
12558 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460009, APN: 269460009
WEI FANG
16117 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460003, APN: 269460003
LISA VON ZABERN, ETAL
12540 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460010, APN: 269460010
NORMA PALOMARES
16133 HILLSMONT LN
RIVERSIDE, CA. 92503

