

Plan: PM36607

Parcel: 932280008

50. Prior To Map Recordation

Planning

050 - Planning. 5 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 6 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

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.

050 - Planning. 7 0050-Planning-MAP- REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until Change of Zone No. 7828 has 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 zone ultimately applied to the property.

050 - Planning. 8 0050-Planning-MAP- SURVEYOR CHECK LIST Not Satisfied

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 5 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the RA-5 zone, 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 area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

050 - Planning. 9 0050-Planning-MAP*- QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the

Riverside County Regional Parks and Open Space District and County Service Area No. 152 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.

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-EPD - ECS Not Satisfied

Prior to the recordation of the final map an Environmental Constraints Sheet shall be prepared. The constrained areas will conform to the areas mapped as "Drainage," on the Biological Resources Map of the document entitled "Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Tentative Parcel Map 36607." Dated January 08, 2016 and prepared by Principle and Associates. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Riparian/Riverine)" on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division. The ECS map must be stamped by the Riverside County Surveyor with the following notes: "No disturbances may occur within the boundaries of the constraint areas."

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Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-EPD - ECS (cont) **Not Satisfied**
"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased.

The ECS shall also include all oak trees identified on the Biological Resource Map of the document entitled "Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Tentative Parcel Map 36607." Dated January 08, 2016 and prepared by Principie and Associates. In addition to the mapped oak trees, three Coast Live Oak trees shall be required as mitigation for the removal of a single Coast Live Oak tree as a result of project development must be included on the ECS. Oak trees shall be identified as "Oak Tree Not to be Disturbed." The constrained area should include the entire drip line of the oak trees or at least ten feet if the tree is less than ten feet in height.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - CENTERLINE STUDY PROFIL **Not Satisfied**
Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

050 - Transportation. 2 0050-Transportation-MAP - CORNER CUT-BACK I/SUR **Not Satisfied**
All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 3 0050-Transportation-MAP - CSD LETTER **Not Satisfied**
The land divider shall comply with the Teneja CSD letter dated June 10, 2014, signed by Arlene Miller. The body of the letter is shown below:

"The Roads Committee reviewed the submitted Tentative Parcel Map 36607 and are requesting a detail drawing on how the proposed roadway is going to handle the water in the Escala Right of way area. Further, the street on the map is named Hacienda Drive and not Call Huerto.

Additionally, the Roads Committee would like to verify the site distance, making sure it complied with the County Standards."

050 - Transportation. 4 0050-Transportation-MAP - EASEMENT/SUR **Not Satisfied**
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Transportation. 5 0050-Transportation-MAP - INTERSECTION/50' TANGENT **Not Satisfied**
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.

050 - Transportation. 6 0050-Transportation-MAP - STREET NAME SIGN **Not Satisfied**
The land divider shall install a "STOP" sign and street name sign at the intersection of street "A" and Avenida Escala in accordance with County Standard No. 816 as directed by the Transportation Department or as required by Tenaja CSD.

050 - Transportation. 7 0050-Transportation-MAP - SUBMIT PLANS **Not Satisfied**
The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7 0050-Transportation-MAP - SUBMIT PLANS (cont.) **Not Satisfied**
submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

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

050 - Transportation. 8 0050-Transportation-MAP - SUFFICIENT R-O-W/SUR **Not Satisfied**
Sufficient right-of-way along "A" Street shall be dedicated for public use to provide for a 60 foot full-width right-of-way. Street A shall be privately maintained.

050 - Transportation. 9 0050-Transportation-MAP - WQMP REQMNT ON ECS **Not Satisfied**
A notice of the WQMP requirements shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 **Not Satisfied**
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.

060 - BS-Grade. 2 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS **Not Satisfied**
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.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GRADING SECURITY **Not Satisfied**
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.

060 - BS-Grade. 4 0060-BS-Grade-MAP - IF WQMP IS REQUIRED **Not Satisfied**
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT **Not Satisfied**

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT (cont.) **Not Satisfied**

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.

060 - BS-Grade. 6 0060-BS-Grade-MAP - NOTRD OFFSITE LTR **Not Satisfied**

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.

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP **Not Satisfied**

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

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.

060 - BS-Grade. 8 0060-BS-Grade-MAP - OFFSITE GDG ONUS **Not Satisfied**

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.

060 - BS-Grade. 9 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG **Not Satisfied**

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.

060 - BS-Grade. 10 0060-BS-Grade-MAP - SWPPP REVIEW **Not Satisfied**

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.

060 - BS-Grade. 11 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT **Not Satisfied**

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.

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60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1 0060-Fire-MAP - HFA REVIEW & APPROVAL Not Satisfied

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.

Planning

060 - Planning. 1 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

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

060 - Planning. 2 0060-Planning-MAP - CRMP REQUIRED Not Satisfied

CULTURAL RESOURCE MONITORING PROGRAM (CRMP)

PRIOR TO ISSUANCE OF GRADING PERMITS: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. These measures shall include, but shall not be limited to, the following:

Archaeological Monitor An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist. All Archaeological Monitors shall be approved by the County Archaeologist prior to commencement of grading activities.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE Not Satisfied

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.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

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

060 - Planning. 5 0060-Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 6 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied

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.

060 - Planning. 7 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until Change of Zone No. 7828 have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 8 0060-Planning-MAP - SECTION 1601/1603 PERMIT Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

060 - Planning. 9 0060-Planning-MAP - SECTION 404 PERMIT Not Satisfied

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

060 - Planning. 10 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

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.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10	0060-Planning-MAP - SLOPE GRADING TECHNIQUES (cont.)	Not Satisfied
060 - Planning. 11	0060-Planning-MAP - TRIBAL MONITOR REQUIRED	Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor, the Native American 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.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

- 1) The Project Archaeologist is responsible for implementing standard professional practices for cultural resources. The Project Archaeologist shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.
- 2) Native American monitoring does not replace any required Archaeological monitoring, but rather serves as a supplement for coordination and advisory purposes for that groups' interests only.
- 3) The Native American Monitor will be responsible for completing a daily monitoring record. Those forms will include the location of monitoring activities for the reporting time period, as well as a description of any cultural resources identified and appropriate actions taken.
- 4) The developer/permit applicant shall not be required to further pursue any agreement for special interest 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 Native American Monitors. A good faith effort shall consist of no less than three 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.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 12	0060-Planning-MAP- GRADING & BRUSHING AREA	Not Satisfied
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The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

060 - Planning. 13	0060-Planning-MM 7G TREE PRESERVATION	Not Satisfied
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Prior to grading permit issuance, an Oak Tree Mitigation and Monitoring Plan shall be submitted to the County of Riverside Environmental Programs Division (EPD) staff for review and approval. Prior to occupancy, the mitigation described within the Oak Tree Mitigation and Monitoring Plan shall be completed and approved by the Riverside County EPD staff.

060 - Planning. 14	0060-Planning-Septic Tank Filter Fields	Not Satisfied
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Prior to grading permit issuance, the proposed lots shall provide sufficient area for septic tank filter fields on lands that are not subject to "Severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater.

Planning-EPD

060 - Planning-EPD. 1	0060-Planning-EPD-EPD - MBTA SURVEY	Not Satisfied
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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - MBTA SURVEY (cont.) Not Satisfied

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 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 an 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 the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. 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, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - OAK TEMPORARY FENCING Not Satisfied

All oak trees that will not be impacted by proposed development within or adjacent to disturbance area shall be protected by temporary construction fencing. Fence should be large enough to protect the drip line of the tree. Prior to issuance of grading permit an EPD biologist shall inspect and approve temporary fence.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT FINAL WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. More information can be found at the following website.
<http://rcflood.org/npdes/>

060 - Transportation. 2 0060-Transportation-MAP-SBMT/APPVD GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - CURATION OF COLLECTIONS Not Satisfied

Curation of Archaeological Collections

Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center or other 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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70. Prior To Grading Final Inspection

Planning

- 070 - Planning. 1 0070-Planning-MAP - CURATION OF COLLECTIONS (cont.) Not Satisfied
- 070 - Planning. 2 0070-Planning-MAP - PHASE IV CULTURAL REQ. Not Satisfied

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional 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 report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been 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. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. Prior To Building Permit Issuance

BS-Grade

- 080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

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.

- 080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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.

E Health

- 080 - E Health. 1 0080-E Health-USE - E.HEALTH CLEARANCE REQ. Not Satisfied

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 2 0080-E Health-USE - PERC TEST REOD **Not Satisfied**

Per SAN53 (PM 36607) dated November 7, 2013 c/o Greg Dellenbach, additional soils percolation testing shall be required.

Fire

080 - Fire. 1 0080-Fire-MAP FIRE SPRINKLER SYSTEM **Not Satisfied**

A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL DWELLINGS PER NFPA 13D,2013 EDITION. PLANS SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

080 - Fire. 2 0080-Fire-MAP - HFA REVIEW & APPROVAL **Not Satisfied**

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

080 - Fire. 3 0080-Fire-MAP-#50B-HYDRANT SYSTEM **Not Satisfied**

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

Planning

080 - Planning. 1 0080-Planning-MAP - FEE BALANCE **Not Satisfied**

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.

080 - Planning. 2 0080-Planning-MAP - UNDERGROUND UTILITIES **Not Satisfied**

All utility extensions within a lot shall be placed underground.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - MBTA REPORT **Not Satisfied**

Prior to the issuance of any building permits, the biologist who carried out the MBTA surveys(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - IMPLEMENT WQMP **Not Satisfied**

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. More information can be found at the following website.
<http://rcflood.org/npdes/>

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - IF WQMP REQUIRED **Not Satisfied**

Prior to final building inspection, the applicant shall comply with the following:

Plan: PM36607

Parcel: 932280008

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - IF WQMP REQUIRED (cont.) Not Satisfied

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. 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 commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRADE INSP Not Satisfied

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

1. Precise grade inspection.

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

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

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

090 - BS-Grade. 3 0090-BS-Grade-MAP - PRECISE GRD'G APRVL Not Satisfied

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 a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

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

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

E Health

090 - E Health. 1 0090-E Health-USE- E.HEALTH CLEARANCE REQ Not Satisfied

Environmental Health Clearance prior to final inspection.

Planning

090 - Planning. 1 0090-Planning-MAP*- QUIMBY FEES (2) Not Satisfied

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 [___ Recreation and Park District] [County of Riverside Economic Development Agency (EDA) for CSA No. ___].

Plan: PM36607

Parcel: 932280008

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-MAP*- SKR FEE CONDITION Not Satisfied

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 ____ 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.

Planning-EPD

090 - Planning-EPD. 1 0090-Planning-EPD-EPD - OAK TREE MITIGATION Not Satisfied

EPD requires the planting of three Coast Live Oak trees for the loss of the single impacted Coast Live Oak. The planted oaks should be a minimum of five gallons in size and must be planted in an area that will not be impacted now or in the future. The mitigation oaks should also be planted in an area where they can easily be watered regularly for the first few years until they are established. In addition, EPD requires an EPD biologist to conduct a site visit to verify planting of the mitigation oaks.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - R & B B D Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "C" of the Southwest Road and Bridge Benefit District.

090 - Transportation. 2 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

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.

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

DATE: April 22, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.

Riv. Co. Parks
P.D. Geology Section-D. Jones
P.D. Archaeology Section-D. Jones
Riv. Co. Waste Management Dept.
Riv. Co Survey – Bob Robinson
1st District Supervisor

1st District Planning Commissioner
Western Municipal Water District
Eastern Municipal Water District
Southern California Edison
Verizon
Tenaaja Community Services District

CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607 – EA42685 - Applicant: Fred Khoroushi – Engineer/Representative: Cle Engineering – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta – 20.2 gross acres - Zoning: Residential Agricultural-20 acre minimum - **REQUEST: Change of Zone from Residential Agricultural-20 acre minimum to Residential Agricultural-5 acre minimum. Schedule H subdivision to create four residential parcels on 20.2 gross acres - APN: 932-280-008**

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 22, 2014. 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 Paul Rull, Project Planner, at (951) 955-0972 or email at prull@rcplma.org / MAILSTOP# 1070.

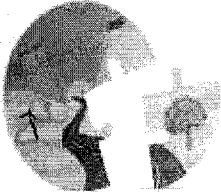
COMMENTS:

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.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Jim McPherson
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CZ07829, PM36607)

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the Rancho California area of 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 Heather Thomson via email at hthomson@rcplma.org or by contacting her at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607 – EA42685 - Applicant: Fred Khoroushi – Engineer/Representative: Cle Engineering – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta – 20.2 gross acres - Zoning: Residential Agricultural-20 acre minimum - **REQUEST: Change of Zone from Residential Agricultural-20 acre minimum to Residential Agricultural-5 acre minimum. Schedule H subdivision to create four residential parcels on 20.2 gross acres - APN: 932-280-008**

Sincerely,

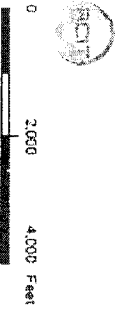
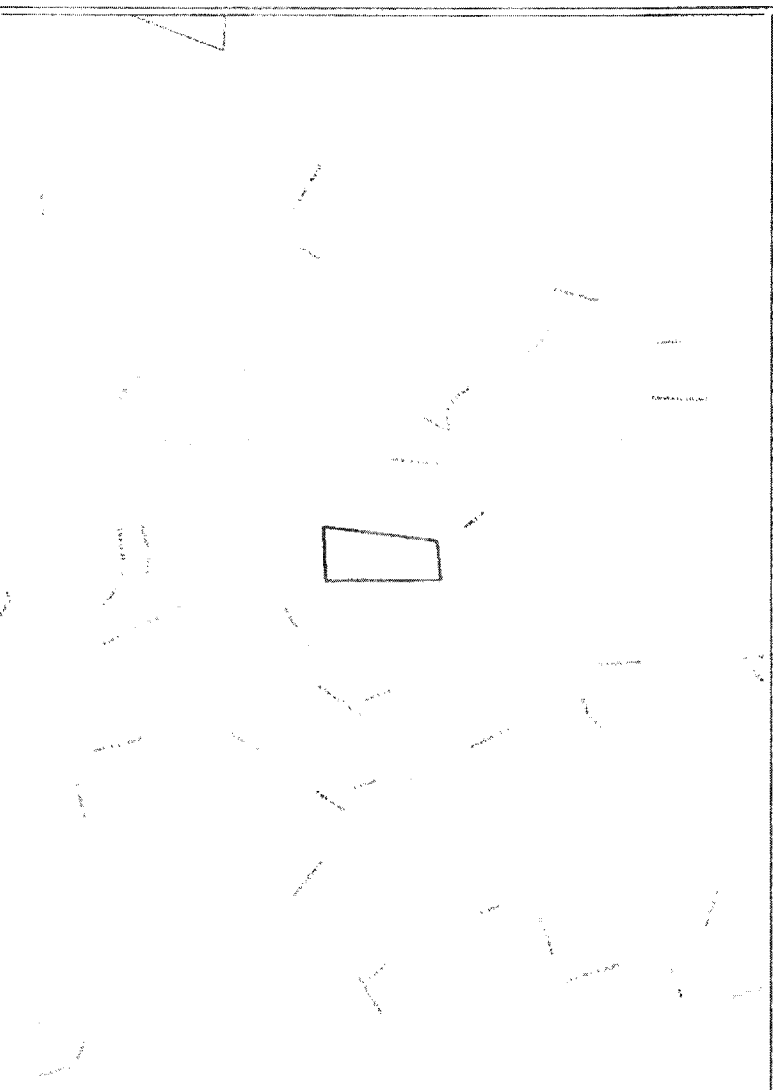
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: , Contract Planner; BDawson@rcplma.org

Attachment: Project Vicinity Map

FM36607
Topo Map



DISCLAIMER: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to engineering standards. The County of Riverside makes no warranty, guarantee, or claim of accuracy in this data. The user assumes all liability for any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT DATED ON: 11/03/2013 10:27 AM

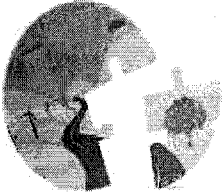
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Legend

- ROADS AND HIGHWAYS
- RAIL
- INTERCOURSE
- INTERSTATE
- CANAL
- OFFSHORE
- CONTRACTS
- OTHER
- hydrography/streams
- water features
- LAND
- RIVERS

NOTES



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Jim McPherson
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CZ07829, PM36607)

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the Rancho California area of 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 Heather Thomson via email at hthomson@rcclma.org or by contacting her at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607 – EA42685 - Applicant: Fred Khoroushi – Engineer/Representative: Cle Engineering – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta – 20.2 gross acres - Zoning: Residential Agricultural-20 acre minimum - **REQUEST:** Change of Zone from Residential Agricultural-20 acre minimum to Residential Agricultural-5 acre minimum. Schedule H subdivision to create four residential parcels on 20.2 gross acres - APN: 932-280-008

Sincerely,

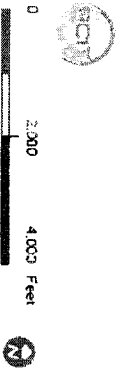
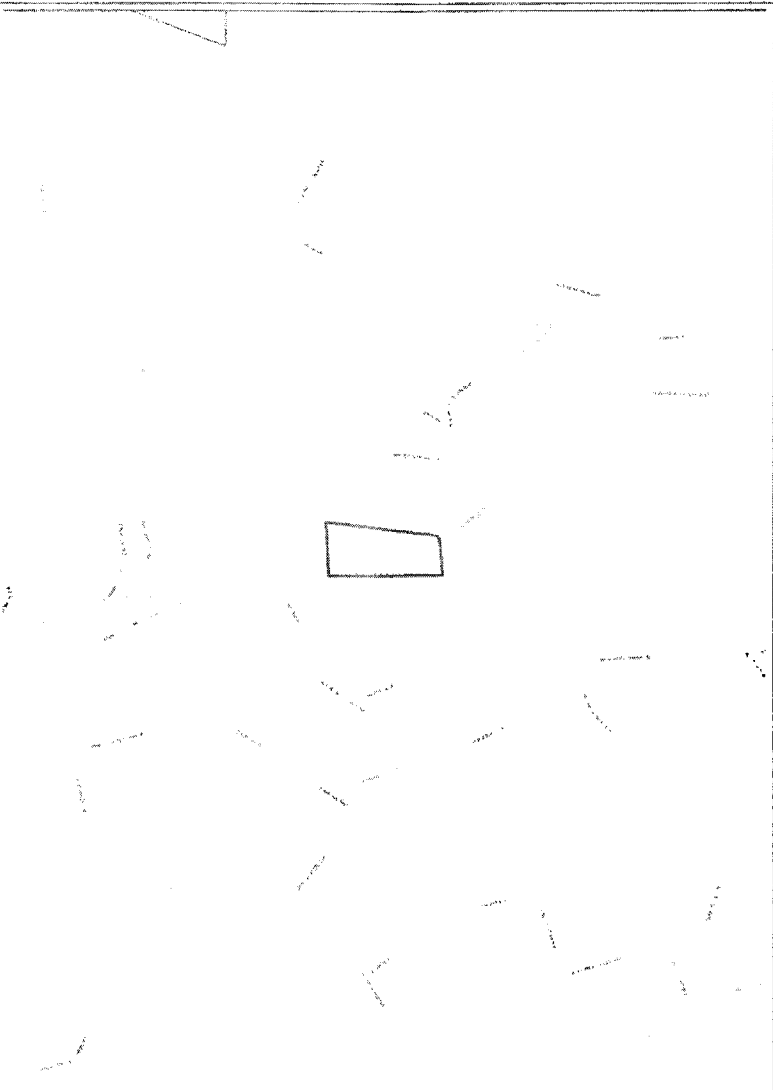
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: , Contract Planner; BDawson@rcclma.org

Attachment: Project Vicinity Map

PM36607
Topo Map



IMPORTANT: 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, guarantee or assurance as to the content, the source or date of the data, the accuracy, 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 will require its accuracy and/or other data be the sole responsibility of the user.

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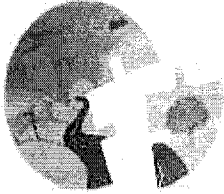
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Legend

- ROADS AND HIGHWAYS
- INTERSTATE
- STATE
- CANAL
- US HWY
- COUNTIES
- CITIES
- Hydrography/Lakes
- Waterbodies
- Lake
- River

Notes



RIVERSIDE COUNTY
PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

July 13, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CZ07829, PM36607)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Rancho California area of 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 Heather Thomson via email at hthomson@rcplma.org or by contacting her at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607 – EA42685 - Applicant: Fred Khoroushi – Engineer/Representative: Cle Engineering – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta – 20.2 gross acres - Zoning: Residential Agricultural-20 acre minimum - **REQUEST: Change of Zone from Residential Agricultural-20 acre minimum to Residential Agricultural-5 acre minimum. Schedule H subdivision to create four residential parcels on 20.2 gross acres - APN: 932-280-008**

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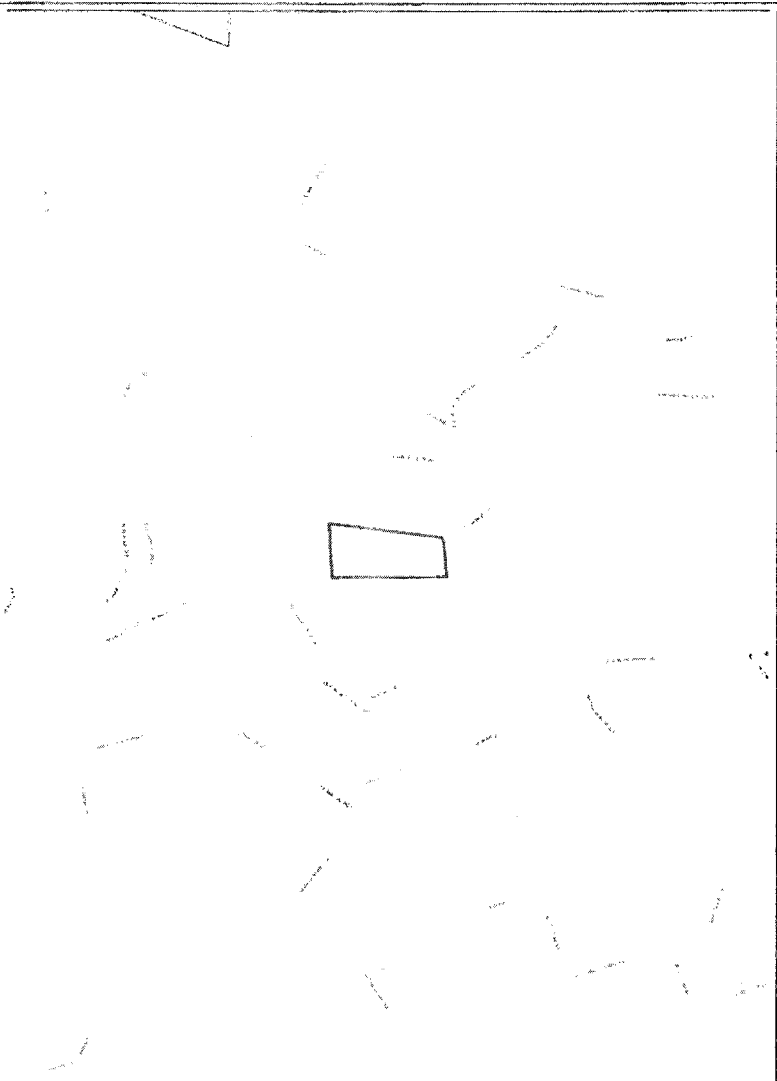
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: , Contract Planner; BDawson@rcplma.org

Attachment: Project Vicinity Map

PM36607
 Topo Map



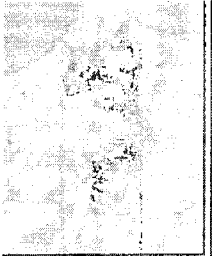
EDT

2,000 4,000 Feet

REPORT GENERATED ON: 7/10/2016 2:33:17 PM

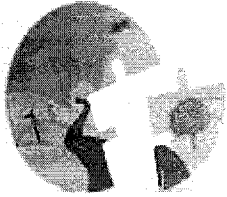
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- Legend**
- ROADS/RING
 - Highways
 - ANY
 - INTER-DAMAGE
 - INTERSTATE
 - CRACK/SLIP
 - CRACK/SLIP
 - US-FLAY
 - COUNTIES
 - CENSUS
 - HYDRO/SPRING/STREAM
 - WATER/DROPPED
 - LAKE
 - SLURRY

NOTES



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

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 (CZ07829, PM36607)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Rancho California area of 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 Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607 – EA42685 - Applicant: Fred Khoroushi – Engineer/Representative: Cle Engineering – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta – 20.2 gross acres - Zoning: Residential Agricultural-20 acre minimum - **REQUEST: Change of Zone from Residential Agricultural-20 acre minimum to Residential Agricultural-5 acre minimum. Schedule H subdivision to create four residential parcels on 20.2 gross acres - APN: 932-280-008**

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in cursive script that reads "Heather Thomson".

Heather Thomson
Archaeologist

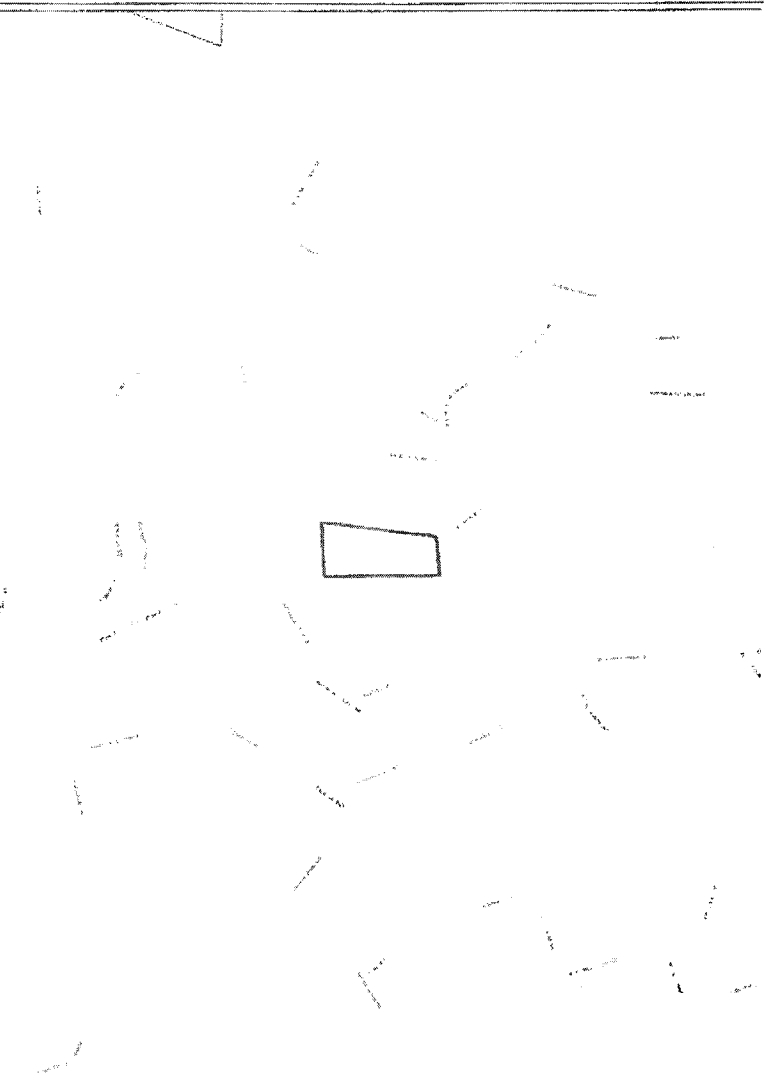
email cc: , Contract Planner; BDawson@rctlma.org

Attachment: Project Vicinity Map

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

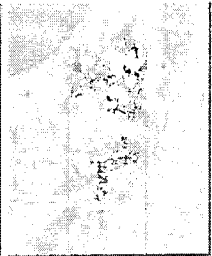
PM36607
Topo Map



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REPORT PRINTED ON: 11/05/15 3:23:47 PM

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Legend

- road/salino
- highways
- Hwy
- INTERCHANGE
- INTERSTATE
- DRIVEWAY
- ON-RAMP
- USHW
- counties
- cities
- hydrology/streams
- water-bodies
- canals
- lakes
- rivers

NOTES



RIVERSIDE COUNTY
PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

July 16, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CZ07829, PM36607)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Rancho California area of 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 Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607 – EA42685 - Applicant: Fred Khoroushi – Engineer/Representative: Cle Engineering – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta – 20.2 gross acres - Zoning: Residential Agricultural-20 acre minimum - **REQUEST:** Change of Zone from Residential Agricultural-20 acre minimum to Residential Agricultural-5 acre minimum. Schedule H subdivision to create four residential parcels on 20.2 gross acres - APN: 932-280-008

Sincerely,

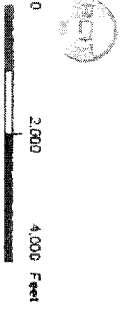
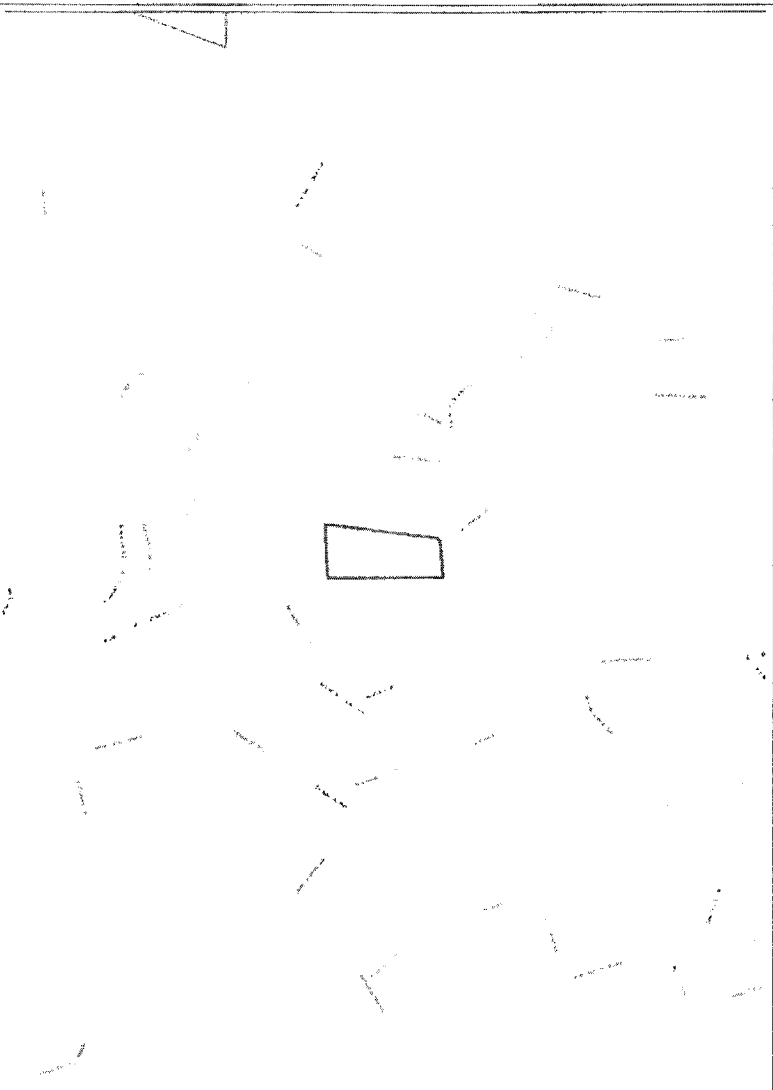
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: , Contract Planner; BDawson@rctlma.org

Attachment: Project Vicinity Map

PM36607
Topo Map



THIS INFORMATION, MAPS, AND DATA ARE TO BE USED FOR REFERENCE PURPOSES ONLY. MAPS SHOULD BE APPROVED, AND ARE NOT
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 AS TO THE CONTENT, OR SOURCE, OR OTHER DATA, ACCURACY, PRECISION, OR COMPLETENESS OF ANY OF THE DATA PROVIDED, AND
 ACCEPTS NO LEGAL RESPONSIBILITY FOR THE INFORMATION OR CONTENT OF THIS MAP. ANY USE OF THIS PRODUCT WITH RESPECT TO
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REPORT PRINTED ON: 7/10/2016 3:23:27 PM

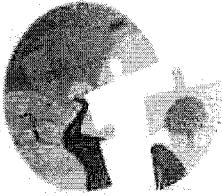
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Legend

- roadway
- highways
- highway
- INTERCHANGE
- INTERSTATE
- STRAIGHT
- CURVE
- USDA
- contour
- contour
- hydrography/lines
- waterbody
- lake
- river

Notes



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CZ07829, PM36607)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Rancho California area of 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 Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607 – EA42685 – Applicant: Fred Khoroushi – Engineer/Representative: Cle Engineering – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta – 20.2 gross acres - Zoning: Residential Agricultural-20 acre minimum - **REQUEST: Change of Zone from Residential Agricultural-20 acre minimum to Residential Agricultural-5 acre minimum. Schedule H subdivision to create four residential parcels on 20.2 gross acres - APN: 932-280-008**

Sincerely,

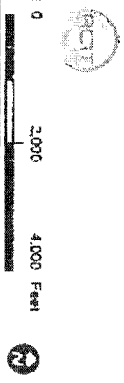
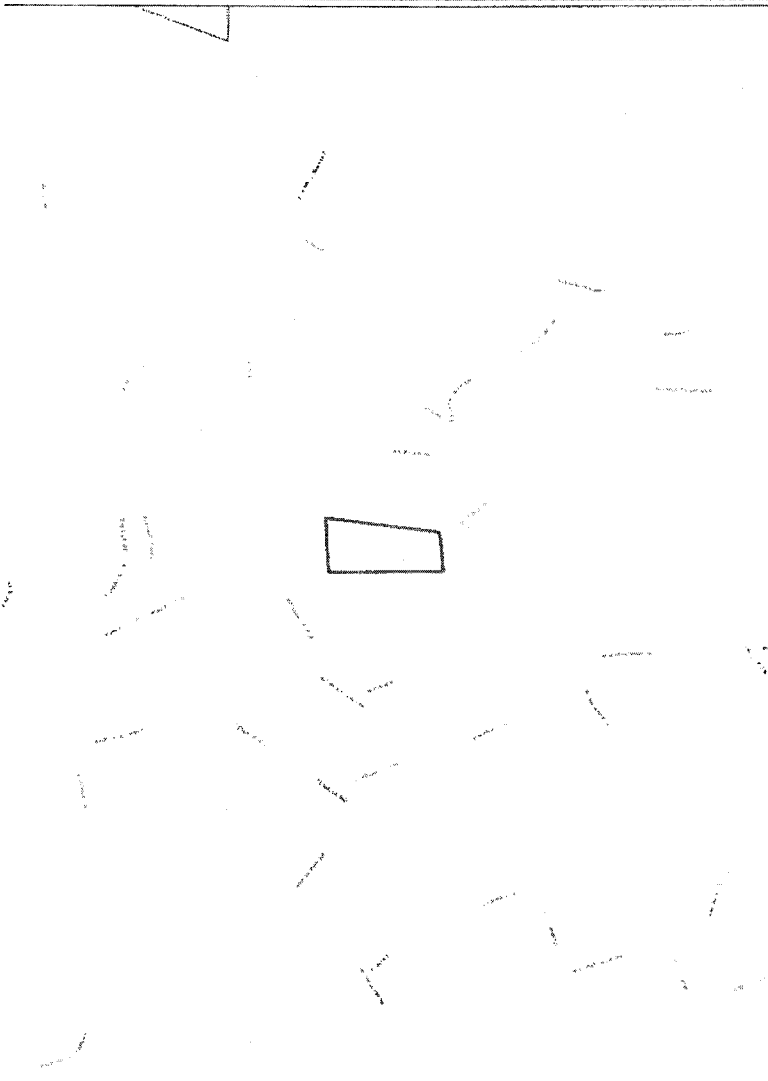
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: , Contract Planner; BDawson@rctlma.org

Attachment: Project Vicinity Map

PM36607
Topo Map



IMPORTANT: Maps and data are to be used for reference purposes only. They indicate the approximate, and are not necessarily accurate to engineering standards. The County of Riverside makes no warranty or guarantee as to the content, the source, or the third party, accuracy, timeliness, or other elements of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product and related to accuracy and precision shall be the sole responsibility of the user.

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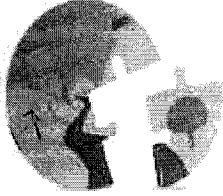
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Legend

- ROADWAY
- highways
- RAIL
- INTERCOMMERCE
- INTERSTATE
- CENTRAL
- CANAL
- URBAN
- countries
- cities
- hydrography/lines
- waterbodies
- lines
- RIVERS

NOISE



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 16, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CZ07829, PM36607)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Rancho California area of 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 Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607 – EA42685 - Applicant: Fred Khoroushi – Engineer/Representative: Cle Engineering – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta – 20.2 gross acres - Zoning: Residential Agricultural-20 acre minimum - **REQUEST:** Change of Zone from Residential Agricultural-20 acre minimum to Residential Agricultural-5 acre minimum. Schedule H subdivision to create four residential parcels on 20.2 gross acres - APN: 932-280-008

Sincerely,

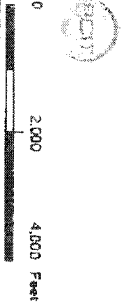
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: , Contract Planner; BDawson@rctlma.org

Attachment: Project Vicinity Map

PM36607
Topo Map



THIS DOCUMENT AND DATA ARE TO BE USED BY THE USER FOR THE PURPOSES OF THE PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE COUNTY OF RIVERSIDE MAKES NO WARRANTY OR GUARANTEE AS TO THE CONTENT, THE ACCURACY, OR THE COMPLETENESS OF ANY OF THE DATA PROVIDED, AND ASSUMES NO LIABILITY FOR THE INFORMATION CONTAINED ON THIS MAP. ANY USE OF THIS PRODUCT WILL BE AT THE USER'S SOLE RISK. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA.

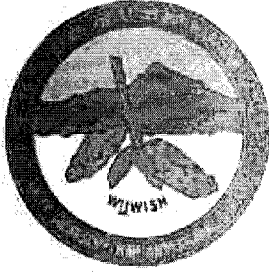
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- Legend**
- ROADS AND HIGHWAYS
 - RAILROADS
 - INTERSTATE
 - STATE ROUTE
 - COUNTY ROUTE
 - LOCAL ROAD
 - UNPAVED ROAD
 - TRAIL
 - WATER BODIES
 - LAKE
 - RIVER
 - WATER TOWER
 - WATER TREATMENT PLANT
 - WATER PUMP
 - WATER TOWER
 - WATER TREATMENT PLANT
 - WATER PUMP

NOTES



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 5, 2016

VIA E-MAIL and USPS

Ms. Heather Thomson
Riverside County Archaeologist
Riverside County TLMA
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Re: Pechanga Tribe Comments on the Archaeological Study and Proposed Mitigation Measures & Conditions of Approval for PM 36607, Khoroushi Property

Dear Ms. Thomson:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe formally requests, pursuant to AB 52 and Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above-referenced project (the "Project"). If you have not done so already, please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Tribe submits these comments concerning the Project's potential impacts to cultural resources in conjunction with the environmental review of the Project and to assist the County in developing appropriate avoidance and preservation standards for the significant Luiseño Village Complex that the Project may impact.

The Tribe has reviewed the Project's archaeological report prepared by Applied Earthworks (December 2015), and we do have some concerns. First, the document does not mention AB 52 in Section 1.2 Regulatory Context. As you know, effective July 1, 2015, CEQA was amended to include an entirely new category of resources, "Tribal Cultural Resources." The report only cites to the CEQA Guidelines provisions regarding the significance of impacts to archaeological and historical resources, while failing to mention this new category of resources. In order to accurately reflect the regulatory framework, the study should be updated to include reference to these changes in the law (pages 5-8). Given that the archaeological report often serves as the foundation for the cultural resources analysis in the environmental document, it is

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

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments on PM 36607
May 5, 2016
Page 2

important that the document correctly reference the applicable regulatory sections to ensure the final environmental document accurately assesses all resources – TCRs, cultural, archaeological and historical.

In addition, the Tribe disagrees with the report's conclusion that vegetation is not concealing prehistoric or archeological deposits. Although we do not have any concerns regarding the methodology of the field survey, the report only anticipated bedrock milling resources during the survey, an assumption in which we cannot agree. An analysis of the area shows a high propensity to impact lithic scatters and other cultural features, not just bedrock milling outcrops. Furthermore, per the report, the Project is covered in dense vegetation "making ground visibility extremely poor" (page 26). We are concerned that the vegetation may have obscured both surface resources and indicators of subsurface resources. Therefore, in addition to the required amendments to the report regarding AB 52, the Tribe requests that at a minimum, both archaeological and Pechanga tribal monitors be present during all ground-disturbing activities, including brushing and grubbing. Our immediate concerns are provided in more detail below.

**THE COUNTY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND
CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL
REVIEW PROCESS**

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County of Riverside consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

In addition, this Project is subject to the provisions of AB 52, which requires the County to consult with the Pechanga Band on a government-to-government basis (unlike a member of the public prior to the change in the law). The purpose of consultation is to determine the presence of TCRs, impacts to them, and to develop appropriate avoidance and mitigation measures. In addition to identifying TCRs, the law now requires the County to acknowledge tribal expertise and the tribal values inherent in a TCR. The California legislature adopted AB 52

¹See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.

² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

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to ensure that lead agencies use tribal expertise and information in determining what resources may be impacted, what those impacts may be and how to avoid or minimize such impacts.

One of the difficulties we know agencies are facing with respect to AB 52 is how to gather and incorporate tribal information and tribal values regarding TCRs and how that analysis is folded into the environmental document. We look forward to continuing this discussion, as well as our additional concerns in our future consultations with the County under AB 52.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), Tribal Cultural Resources and Landscapes and an extensive 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 extensive history with both this Project and other projects within the area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, none have excluded the Murrieta/Temecula area from their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Oxendine 1983; Smith and Freers 1994), and such territory descriptions correspond almost identically with that communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

Luiseño history originates with the creation of all things at *'éxva Teméeku*, in the present day City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the Luiseño deity *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs in the area, including those at Elsinore, where he died (DuBois 1908). He was cremated at *'éxva Teméeku*. It is the Luiseño creation account that connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe).

Many traditions and stories are passed from generation to generation by songs. One of the Luiseño songs recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From here, they again spread out to the north, south, east and west, establishing villages and marking their territories. The first people also became the mountains, plants, animals and

heavenly bodies. Three songs, called *Montivol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors, several of which are located near the Project area. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110). In addition, Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights to an area extending from Rawson Canyon on the east, over to Lake Mathews on the northwest, down Temescal Canyon to Temecula, eastward to Aguanga, and then along the crest of the Cahuilla range back to Rawson Canyon. The Project area is located within the southwestern area of this culturally affiliated territory. The Native American Heritage Commission (NAHC) Most Likely Descendent (MLD) files substantiate this habitation and migration record from oral tradition. These examples illustrate a direct correlation between the oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

Tóota yixélvál (rock art) is also an important element in the determination of Luiseño territorial boundaries. *Tóota yixélvál* can consist of petroglyphs (incised) elements, or pictographs (painted) elements. The science of archaeology tells us that places can be described through these elements. Riverside and Northern San Diego Counties are home to red-pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. The San Luis Rey style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

An additional type of *tóota yixélvál*, identified by archaeologists also as rock art or petroglyphs, are cupules. Throughout Luiseño territory, there are certain types of large boulders, taking the shape of mushrooms or waves, which contain numerous small pecked and ground indentations, or cupules. Many of these cupule boulders have been identified within a few miles of the Project. Additionally, according to historian Constance DuBois:

When the people scattered from Ekvo Temeko, Temecula, they were very powerful. When they got to a place, they would sing a song to make water come there, and would call that place theirs; or they would scoop out a hollow in a rock with their hands to have that for their mark as a claim upon the land. The different parties of people had their own marks. For instance, Albañas's ancestors had theirs, and Lucario's people had theirs, and their own songs of Munival to tell how they traveled from Temecula, of the spots where they stopped and about the different places they claimed (1908:158).

Thus, our songs and stories, our indigenous place names, as well as academic works, demonstrate that the Luiseño people who occupied what we know today as Murrieta, Temecula, and the areas in between are ancestors of the present-day Luiseño/Pechanga people, and as such, Pechanga is culturally affiliated to this geographic area. Furthermore, within a one-mile radius of the Project is a known village site. Human remains have been identified in this area and we have oral traditions about the events and activities that occurred in this area. Because of the confidential and personal nature of these stories, we cannot provide them in writing herein.

The Tribe welcomes the opportunity to meet with the County of Riverside to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction.

PROJECT IMPACTS TO CULTURAL RESOURCES

The proposed Project is located in a highly sensitive region of Luiseño territory and the Tribe believes that the possibility for recovering subsurface resources during ground-disturbing activities is high. The Tribe has over thirty-five (35) years of experience in working with various types of construction projects throughout its territory. The combination of this knowledge and experience, along with the knowledge of the culturally-sensitive areas and oral tradition, is what the Tribe relies on to make fairly accurate predictions regarding the likelihood of subsurface resources in a particular location.

As stated above, the Tribe is concerned with the Phase I study because the Project archaeologist only anticipated finding bedrock outcrops during the field survey, an assumption that contradicts the archeological record. Based on the archeological study's records search, our analysis shows that of the 42 cultural sites/locations within a one-mile radius of the Project, only 18 are solitary bedrock milling sites. Of the remaining 24 sites, eleven are lithic scatters; four contain both milling and lithic scatters; three are "campsites"; two contain rock circles and walls; one is a quarry; and three are individual artifacts. Thus, solely anticipating bedrock outcrops ignores the archeological record of the vicinity. Importantly, it is possible that other artifacts types, including lithic scatters, could have been obscured by the dense vegetation, overlooked or disregarded during the archeological study because of the focus on outcrops.

Similarly, the lack of recorded resources in the Project area does not mean resources are not there. Although the Property sits on top of the mesa where there are few recorded resources, there are numerous single-family homes in the area that were not previously subject to archeological review. Before AB 52, these home developments were likely not subject to full CEQA review, which would have included archaeological studies. It is highly plausible that resources are, or were, located on these properties and either have never been recorded or have since been destroyed.

Given the sensitivity of the area, surface and subsurface resources may exist and inadvertent discoveries are foreseeable impacts which thus need to be appropriately mitigated for within the confines of the Project. The identification of surface resources during an archaeological survey should not be the sole determining factor in deciding whether mitigation measures for inadvertent discoveries are required. The cultural significance of the area should play a large part in determining whether specifications concerning unanticipated discoveries should be included.

REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians. Pechanga is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to tribal cultural resources. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work. The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5).

Given the sensitivity of the Project area, it is the position of the Pechanga Tribe that professional Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any archeological excavations performed. As such, it is the position of the Pechanga Tribe that an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the Project Applicant/Developer and the Pechanga Tribe:

The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §1506.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5-10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and assure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

PROJECT MITIGATION MEASURES

The Tribe understands that the Initial Study and environmental document are still being prepared for this Project. The Project is within a traditional landscape and there are human remains located within the vicinity of the property. However, the dense vegetation on the Project and lack of involvement during the field survey inhibits our ability to assess the presence of potential Tribal Cultural Resources within the Project's boundaries. Thus, pending our AB 52 consultation with the County, we recommend, at a minimum, that the following be placed on the Project as Conditions of Approval.

COA 1 Prior to the issuance of a grading permit, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.

COA 2 At least 30 days prior to seeking a grading permit, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

COA 3 Prior to issuance of any grading permit, the Project Archaeologist shall file a Cultural Resources Monitoring Plan (CRMP) with the County to document the proposed methodology for grading activity observation which will be determined in consultation with the Pechanga Tribe. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in COA 2, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Pechanga Tribe in order to

evaluate the significance of any archaeological resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to temporarily stop and redirect grading activities.

COA 4 If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in COA 2.

COA 5 All cultural materials that are collected during the grading monitoring program, and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement required in COA 2 shall be tribally curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CFR Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.


COA 6 If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the County Archaeologist for decision. The County Archaeologist shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the County archaeologist shall be appealable to the Planning Commission and/or Board of Supervisors.

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments on PM 36607
May 5, 2016
Page 9

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. Please contact me at 951-770-8104 or at ahoover@pechanga-nsn.gov once you have had a chance to review these comments so that we might address any outstanding issues and work towards a satisfactory conclusion to AB 52. Thank you.

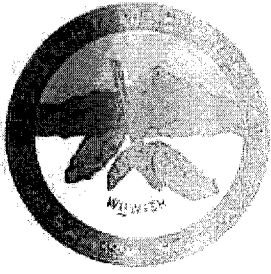
Sincerely,


Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

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PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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Telephone (951) 308-9295 • Fax (951) 506-9491

August 20, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Scarce, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Ms. Heather Thomson
County Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, Ca. 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for PM 36607

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 July 14, 2015 and received in our office July 21, 2015.

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 36607
August 20, 2015
Page 2

cultural resources, named places, *tóota yixéval* (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,

A handwritten signature in black ink, appearing to read "Anna Hoover". The signature is written in a cursive style and is positioned above the typed name.

Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2153 • Temecula, CA 92592*

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

DATE: April 22, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check
Riv. Co. Environmental Programs Dept.

Riv. Co. Parks
P.D. Geology Section-D. Jones
P.D. Archaeology Section-D. Jones
Riv. Co. Waste Management Dept.
Riv. Co. Survey - Bob Robinson
1st District Supervisor

1st District Planning Commissioner
Western Municipal Water District
Eastern Municipal Water District
Southern California Edison
Verizon
Tenaja Community Services District

CHANGE OF ZONE NO. 7825, TENTATIVE PARCEL MAP NO. 36607 - EA42685 - Applicant: Fred Khoroushi - Engineer/Representative: Cle Engineering - First/First Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Rural: Rural Mountainous (10 acre minimum) - Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta - 20.2 gross acres - Zoning: Residential Agricultural-20 acre minimum - REQUEST: Change of Zone from Residential Agricultural-20 acre minimum to Residential Agricultural-5 acre minimum. Schedule H subdivision to create four residential parcels on 20.2 gross acres - APN: 932-280-008

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 22, 2014. 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 Paul Rull, Project Planner, at (951) 955-0972 or email at prull@rcpland.org MAILSTOP# 1070.

COMMENTS:

No Comments,

DATE: 4/29/14 SIGNATURE: *Robert F. Magee*

PLEASE PRINT NAME AND TITLE: Robert F. Magee

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.

TENAJA CSD

June 10, 2014

County of Riverside
Land Development Committee
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Subject: TPM 36607 Applicant: Fred Khoroushi

Dear Mr. Rull:

The Roads Committee reviewed the submitted Tentative Parcel Map 36607 and are requesting a detail drawing on how the proposed roadway is going to handle the water in the Escala Right of way area. Further, the street on the map is named Hacienda Drive and not Call Huerto.

Additionally, the Roads Committee would like to verify the site distance, making sure it complied with the County Standards.

If you have any questions, you can contact the District office.

Thank you.

Sincerely,



Arlene Miller for
The Roads Committee

CC: CLE Engineering

TENAJA COMMUNITY SERVICES DISTRICT
24837 JEFFERSON AVE. # 207
MURRIETA, CA 92562
PHONE (951) 696-5999

September 29, 2016

Mr. Brett Dawson, Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

By Email: BDawson@rctlma.org

Re: TPM 36607, Camia Investments, LLC / Mr Fred Khoroushi
Avenida Escala at Hacienda Drive, Tenaja

Dear Mr. Dawson,

Members of the Roads Committee of this agency have met with CLE Engineering, representing the applicant for the referenced project. The District is satisfied that all of our previous concerns will be addressed, as follows:

1. CLE has prepared a drainage report and hydrology study that demonstrates the adequacy of the current roadway and drainage facilities to handle expected storm flows from the property.
2. From experience, the Committee had concern for past heavy erosion in major storms, with silt being deposited in and adjacent to the right-of-way just off the northwest corner of the property. CLE has agreed to show a series of native rock check dams in the natural drainage swale on Parcel 1, and to request that an appropriate condition be added to the Conditions of Approval: 60.BS GRADE: "Three or four check dams constructed of native rock at 50'± centers shall be installed across the natural watercourse as part of any rough or precise grading done on Parcel 1".
3. The Committee requested that adequate sight distance would be demonstrated at the new intersection. CLE field-measured the sight distance and presented the satisfactory results to the Committee in an exhibit (copy attached).
4. A large boulder at the southeast corner of Avenida Escala and Street "A" will need to be removed to assure safe sight distance. CAL has agreed to show this work on the centerline profile study or on the improvement plan for the cul-de-sac.

All of these items are shown to our satisfaction on the enclosed amended Tentative Parcel Map dated August 25, 2013.

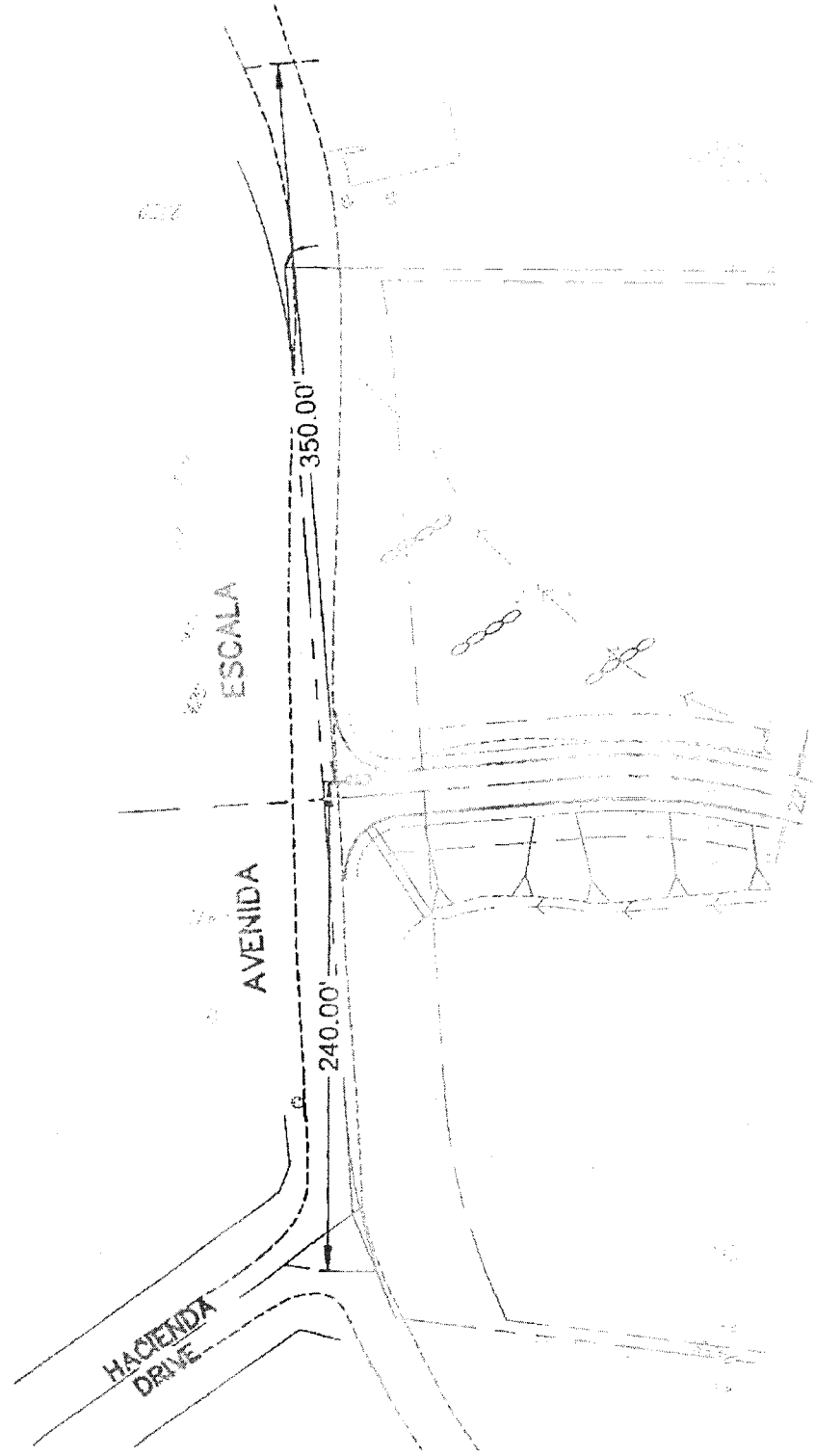
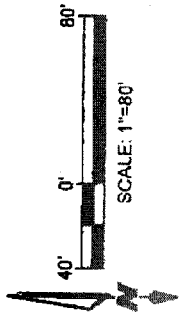
Sincerely yours,

Tenaja Community Services District



Arlene Miller
for Tenaja Community Services District Road Committee

Enclosures



TPM 050607
Figure 1

DATE	02/05/16
SHEET	1
	1

Line of Sight Exhibit
Teneja, CA

cleengineering
 41146 Elm Street | Ste G | Manteca, CA 92562
 t: 901.696.1830 | www.cleengineering.com



November 6, 2013

Case Planner
County of Riverside
Department of Environmental Health
4080 Lemon Street, 2nd Floor
Post Office Box 1206
Riverside, CA 92502

**SUBJECT: WATER AVAILABILITY
TENTATIVE PARCEL MAP NO. 36607; PARCEL NO. 31
OF PARCEL MAP NO. 5018; APN 932-280-008
[FRED KUG ROUSHI]**

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Director of Operations &
Maintenance

Andrew L. Webster, P.E.
Chief Engineer

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Keinger LLP
General Counsel

Dear Case Planner:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD/District). The subject project/property fronts an existing 6-inch and 12-inch diameter water pipelines (2860 Pressure Zone) within Avenida Escala.

Water service to the subject project/property does not exist. Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water meters for landscape irrigation, as applicable.

Water availability is contingent upon the property owner(s) signing an Agency Agreement that assigns water management rights, if any, to RCWD. In addition, water availability is contingent upon the timing of the subject project/property development relative to water supply shortage contingency measures (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances), and/or the adoption of a required Water Supply Assessment, as determined by the Lead Agency.

As soon as feasible, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation.

13NKRisma:hab048VF450FEG

November 6, 2013

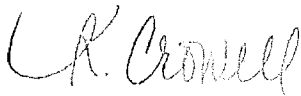
Page Two

Sewer service to the subject project/property is not available. All proposed waste discharge systems must comply with the State Water Resources Control Board and/or the basin plan objectives and the permit conditions issued by the appropriate Regional Water Quality Control Board.

If you should have any questions or need additional information, please contact an Engineering Services Representative at the District office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT



Krisma Crowell
Engineering Services Representative

cc: Corey Wallace, Engineering Manager-Design
Warren Back, Engineering Manager-Planning
Heath McMahon, Construction Contracts Manager
Corry Smith, Engineering Services Supervisor
CLE Engineering, Inc.





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

00000546

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TPM 36607 DATE SUBMITTED: 9-17-14

APPLICATION INFORMATION

Applicant's Name: Fred Khoroushi E-Mail: Fred.k@cox.net

Mailing Address: P.O. Box 9293
Rancho Santa Fe, CA 92067
City State ZIP

Daytime Phone No: (703) 650-0000 Fax No: ()

Engineer/Representative's Name: CLE Engineering E-Mail: irogers@cleengineering.com

Mailing Address: 41146 Elm Street, Suite G
Murrieta, CA 92562
City State ZIP

Daytime Phone No: (951) 698-1830 Fax No: (951) 698-8656

Property Owner's Name: CAMILLA INV E-Mail: fred.k@cox.net

Mailing Address: P.O. Box 9293
Rancho Santa Fe, CA 92067
City State ZIP

Daytime Phone No: (703) 650-0000 Fax No: ()

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

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Tenaja Road, South of Avenida Escaia, East of Angels Peak Ct, West of Calle Corriente

Thomas Brothers map, edition year, page number, and coordinates: 2012 / 956 / D - 6

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):

Proposed Schedule "H" Parcel Map with 4 Parcels

Related cases filed in conjunction with this request:

Change of Zone

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: Geotechnical / Perc Test

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) 700Feet

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) N/A (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: 8900

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 8900

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

Import _____ Export _____ Neither _____

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) 54,250 sq. ft.

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1) Isaac E. Venhuis Date _____

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 Margarita River Region	
Project File No.	Tpm 310607
Project Name:	Camia Investments, LLC
Project Location:	
Project Description:	Tpm / FPM / CZ
Project Applicant Information:	

Proposed Project Consists of or includes:	YES	NO
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SWSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SWSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs). All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" 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 checked="" type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan and that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb3/programs/basinplan.html. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tnd/303d_lists.html.

DETERMINATION: Circle appropriate determination.

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

If **all** questions answered "NO" Project requires incorporation of the Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Fred Khoroushi and Gita Khadij, husband and wife ("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 932-280-011 ("PROPERTY"); and,

WHEREAS, on April 27, 2014, PROPERTY OWNER filed an application for Parcel Map No. 36607 ("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

CZ07828 PM36607 (1200 feet buffer)



Selected Parcels

932-270-007	932-260-039	932-270-018	932-280-044	932-260-065	932-280-035	932-260-036	932-260-010	932-270-017	932-280-018
932-280-032	932-280-039	932-260-038	932-280-040	932-280-041	932-280-042	932-280-043	932-280-045	932-280-037	932-260-012
932-280-012	932-260-057	932-260-035	932-280-016	932-260-064	932-280-014	932-280-022	932-260-044	932-260-072	932-260-037
932-260-045	932-280-017	932-260-034	932-280-034	932-260-020	932-260-026	932-270-005	932-270-006	932-280-036	932-260-011



1,000 500 0 1,000 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.



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MURRIETA, CA. 92562

ASMT: 932260037, APN: 932260037
GREGORY WEBB, ETAL
42223 CORTE SUENO
MURRIETA, CA. 92562

ASMT: 932260011, APN: 932260011
WILLIAM WEISER
1301 ELECTRIC AVE NO A
SEAL BEACH CA 90740

ASMT: 932260036, APN: 932260036
CORRINNE MILLER, ETAL
30178 BEESWING CIR
MENIFEE CA 92584

ASMT: 932260012, APN: 932260012
MARIA GARCIA, ETAL
42581 AVENIDA ESCALA
MURRIETA, CA. 92562

ASMT: 932260039, APN: 932260039
ALEIDA LAFLER
1551 TECALOTE DR
FALLBROOK CA 92028

ASMT: 932260026, APN: 932260026
STATE OF CALIF WILDLIFE CONSERVATION
C/O D TOWNSEND
1807 13TH ST STE 103
SACRAMENTO CA 95811

ASMT: 932260044, APN: 932260044
MCCAUSLAND CONST CO
P O BOX 1769
TUSTIN CA 92781

ASMT: 932260034, APN: 932260034
RAYMOND MCPHERSON
18380 AVENIDA CALETA
MURRIETA, CA. 92562

ASMT: 932260045, APN: 932260045
RANCHO CALIF WATER DIST
C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

ASMT: 932260035, APN: 932260035
ELIZABETH WITOUS, ETAL
18310 AVENIDA CALETA
MURRIETA, CA. 92562

ASMT: 932260057, APN: 932260057
BOBBIE GRANT, ETAL
42600 AVENIDA ESCALA
MURRIETA, CA. 92562

ASMT: 932260036, APN: 932260036
DONALD TOLSON, ETAL
42224 CORTE SUENO
MURRIETA, CA. 92562

ASMT: 932260064, APN: 932260064
JUSTIN CAREY
36068 HIDDEN SPRINGS STE C
WILDOMAR CA 92595



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ASMT: 932280014, APN: 932280014
LAURANCE MAYFIELD
PO BOX 1730
WILDOMAR CA 92595

ASMT: 932260072, APN: 932260072
PAMELA BILEK
41955 CALLE CORRIENTE
MURRIETA, CA. 92562

ASMT: 932280016, APN: 932280016
CONCEPCION MUNOZ, ETAL
42230 HACIENDA DR
MURRIETA, CA. 92562

ASMT: 932270006, APN: 932270006
TROY SCHUMACHER
C/O GEORGE ROSS
P O BOX 30076
SALT LAKE CITY UT 84130

ASMT: 932280017, APN: 932280017
SUSANA RODRIGUEZ, ETAL
601 EAST RD
LA HABRA HTS CA 90631

ASMT: 932270007, APN: 932270007
ABDUL BEHNAWA
29971 CAMINO DEL SOL DR
TEMECULA CA 92562

ASMT: 932280022, APN: 932280022
MELODY ABINANTE, ETAL
42095 LORRAINE CIR
MURRIETA, CA. 92562

ASMT: 932270017, APN: 932270017
DEVIN BROCE
1248 AVES LN
FALLBROOK CA 92028

ASMT: 932280033, APN: 932280033
ROBERTA HARTMAN, ETAL
333 N WILSHIRE AVE
ANAHEIM CA 92801

ASMT: 932270018, APN: 932270018
FRANK MAGDALENO, ETAL
31968 AVENIDA ENRIQUE
TEMECULA CA 92591

ASMT: 932280034, APN: 932280034
SKYHAWK DEV INC
15195 VICTORIA AVE
108 15272 CROYDAN DR
SURREY BC CANADA V3S0Z5

ASMT: 932280012, APN: 932280012
ANNE SUNG, ETAL
42225 HACIENDA DR
MURRIETA, CA. 92562

ASMT: 932280035, APN: 932280035
CAROLL HIRST, ETAL
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42165 ANGELS PEAK CT
MURRIETA, CA. 92562

ASMT: 932280037, APN: 932280037
BRIDGET UVIEGHARA, ETAL
42172 ANGELS PEAK CT
MURRIETA, CA. 92562

ASMT: 932280044, APN: 932280044
ANN SIGGARD
29151 GANDOLF CT
MURRIETA CA 92563

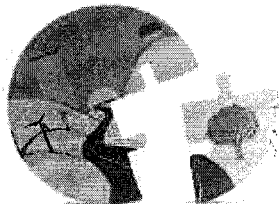
ASMT: 932280045, APN: 932280045
FRED KHOROUSHI
P O BOX 9293
RANCHO SANTA FE CA 92067

Fred Khoroushi
P.O. Box 9293
Rancho Santa Fe CA 92067

John Rogers
CLE Engineering
41146 Elm Street, Suite G
Murrieta CA 92562

Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant Director of
TLMA- Community Development

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

28000 El Cerrito Road
Palm Desert, California 92211

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

PM36607 CZ07828
Project Title/Case Numbers

Brett Dawson
County Contact Person

(951) 955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

John Rogers
Project Applicant

CLE Engineering 41146 Elm Street, Suite G Murrieta CA 91362
Address

The project is located northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escaia, Westerly of Avenida Caleta

Project Location

Tentative Parcel Map No. 36607 A Schedule H subdivision to create our residential parcels on 20.2 gross acres
Change of Zone No. 7829 to change the project site's Zoning Classification from Residential Agricultural (RA-20) 20 acre minimum to Residential Agricultural (RA-5) 5 Acre Minimum

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 24, 2017, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act 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: N/A

**INVOICE (PLAN-CFG06068)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Khoroushi Fred

**County of Riverside
Trans. & Land Management Agency**



P O Box 9293
Rancho Santa Fe, Ca 92067

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06068	04/17/2014	04/17/2014	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06068	0452 - CF&G TRUST: RECORD FEES	\$50.00
SUB TOTAL		\$50.00

TOTAL: **\$50.00**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments by Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211

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:
Fred Khoroushi
Gita Khadiri
P.O. Box 9293
Ranch Santa Fe, CA 92067

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 of jurisdiction.

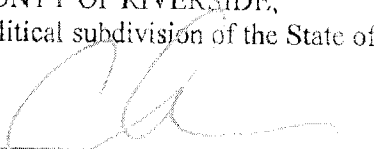
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange 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: 
Charissa Leach
Assistant TLMA Director - Community Development

Dated: 9/5/17

FORM APPROVED COUNTY COUNSEL
BY:  8/28/17
MELISSA K. SUBERMAN DATE

PROPERTY OWNER:
Fred Khoroushi and Gita Khadiri, husband and wife

By: 
Fred Khoroushi

Dated: 8/9/2017

By: 
Gita Khadiri

Dated: 8/9/2017

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 SAN DIEGO _____)

On August 9th 2019 before me, GABRIEL RENE MEJIA Notary Public,

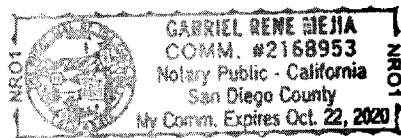
Date (here insert name and title of the officer)

personally appeared ELITA KHADIRI

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: _____ (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: _____ Number of Pages: _____

Document Date: _____ Other: _____

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 SAN DIEGO _____ |

On AUGUST 9TH 2019 before me, GABRIEL RENE MEJIA _____ Notary
Public, _____

Date

(here insert name and title of the officer)

personally appeared FRED KHOROUSHI _____

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: _____ (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: _____ Number of Pages: _____

Document Date: _____ Other: _____

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

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

CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607 – Intent to Adopt a Mitigated Negative Declaration – EA42685 – Applicant: Fred Khoroushi – Engineer/Representative: CLE Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, and westerly of Avenida Caleta – 20.2 gross acres – Zoning: Residential Agricultural – 20 acre minimum – **REQUEST:** Change of Zone from Residential Agricultural (RA-20) 20 acre minimum to Residential Agricultural (RA-5) 5 acre minimum and a Schedule "H" subdivision to create four (4) residential parcels on 20.2 gross acres.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **APRIL 4, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner, Brett Dawson, at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rivco.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 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 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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on Aug 23, 2017,

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

APN (s) or case numbers CZ07828 / PM36607 For

Company or Individual's Name RCIT - GIS.

Distance buffered 1200'

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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



OFFICE OF THE
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

June 6, 2018

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

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: CZ 7828, TPM 36607, ORD. 348.4884

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, June 9, 2018.**

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: Legals <legals@pe.com>
Sent: Wednesday, June 6, 2018 9:03 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: CZ 7828 TPM 36607 ORD. 348.4884

Received for publication on 6/9. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: legals@pe.com
****Employees of The Press-Enterprise are not able to give legal advice of any kind****
Standard Deadlines are 10:30am, 3 business days prior to the day you would like to publish

The Press-Enterprise PE.com / La Prensa

On Wed, Jun 6, 2018 at 8:57 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning!

Attached is a Notice of Public Hearing, for publication on Saturday, June 9, 2018. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010



CERTIFICATE OF POSTING

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 6, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7828 ORD. NO. 348.4884 TPM 36607

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: June 19, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: June 6, 2018
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, June 6, 2018 9:02 AM
To: Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie
Subject: RE: FOR POSTING: CZ 7828 TPM 36607 ORD. 348.4884

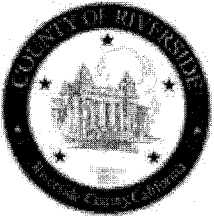
Received and will be posted

From: Gil, Cecilia <CCGIL@RIVCO.ORG>
Sent: Wednesday, June 6, 2018 8:58 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Kennemer, Bonnie <bkeneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: CZ 7828 TPM 36607 ORD. 348.4884

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

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Mail Stop# 1010



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, ADOPTION OF AN ORDINANCE AND A TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA – SOUTHWEST AREA, 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, June 19, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Fred Khoroushi, on **Change of Zone No. 7828**, which proposes to change the zoning from Residential Agricultural (RA-20) 20 acre minimum to Residential Agricultural (RA-5) 5 acre minimum, or such other zones as the Board may find appropriate, and adoption of **Ordinance No. 348.4884**, associated with Change of Zone No. 7828; and, **Tentative Parcel Map No. 36607, Schedule H**, which proposes to subdivide 20.2 gross acres into four residential parcels (“the project”). The project is located northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, and westerly of Avenida Caleta, 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. 42685**.

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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL bdawson@rivco.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, at least 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: June 6, 2018

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

CERTIFICATE OF MAILING

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

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 6, 2018, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7828 ORD. NO. 348.4884 TPM 36607

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: June 19, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil
Cecilia Gil

DATE: June 6, 2018



5962™

extreme Easy Peel® Address Labels |
Bend along line to expose Pop-up Edge® |

Go to avery.com/templates |
Use Avery Template 5962 |

ASMT: 932260010, APN: 932260010
BEATRICE LAMPRECHT, ETAL
42075 CALLE CORRIENTE
MURRIETA, CA. 92562

ASMT: 932260037, APN: 932260037
GREGORY WEBB, ETAL
42223 CORTE SUENO
MURRIETA, CA. 92562

ASMT: 932260011, APN: 932260011
WILLIAM WEISER
1301 ELECTRIC AVE NO A
SEAL BEACH CA 90740

ASMT: 932260038, APN: 932260038
CORRINNE MILLER, ETAL
30178 BEESWING CIR
MENIFEE CA 92584

ASMT: 932260012, APN: 932260012
MARIA GARCIA, ETAL
42581 AVENIDA ESCALA
MURRIETA, CA. 92562

ASMT: 932260039, APN: 932260039
ALEIDA LAFLEER
1551 TECALOTE DR
FALLBROOK CA 92028

ASMT: 932260026, APN: 932260026
STATE OF CALIF WILDLIFE CONSERVATION
C/O D TOWNSEND
1807 13TH ST STE 103
SACRAMENTO CA 95811

ASMT: 932260044, APN: 932260044
MCCAUSLAND CONST CO
P O BOX 1769
TUSTIN CA 92781

ASMT: 932260034, APN: 932260034
RAYMOND MCPHERSON
18380 AVENIDA CALETA
MURRIETA, CA. 92562

ASMT: 932260045, APN: 932260045
RANCHO CALIF WATER DIST
C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

ASMT: 932260035, APN: 932260035
ELIZABETH WITOUS, ETAL
18310 AVENIDA CALETA
MURRIETA, CA. 92562

ASMT: 932260057, APN: 932260057
BOBBIE GRANT, ETAL
42600 AVENIDA ESCALA
MURRIETA, CA. 92562

ASMT: 932260036, APN: 932260036
DONALD TOLSON, ETAL
42224 CORTE SUENO
MURRIETA, CA. 92562

ASMT: 932260064, APN: 932260064
JUSTIN CAREY
36068 HIDDEN SPRINGS STE C
WILDOMAR CA 92595

027828

36

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MESA AZ 85203

ASMT: 932280014, APN: 932280014
LAURANCE MAYFIELD
PO BOX 1730
WILDOMAR CA 92595

ASMT: 932260072, APN: 932260072
PAMELA BILEK
41955 CALLE CORRIENTE
MURRIETA, CA. 92562

ASMT: 932280016, APN: 932280016
CONCEPCION MUNOZ, ETAL
42230 HACIENDA DR
MURRIETA, CA. 92562

ASMT: 932270006, APN: 932270006
TROY SCHUMACHER
C/O GEORGE ROSS
P O BOX 30076
SALT LAKE CITY UT 84130

ASMT: 932280017, APN: 932280017
SUSANA RODRIGUEZ, ETAL
601 EAST RD
LA HABRA HTS CA 90631

ASMT: 932270007, APN: 932270007
ABDUL BEHNAWA
29971 CAMINO DEL SOL DR
TEMECULA CA 92592

ASMT: 932280022, APN: 932280022
MELODY ABINANTE, ETAL
42095 LORRAINE CIR
MURRIETA, CA. 92562

ASMT: 932270017, APN: 932270017
DEVIN BROCE
1248 AVES LN
FALLBROOK CA 92028

ASMT: 932280033, APN: 932280033
ROBERTA HARTMAN, ETAL
333 N WILSHIRE AVE
ANAHEIM CA 92801

ASMT: 932270018, APN: 932270018
FRANK MAGDALENO, ETAL
31968 AVENIDA ENRIQUE
TEMECULA CA 92591

ASMT: 932280034, APN: 932280034
SKYHAWK DEV INC
15195 VICTORIA AVE
108 15272 CROYDAN DR
SURREY BC CANADA V3S0Z5

ASMT: 932280012, APN: 932280012
ANNE SUNG, ETAL
42225 HACIENDA DR
MURRIETA, CA. 92562

ASMT: 932280035, APN: 932280035
CAROLL HIRST, ETAL
42110 ANGELS PEAK CT
MURRIETA CA 92562



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42165 ANGELS PEAK CT
MURRIETA, CA. 92562

ASMT: 932280037, APN: 932280037
BRIDGET UVIEGHARA, ETAL
42172 ANGELS PEAK CT
MURRIETA, CA. 92562

ASMT: 932280044, APN: 932280044
ANN SIGGARD
29151 GANDOLF CT
MURRIETA CA 92563

ASMT: 932280045, APN: 932280045
FRED KHOROUSHI
P O BOX 9293
RANCHO SANTA FE CA 92067

Fred Khoroushi
P.O. Box 9293
Rancho Santa Fe CA 92067

Fred Khoroushi
P.O. Box 9293
Rancho Santa Fe CA 92067

Fred Khoroushi
P.O. Box 9293
Rancho Santa Fe CA 92067

John Rogers
CLE Engineering
41146 Elm Street, Suite G
Murrieta CA 92562

John Rogers
CLE Engineering
41146 Elm Street, Suite G
Murrieta CA 92562

John Rogers
CLE Engineering
41146 Elm Street, Suite G
Murrieta CA 92562

Eastern Municipal Water District
2270 Trumble Road
Perris, CA 92570

Eastern Municipal Water District
2270 Trumble Road
Perris, CA 92570

Eastern Municipal Water District
2270 Trumble Road
Perris, CA 92570

*Western Municipal Water District
14205 Meridian PKWY
Riverside CA 92518*

Note: These people contacted me after the Planning Commission Hearing

Melody Abiante

melodyabiante@gmail.com

951-205-3482

Wayne Siggard

951-768-3502

waynesiggard@msn.com

Eastern Municipal Water District

PO Box 8300

Perris, CA 92572-8300

Western Municipal Water District

14205 Meridian Parkway

Riverside CA 92518



OFFICE OF THE
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

June 22, 2018

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

TEL: (951) 676-4315
E-MAIL: LegalSW@SDUnionTribune.com

RE: ADOPTION OF ORDINANCE NO. 348.4884

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, June 26, 2018.**

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

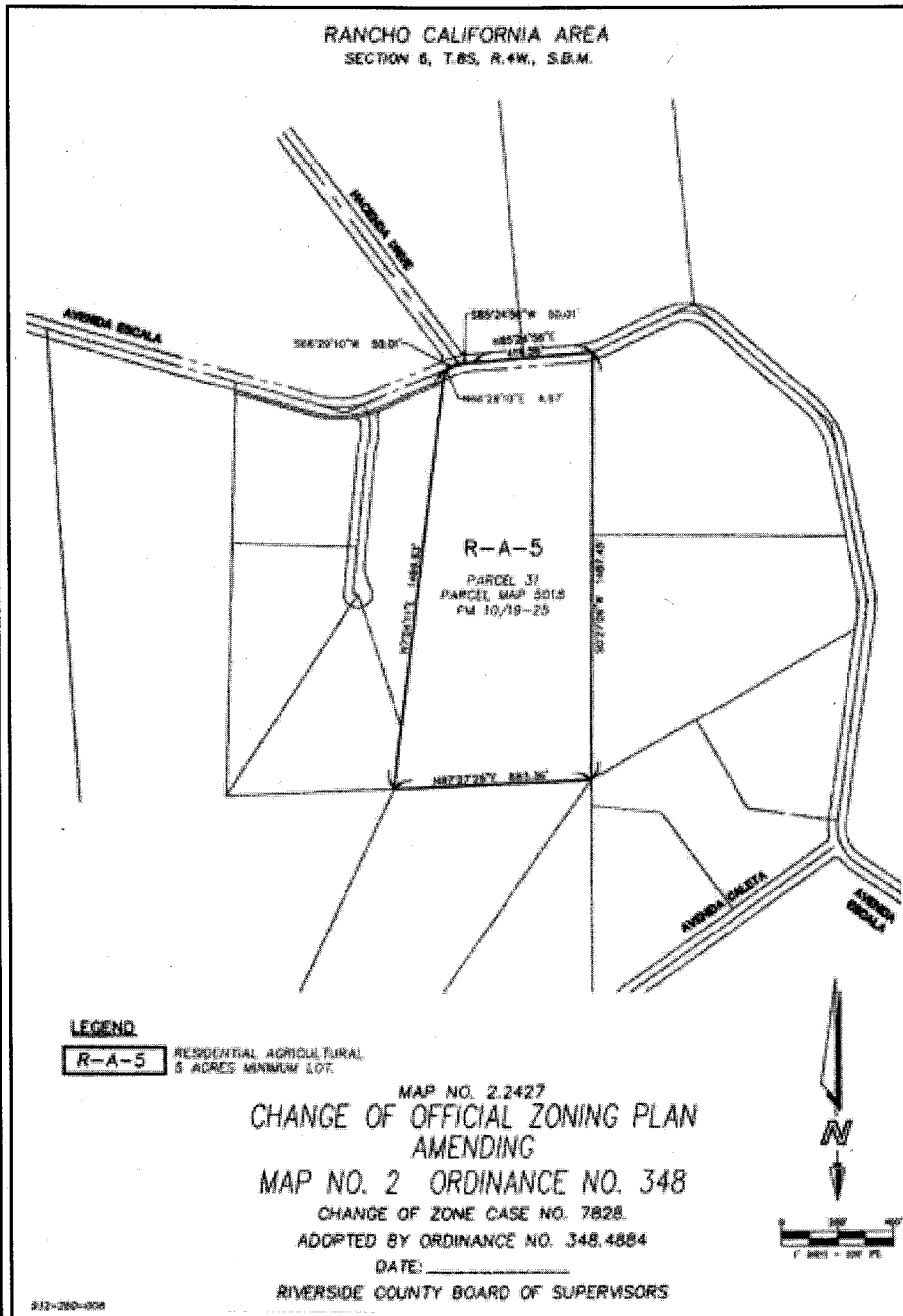
ORDINANCE NO. 348.4884

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan amending Ordinance No. 348, Map No. 2.2427, Change of Zone Case No. 7828" which map is made a part of this ordinance.

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



Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **June 19, 2018**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

- AYES: Jeffries, Tavaglione, Washington, Perez and Ashley
- NAYS: None
- ABSENT: None

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

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

(INSERT ORD. NO. 348.4884 AND MAP HERE)

Chuck Washington, Chairman of the Board

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AYES: Jeffries, Tavaglione, Washington, Perez and Ashley

NAYS: None

ABSENT: None

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

1 ORDINANCE NO. 348.4884

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

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

13 By:  _____

14 Chairman, Board of Supervisors

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

18
19 By:  _____, Deputy

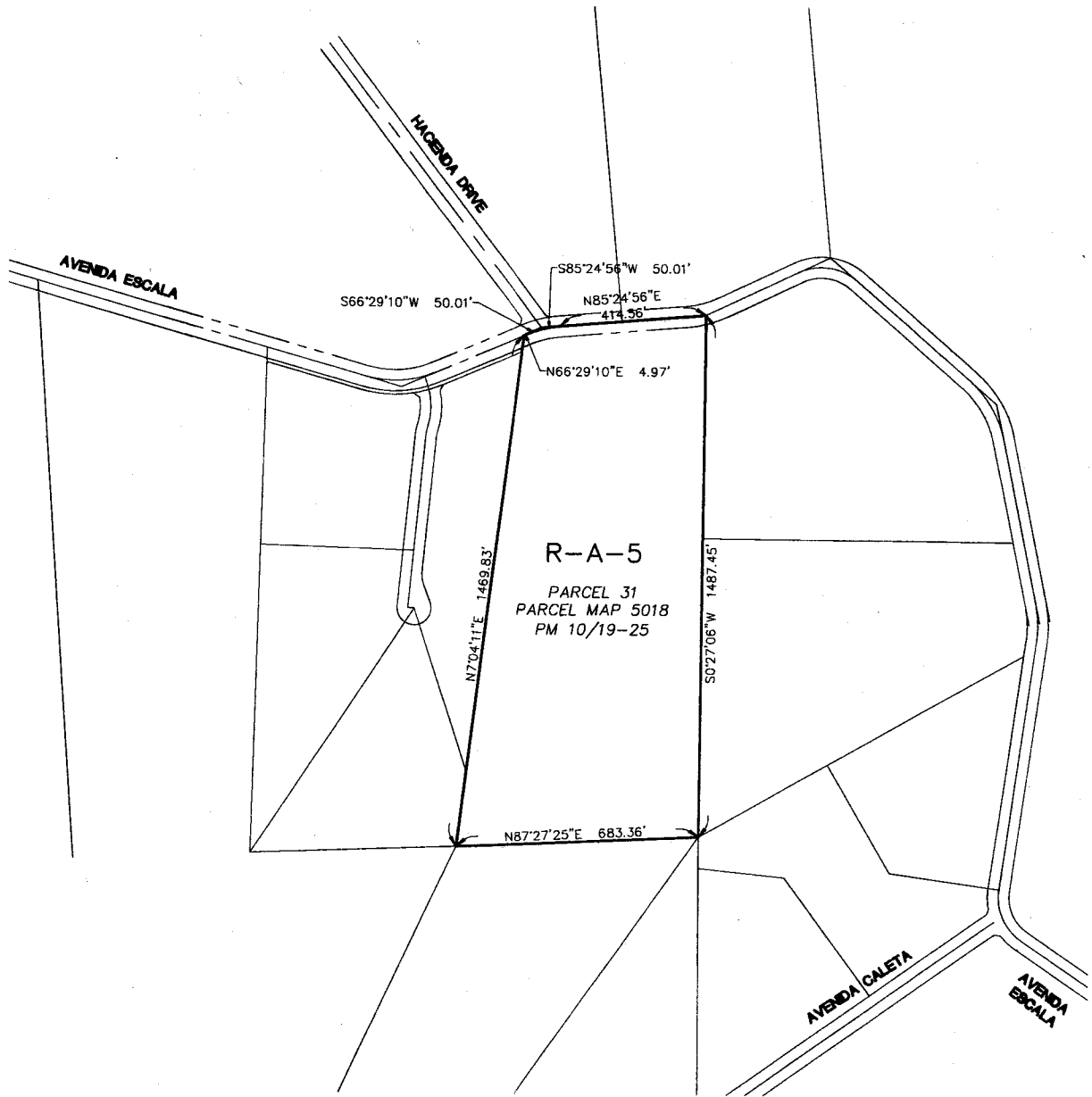
20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 May 21, 2018

25
26 By:  _____

27 LEILA J. MOSHREF-DANESH
28 Deputy County Counsel

RANCHO CALIFORNIA AREA
SECTION 6, T.8S, R.4W., S.B.M.



LEGEND

R-A-5 RESIDENTIAL AGRICULTURAL
5 ACRES MINIMUM LOT.

MAP NO. 2.2427
CHANGE OF OFFICIAL ZONING PLAN
AMENDING

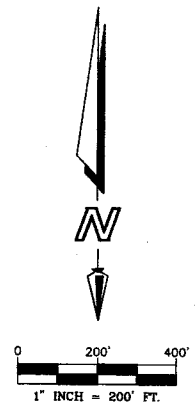
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7828.

ADOPTED BY ORDINANCE NO. 348.4884

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



The San Diego Union-Tribune

P.O. Box 740665
 Los Angeles, CA
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 adbilling@tronc.com
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Invoice & Summary

Billed Account Name: Riv Co Board Of Supervisors
 Billed Account Number: CU00469350
 Invoice Number: 003615116
 Amount: \$484.00
 Billing Period: 06/01/18 - 06/30/18
 Due Date: 07/30/18

INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
Current Activity						
06/26/18	SDT0351830	Adoption Ord. No. 348.4884 San Diego Union Tribune Display Adoption Ord. No. 348.4884 4X10 DISPLAY 5681856-1-0	4 x 10	12.10		484.00
Total Current Advertising						484.00

*Planning
 18.1 of 06/19/18*

Total: \$484.00

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
484.00	0.00	0.00	0.00	0.00	0.00

CARMEL VALLEY NEWS DEL MAR TIMES **Enclinitas Advocats** LA JOLLA LIGHT **Poway News Chieftain** Ramona Sentinel **RANCHO BERNARDO NewsJournal** **REVIEW** SOLANA BEACH SUN **MOTIV8**

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The San Diego Union-Tribune


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 Los Angeles, CA 90074-0665
 Return Service Requested

Remittance Section

Billed Period: 06/01/18 - 06/30/18
 Billed Account Name: Riv Co Board Of Supervisors
 Billed Account Number: CU00469350
 Invoice Number: 003615116

For questions regarding this billing, or change of address notification, please contact Customer Care:

6243009370 PRESORT 9370 1 MB 0.421 P1C38


 RIV CO BOARD OF SUPERVISORS
 ATTN: CECILIA GIL
 PO BOX 1147
 RIVERSIDE CA 92502-1147

San Diego Union-Tribune
 P.O. Box 740665
 Los Angeles, CA 90074-0665



00046935000046935014003615116 00048400 00048400 7

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Riverside**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

THE CALIFORNIAN

An Edition of The San Diego Union-Tribune

A newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

June 26TH, 2018

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, California, this
26TH day of June, 2018

/s/ Analisa Pablo
Analisa Pablo - Legal Advertising

The Californian - an Edition of the San Diego Union Tribune
28441 Rancho California Rd. Suite 103, Temecula, CA 92590

**BOARD OF SUPERVISORS OF THE
COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA
ORDINANCE NO. 348.4884**

AD# 5681856

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

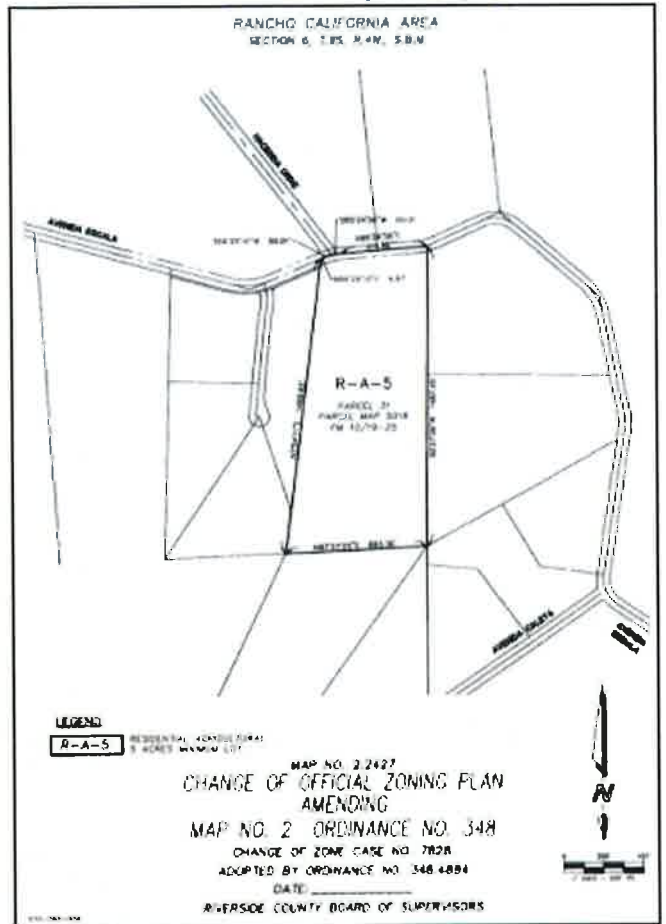
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AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

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Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan amending Ordinance No. 348, Map No. 2.2427, Change of Zone Case No. 7828" which map is made a part of this ordinance.

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



Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **June 19, 2018**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

2018 JUL - 2 AM 10:59
RECEIVED RIVERSIDE COUNTY
BOARD OF SUPERVISORS

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
6/9/18	0011132718		PE Riverside	3 x 78 Li	304.20

Invoice text: CZ 7828 TPM 36607 ORD, 348.4884

REGISTERED RIVERSIDE COUNTY
 CLERK / DEPUTY CLERK
 2018 JUN 13 AM 9:54

*Planning
 18.1 of 06/19/18*

Placed by: Cecilia Gil

BALANCE DUE

304.20

Legal Advertising Memo Invoice

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
		BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229		06/09/2018	5209148	5209148	BOARD OF SUPERVISORS

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THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
06/09/2018	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
304.20	0011132718	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 'PO BOX 1147'
 RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
 Riverside Press-Enterprise
 PO BOX 54880
 LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: CZ 7828 TPM 36607 ORD. 348.4884 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06/09/2018

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: June 09, 2018
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011132718-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, ADOPTION OF AN ORDINANCE AND A TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA - SOUTH-WEST AREA, 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, June 19, 2018 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by Fred Khoroushi, on Change of Zone No. 7828, which proposes to change the zoning from Residential Agricultural (RA-20) 20 acre minimum to Residential Agricultural (RA-5) 5 acre minimum, or such other zones as the Board may find appropriate, and adoption of Ordinance No. 348.4884, associated with Change of Zone No. 7828; and, Tentative Parcel Map No. 36607, Schedule H, which proposes to subdivide 20.2 gross acres into four residential parcels ("the project"). The project is located northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, and westerly of Avenida Caleta, 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. 42685.

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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL bdawson@rivco.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, at least 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: June 6, 2018 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

6/9