

PARCEL MAP Parcel Map #: PM37086

Parcel: 318-172-003

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

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

West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP LAKE MATHEWS ADP FEES RECOMMND

PM 37086 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 3 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 MAP - ACOUSTICAL STUDY (cont.) RECOMMND

interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Val Verde School District shall be mitigated in accordance with California State law.

80.PLANNING. 8 MAP*- AGENCY CLEARANCE RECOMMND

A clearance letter from The Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated October 11, 2016, summarized as follows:

80.PLANNING. 9 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.

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 Department of Waste Resources 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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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 - 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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Parcel: 318-172-003

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

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.

PLANNING DEPARTMENT

90.PLANNING. 4 MAP- QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 117.

90.PLANNING. 5 MAP- AGENCY CLEARANCE RECOMMND

A clearance letter from The Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated October 11, 2016, summarized as follows:

90.PLANNING. 6 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.5 acres

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - SKR FEE CONDITION (cont.) RECOMMND

(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.

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.

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 Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

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

DATE: April 18, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.
Riv. Co. Flood Dept.
Riv. Co. Environmental Programs Division
Riv. Co. Building & Safety-Grading
Riv. Co. Regional Parks & Open Space

Riv. Co. Geology
Riv. Co. Archaeology Section
Riv. Co. Landscape
Riv. Co. Surveyor
Riv. Co. Waste Resources Management
Riv. Co. Airport Land Use Commission
Western Municipal Water District

March Air Reserve Base
City of Perris
Southern California Gas Company
Southern California Edison Company
1st District Supervisor
1st District Planning Commissioner

TENTATIVE PARCEL MAP NO. 37086 – EA: 42890 – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) - Zoning: Light Agriculture-1 acre minimum (A-1-1) - Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres. **REQUEST:** A schedule “H” subdivision into 3 single-family residential lots with a minimum lot size of 1-acre - APNs: 318-172-003.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the 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 case is scheduled as an **LDC Meeting Item on May 5, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go to the Department’s webpage at: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx>
Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Deborah Bradford, (951) 955-6646, Contract Planner**, or e-mail at DBradfor@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.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Steve Manos
Lake Elsinore

Russell Betts
Desert Hot Springs

STAFF

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

October 11, 2016

Ms. Deborah Bradford, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.: ZAP1214MA16
Related File No.: PM37086 (Tentative Parcel Map)
APN: 318-172-003

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed Riverside County Case No. PM 37086 (Tentative Parcel Map), a proposal to divide the above-referenced 3.56-acre parcel located at 21378 Oakwood Street (on the south side of Oakwood Street, northerly of Pinewood Street, westerly of Clark Street and easterly of Haines Street) in the unincorporated community of Mead Valley into three residential parcels.

The site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

While the site is located approximately 17,000 feet from the southerly terminus of Runway 14-32 at March Air Reserve Base/Inland Port Airport, the project site elevation (1,678 feet above mean sea level [AMSL]) exceeds the runway elevation (1,488 feet AMSL) by 190 feet. No structures are proposed through this parcel map, but any future structures would exceed the runway elevation by 200 feet or more at top point. Therefore, a condition has been applied requiring Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review and issuance of a Determination of No Hazard to Air Navigation prior to issuance of new building permits on these lots.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

AIRPORT LAND USE COMMISSION

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Tentative Parcel Map is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The landowner shall provide the attached notice to all potential purchasers of the proposed lots and to any tenants/lessees of the home(s) thereon. Additionally, this notice shall be recorded as a deed notice.
4. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment of irrigation controllers, access gates, etc.
5. Prior to issuance of building permits for new residential structures or any other buildings on the proposed parcels, the permittee shall have notified the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) through online submittal of Form 7460-1 (see <https://oeaaa.faa.gov>) and shall provide to the Department of Building and Safety the “Determination of No Hazard to Air Navigation” letter issued by the FAA OES in response to that submittal.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

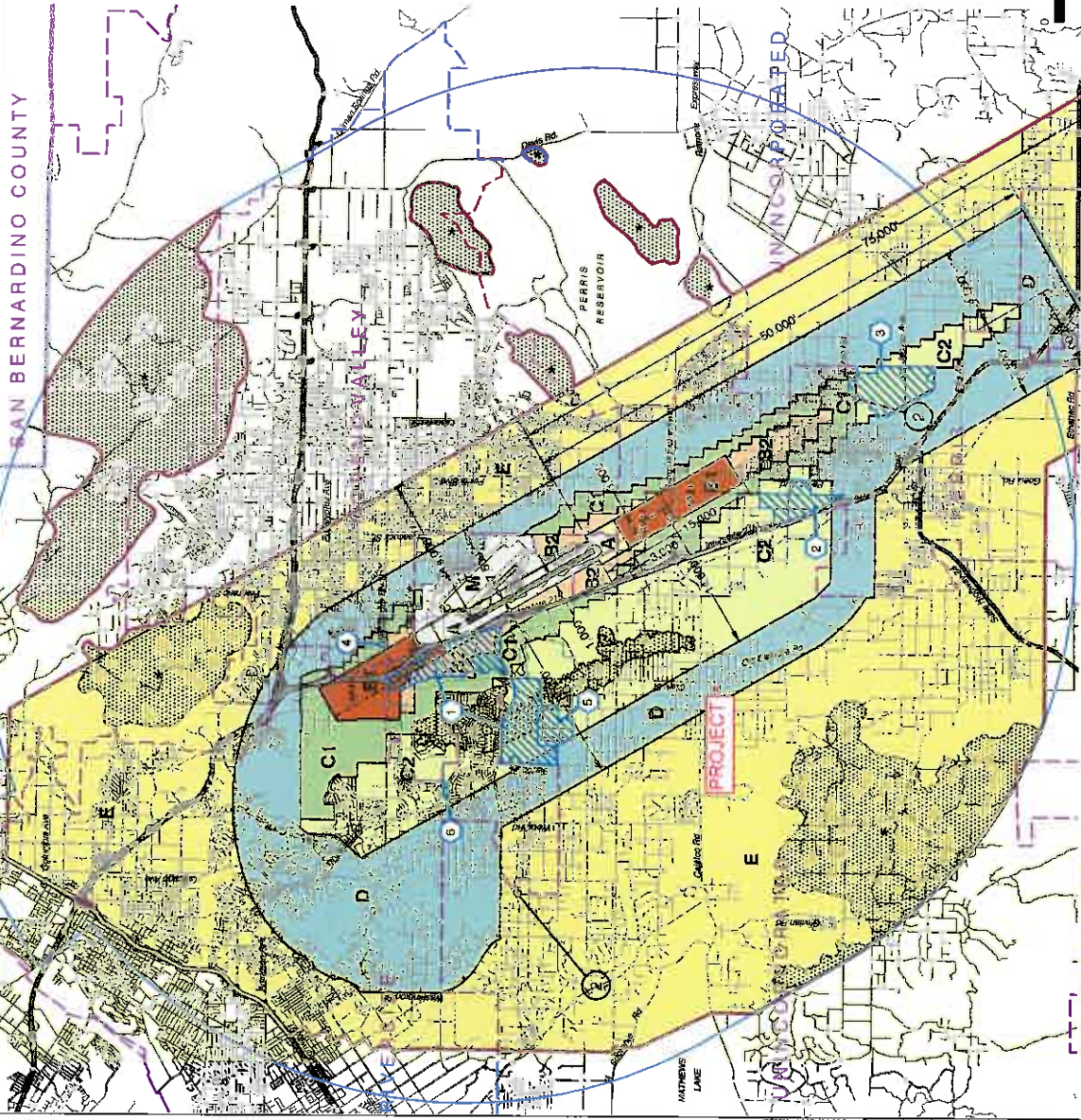
Attachments: Notice of Airport in Vicinity

cc: Alberto Prado (applicant/property owner/payee)
G&G Engineering (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1214MA16\ZAP1214MA16.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

1 Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,955 feet MSL.

2 Point at which departing aircraft typically reach 4,000 feet above runway end.

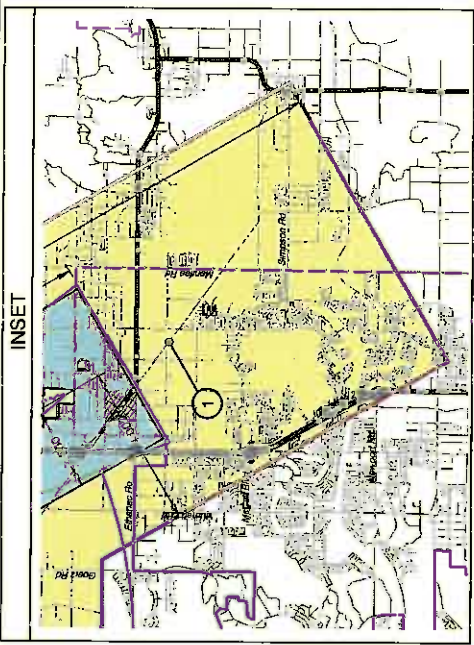
3 March JFA, March Business Center/Meridian

4 Perris: Harvest Landing

5 Moreno Valley: Affordable Housing

6 March JFA: Ben Clark Training Center

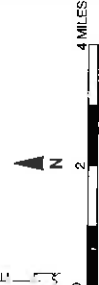
7 Riverside: Ridge Crest Subdivision



Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1
Compatibility Map
 March Air Reserve Base / Inland Port Airport

Note:
 All dimensions are measured from runway ends and centerlines.

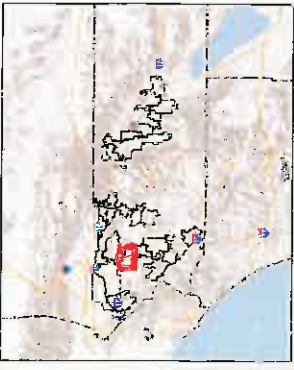


Base map source: County of Riverside 2013

Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

My Map



Legend

Airports
 Airports
 AIA

Airport Compatibility

OTHER ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

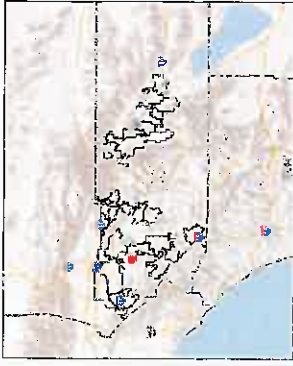
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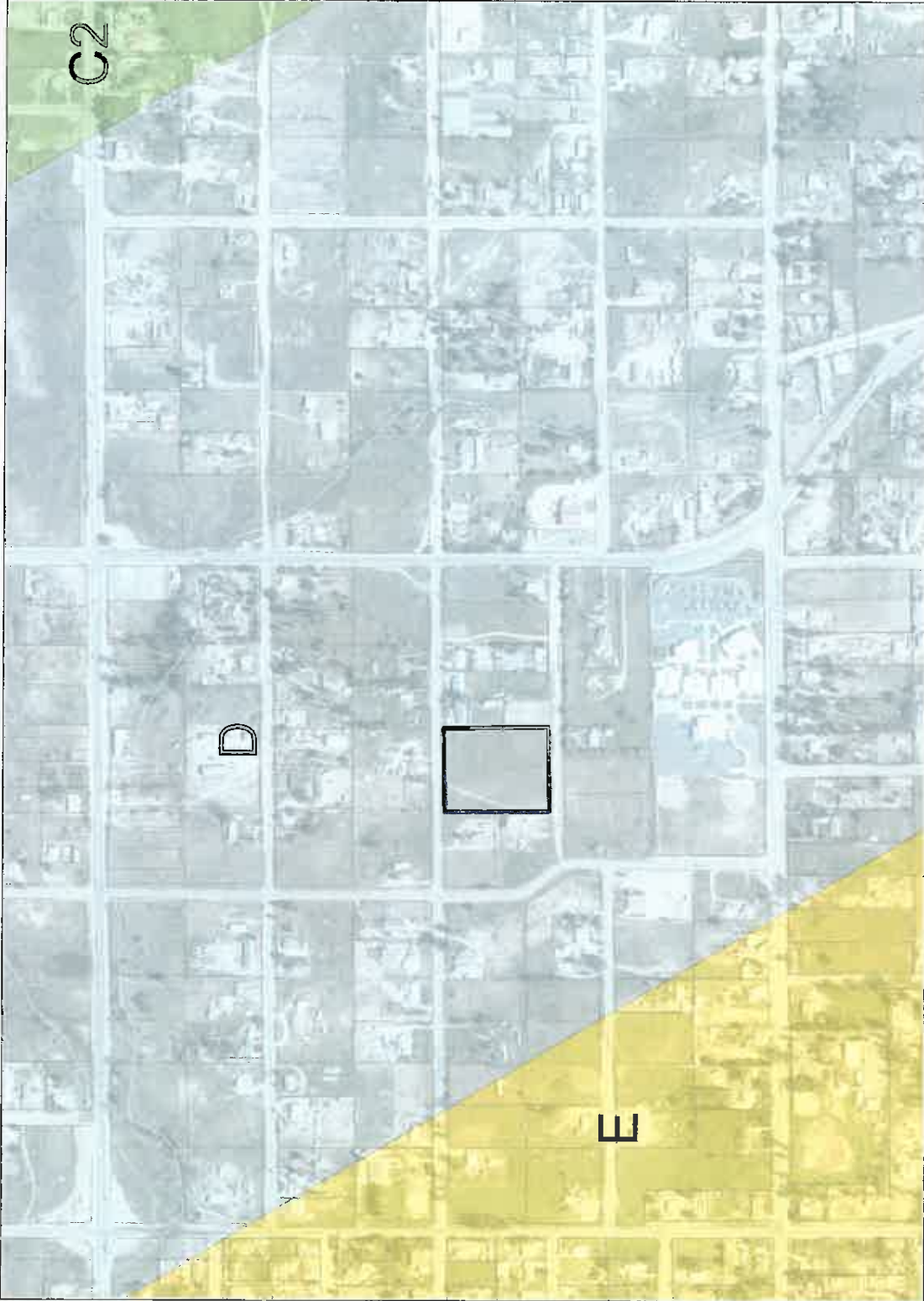
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My Map



Legend

- Display Parcels
- Airports
- AIA
- Airport Compatibility
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



Notes

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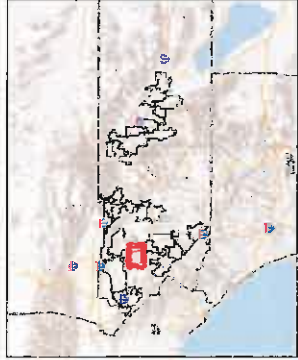
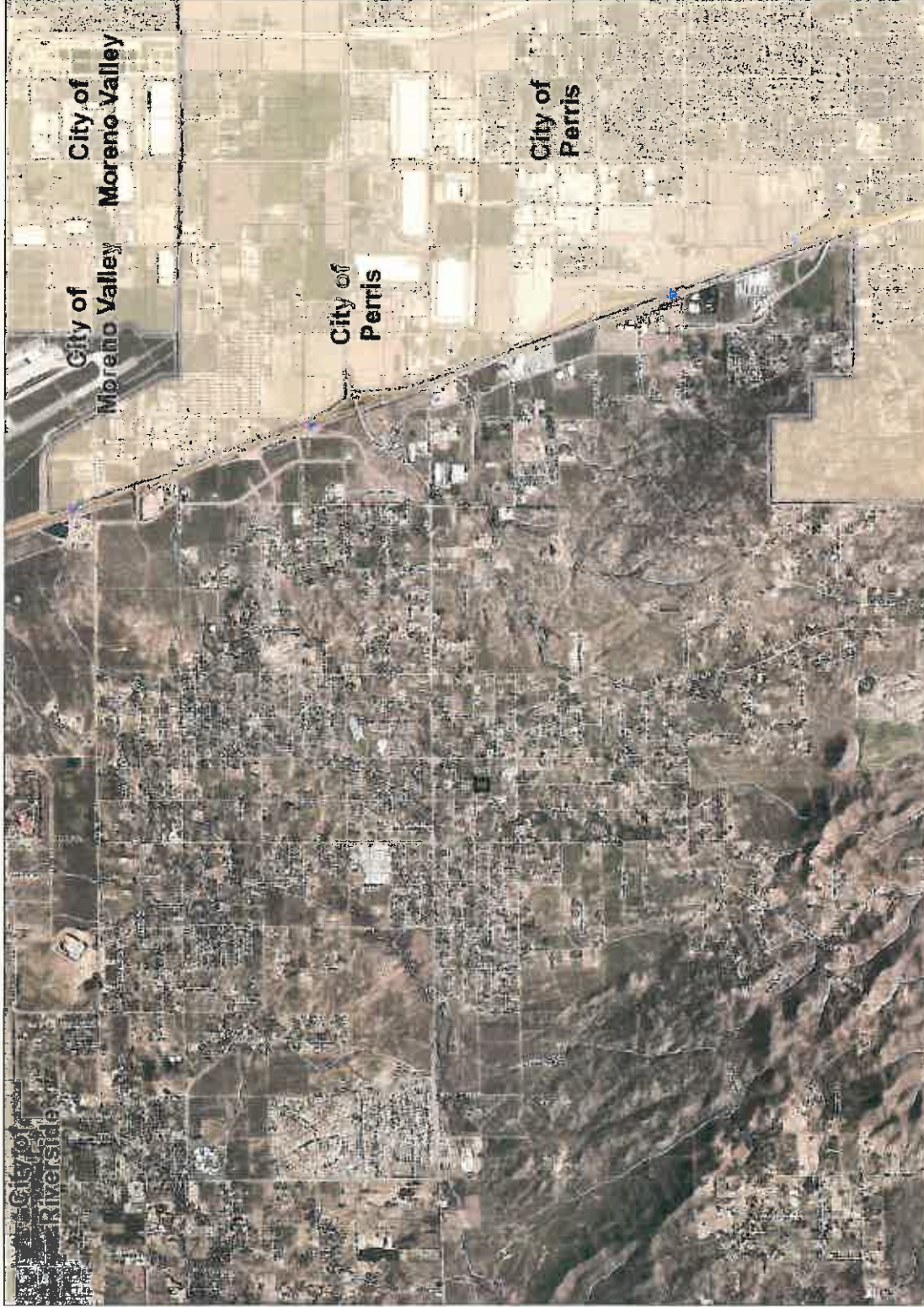
1,467 Feet



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My Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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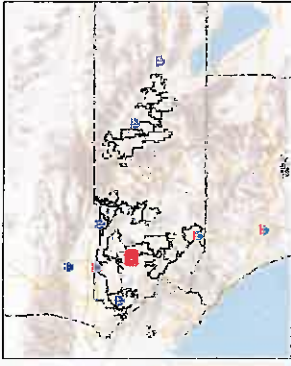
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My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- countries
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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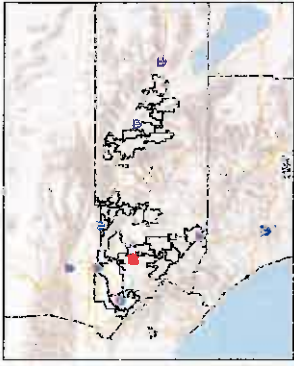
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My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
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- Lakes
- Rivers

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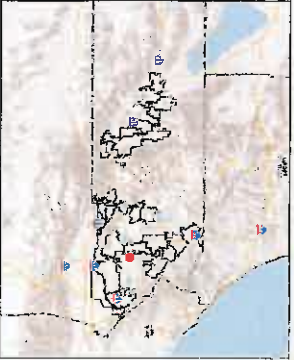
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My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

April 15, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TENTATIVE PARCEL MAP NO. 37086)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 37086 – EA: 42890 – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) - Zoning: Light Agriculture-1 acre minimum (A-1-1) - Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres. REQUEST: A schedule “H” subdivision into 3 single-family residential lots with a minimum lot size of 1-acre - APNs: 318-172-003.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: ,

Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

April 15, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TENTATIVE PARCEL MAP NO. 37086)

Dear Mr. Whipple:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 37086 – EA: 42890 – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) - Zoning: Light Agriculture-1 acre minimum (A-1-1) - Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres. REQUEST: A schedule “H” subdivision into 3 single-family residential lots with a minimum lot size of 1-acre - APNs: 318-172-003.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: ,
Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

April 15, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TENTATIVE PARCEL MAP NO. 37086)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 37086 – EA: 42890 – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) - Zoning: Light Agriculture-1 acre minimum (A-1-1) - Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres. REQUEST: A schedule “H” subdivision into 3 single-family residential lots with a minimum lot size of 1-acre - APNs: 318-172-003.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: ,
Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

April 15, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TENTATIVE PARCEL MAP NO. 37086)

Dear Mr. Heredia:

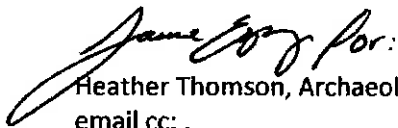
This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctima.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 37086 – EA: 42890 – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) - Zoning: Light Agriculture-1 acre minimum (A-1-1) - Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres. REQUEST: A schedule “H” subdivision into 3 single-family residential lots with a minimum lot size of 1-acre - APNs: 318-172-003.

Sincerely,

PLANNING DEPARTMENT


Heather Thomson, Archaeologist
email cc: ,

Attachment: Project Vicinity Map

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082
(760) 297-2635 Fax:(760) 749-2639



April 26, 2016

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: **Tentative Parcel Map No. 37086 Project**

Dear Ms. Thomson:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding Tentative Parcel Map No. 37806 Project and we thank you for the consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people however, it is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer this project to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are located closer to your project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Vincent Whipple
Manager
Rincon Cultural Resources Department



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

May 13, 2016

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Mary Bear Magee
Evie Gerber
Darlene Miranda
Richard B. Searce, III
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

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

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the PM 37086

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated April 15, 2016 and received in our office April 25, 2016.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Payómkawichum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 RE PM 37086
May 16, 2016
Page 2

cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at ahoover@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

May 18, 2016

Attn: Heather Thomson, Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; Tentative Parcel Map No. 37086

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM37086 DATE SUBMITTED: 2/4/2016

APPLICATION INFORMATION

Applicant's Name: Andrew Grechuta E-Mail: andrew@mygng.com

Mailing Address: 1251 N. Manassero Street
Anaheim California 92807
City State ZIP

Daytime Phone No: (714) 396-2424 Fax No: (714) 970-7244

Engineer/Representative's Name: G&G Engineering, Inc. E-Mail: andrew@mygng.com

Mailing Address: 1251 N. Manassero Street
Anaheim California 92807
City State ZIP

Daytime Phone No: (714) 970-7220 ext. 501 Fax No: (714) 970-7244

Property Owner's Name: Alberto Prado E-Mail: rpradostatewide@yahoo.com
Enrique Mendoza

Mailing Address: 16385 Trisha Way
Riverside California 92504
City State ZIP

Daytime Phone No: (310) 404-5178 Fax No: () N/A

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

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Andrew Grechuta

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. A n 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.

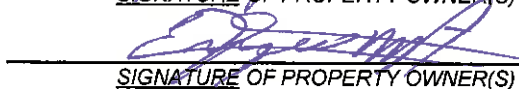
Alberto Prado

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Enrique Mendoza

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 318-172-003

Section: 10 Township: T4S Range: R4W

Approximate Gross Acreage: 3.56 Ac

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Pinewood Street, South of Oakwood Street, East of Haines St., West of Clark St.

Thomas Brothers map, edition year, page number, and coordinates: Page 776, Grid J3

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

Residential Development, 3 proposed single family residential (SFR) parcels under Schedule 'H'.
The proposed subdivision is neither a Vesting Map nor a PRD.

Related cases filed in conjunction with this request:

None

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: N/A

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) Septic

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: No Grading

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards No Grading

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

Import _____ Export _____ Neither X

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 43,560 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>) f or watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1) *Collette P... [Signature]* Date 03-31-16
Owner/Representative (2) *[Signature]* Date 03/31/16

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Alberto Prado and Enrique Mendoza (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 318-172-003 (“PROPERTY”); and,

WHEREAS, on April 5, 2016, PROPERTY OWNER filed an application for Parcel Map No. 37086 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Alberto Prado & Enrique Mendoza
16385 Trisha Way
Riverside, CA 92504

With a copy to:
Andrew Grechuta
G & G Engineering
1251 N. Manassero St., Ste. 402
Anaheim, CA 92807

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

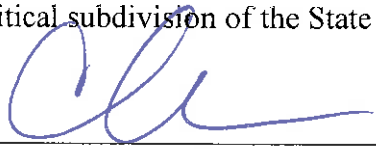
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

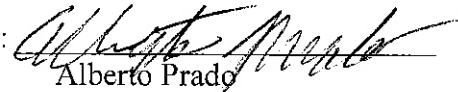
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
~~Steven Weiss~~ **CHARISSA LEACH**
Riverside County Planning Director


Dated: _____

FORM APPROVED COUNTY COUNSEL
BY:  3/9/17
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
Alberto Prado and Enrique Mendoza

By: 
Alberto Prado

Dated: 03-07-17

By: 
Enrique Mendoza

Dated: 03-07-17

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On March 7th, 2017 before me, Michelle Cervantes, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Alberto Prado and Enrique Alfaro Mendoza
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Michelle Cervantes
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: 3/7/17
Number of Pages: 5 Signer(s) Other Than Named Above: ✓

Capacity(ies) Claimed by Signer(s)

Signer's Name: Alberto Prado
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: Enrique Alfaro Mendoza
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/21/2017,

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

APN (s) or case numbers Pm 37086 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

D. Bradford 3/21/17

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

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

TENTATIVE PARCEL MAP NO. 37086 – Intent to Adopt a Negative Declaration – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Zoning: Light Agriculture 1-acre minimum (A-1-1) – Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres – **REQUEST:** A Schedule “H” Subdivision of a 3.5 acre parcel into 3 single-family residential parcels with a minimum lot size of 1-acre.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JUNE 19, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Director's Hearing 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 negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 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 Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PM37086 (600 feet buffer)



Selected Parcels

318-172-003	318-150-030	318-172-007	318-150-025	318-150-026	318-150-018	318-150-023	318-172-009	318-172-008	318-172-010
318-172-012	318-172-001	318-172-005	318-172-004	318-160-031	318-171-019	318-150-029	318-160-041	318-172-006	318-150-024
318-172-011	318-160-030	318-150-020	318-150-031	318-150-021	318-150-028	318-171-007	318-171-006	318-150-019	318-171-018
318-172-002	318-150-027	318-150-022	318-172-018	318-172-013					



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: 318150018, APN: 318150018
CARLIN GOODE
P O BOX 8052
MORENO VALLEY CA 92553

ASMT: 318150025, APN: 318150025
CALLE OCHO PROP MANAGEMENT INC
21347 ELMWOOD ST
PERRIS, CA. 92570

ASMT: 318150019, APN: 318150019
ROLANDO FLORES
21431 OAKWOOD ST
PERRIS, CA. 92570

ASMT: 318150026, APN: 318150026
STEVEN CATALANO, ETAL
75 W NUEVO RD NO E101
PERRIS CA 92571

ASMT: 318150020, APN: 318150020
MARIA ALMANZA, ETAL
21400 OAKWOOD ST
PERRIS, CA. 92570

ASMT: 318150027, APN: 318150027
STEVEN CATALANO
21375 ELMWOOD ST
PERRIS CA 92570

ASMT: 318150021, APN: 318150021
JOSE RODRIGUEZ
21330 OAKWOOD ST
PERRIS, CA. 92570

ASMT: 318150028, APN: 318150028
PRAPAPORN SAVEDRA, ETAL
21427 ELMWOOD ST
PERRIS, CA. 92570

ASMT: 318150022, APN: 318150022
JACQUELINE HOOKS, ETAL
19060 GRAYLAND AVE
ARTESIA CA 90701

ASMT: 318150029, APN: 318150029
GARTH ANDERSON
P O BOX 1412
PERRIS CA 92572

ASMT: 318150023, APN: 318150023
CONRAD THUY
42 SORBONNE ST
WESTMINSTER CA 92683

ASMT: 318150030, APN: 318150030
ALEJANDRO ALCANTAR
21660 PERRY STREET
PERRIS CA 92570

ASMT: 318150024, APN: 318150024
IE HOMEBUYER
1281 N STATE ST NO A209
SAN JACINTO CA 92583

ASMT: 318150031, APN: 318150031
MARIA COVARRUBIAS, ETAL
15534 THREE PALM ST
HACIENDA HEIGHTS CA 91745

ASMT: 318160030, APN: 318160030
ANITA VANSANFORD, ETAL
21200 OAKWOOD ST
PERRIS, CA. 92570

ASMT: 318172001, APN: 318172001
DOROTHY SMITH
14012 S TAJAUTA
COMPTON CA 90220

ASMT: 318160031, APN: 318160031
LIZBETH SOTO, ETAL
21230 OAKWOOD ST
PERRIS, CA. 92570

ASMT: 318172002, APN: 318172002
SERGIO GUZMAN
1488 STAWBERRY DR
PERRIS CA 92571

ASMT: 318160041, APN: 318160041
BENNY WALTER, ETAL
P O BOX 1406
PERRIS CA 92572

ASMT: 318172003, APN: 318172003
ENRIQUE MENDOZA, ETAL
16385 TRISHA WAY
RIVERSIDE CA 92504

ASMT: 318171006, APN: 318171006
CLAUDIA KANO, ETAL
C/O CLAUDIA KANO
184 PHILLIPS RD
POMONA CA 91766

ASMT: 318172004, APN: 318172004
ELSA LOPEZ, ETAL
21341 OAKWOOD ST
PERRIS, CA. 92570

ASMT: 318171007, APN: 318171007
MARIA VERDUGO, ETAL
21220 PINEWOOD ST
PERRIS, CA. 92570

ASMT: 318172005, APN: 318172005
DON MILLER, ETAL
168 W KINGSLEY AVE
POMONA CA 91766

ASMT: 318171018, APN: 318171018
MARIA COSIO, ETAL
20131 BROWN ST
PERRIS CA 92570

ASMT: 318172006, APN: 318172006
GEORGINA CARRILLO, ETAL
21369 OAKWOOD ST
PERRIS, CA. 92570

ASMT: 318171019, APN: 318171019
GABINO VASQUEZ
19865 HAINES ST
PERRIS CA 92570

ASMT: 318172007, APN: 318172007
SIHAM JADALLAH, ETAL
21760 CORSO ALTORO
NUEVO CA 92567



ASMT: 318172008, APN: 318172008
DAVID CONTRERAS
19763 CLARK ST
PERRIS, CA. 92570

ASMT: 318172009, APN: 318172009
CRYSTAL STONER
19845 CLARK ST
PERRIS, CA. 92570

ASMT: 318172010, APN: 318172010
DONNA MILLER
15868 GOLDENSTAR AVE
RIVERSIDE CA 92506

ASMT: 318172011, APN: 318172011
MARY SMITH, ETAL
338 E LOMA ALTA DR
ALTADENA CA 91101

ASMT: 318172012, APN: 318172012
EDITH MCGRUFF, ETAL
1020 1/2 8TH ST
BAKERSFIELD CA 93304

ASMT: 318172013, APN: 318172013
VERLIA MELONSON
6385 HERMOSA AVE APT B
YUCCA VALLEY CA 92284

ASMT: 318172018, APN: 318172018
VAL VERDE UNIFIED SCHOOL DIST
C/O JANET MEHRL
975 W MORGAN ST
PERRIS CA 92571



Andrew Grechuta
1251 N. Manassero St.
Anaheim, CA 92807

Andrew Grechuta
1251 N. Manassero St.
Anaheim, CA 92807

Alberto Prado & Enrique Mendoza
16385 Trisha Way
Riverside, CA 92504

Alberto Prado & Enrique Mendoza
16385 Trisha Way
Riverside, CA 92504

Western Municipal Water District
14205 Meridian Pkwy.
Riverside, CA

Western Municipal Water District
14205 Meridian Pkwy.
Riverside, CA

March Air Reserve Base
452nd AMW Public Affairs
895 Baucom Ave. SE (BLDG 317)
March ARB, CA 92518

March Air Reserve Base
452nd AMW Public Affairs
895 Baucom Ave. SE (BLDG 317)
March ARB, CA 92518

City of Perris
101 N. D Street
Perris, CA 92570

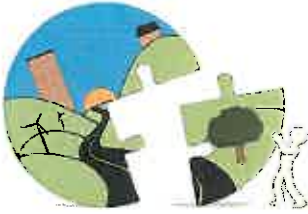
City of Perris
101 N. D Street
Perris, CA 92570

Southern Calif. Gas Company
4495 Howard Ave.
Riverside, CA 92507

Southern Calif. Gas Company
4495 Howard Ave.
Riverside, CA 92507

Southern Calif. Edison Company
P.O. Box 800
Rosemead, CA 91770

Southern Calif. Edison Company
P.O. Box 800
Rosemead, CA 91770



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.

PM37086/EA42890

Project Title/Case Numbers

Deborah Bradford

County Contact Person

(951) 955-6646

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Andrew Grechuta

Project Applicant

1251 N Manassero St, Anaheim, CA, 92807

Address

Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street.

Project Location

The Tentative Parcel Map No. 37086 proposes a schedule "H" subdivision of a 3.5 acre parcel into 3 single-family residential parcels with a minimum lot size of 1-acre.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+\$50.00) and reflect the independent judgement of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

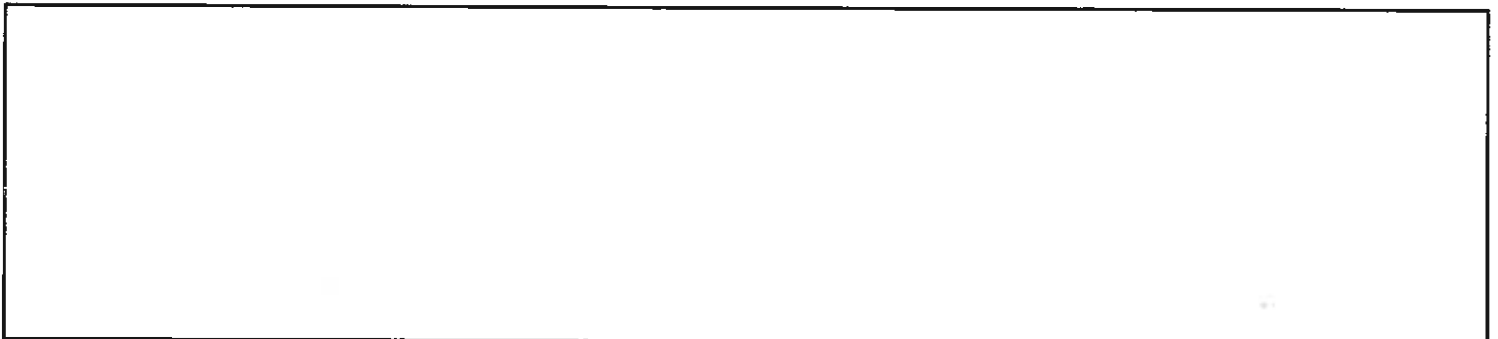
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1603833

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: GRECHUTA ANDREW \$50.00
paid by: CK 1980
EA42890
paid towards: CFG06263 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 05, 2016 10:21
MGARDNER posting date Apr 05, 2016

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

R1704439

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: GRECHUTA ANDREW \$2,216.25
paid by: CK 2109
paid towards: CFG06263 CALIF FISH & GAME: DOC FEE
EA42890
at parcel #:
appl type: CFG3

By _____ Apr 10, 2017 11:09
MGARDNER posting date Apr 10, 2017

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,216.25

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

Additional info at www.rctlma.org