

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 5** **0010-Flood-MAP COORDINATE DRAINAGE DESIGN (cont.)**

release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Flood. 6 **0010-Flood-MAP FEMA PANEL NO**

A portion of TR 31810 is within the 100 year Zone A flood plain limits as delineated on Panel No. 060245 1495 B of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

Flood. 7 **0010-Flood-MAP FLOOD HAZARD REPORT**

Tract Map 31810 is a proposal to divide 42.5 acres into residential lots in the Valle Vista area. The project site is located on the southwest corner of Olive Avenue and Lincoln Avenue.

The western portion of the site is located within the 100-year Zone A floodplain limits for "Valle Vista Drain" as delineated on Panel Number 06065C-1495G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). A report titled "Flood Plain Analysis for Tract 31810" By Engineering Resources was received by the District on May 23, 2018 showing both the pre and post development 100-year flood plain limits.

TR 31810 has prepared a feasible master plan for the extension of the Bethlam Street Stormdrain (Drawing No. 4-0605). The proposed stormdrain extends from the existing Bethlam Street Stormdrain (at the intersection of Olive Avenue and Fairview Avenue) upstream through TR 31810 until its interim upstream terminus on the south east corner of Palm Avenue and First Street. It should be noted that this collection facility requires a letter of permission from the property owner upstream of Palm Avenue regarding the construction of the interim collection facilities. A signed letter has been submitted to the District. This inlet shall be designed to capture the tributary 100-year flow rate and shall be constructed to District standards.

The applicant then proposes to convey the runoff through the project site via a 90-inch RCP underground storm drain before connecting to the aforementioned Bethlam Street Stormdrain. Construction of this drainage facility required to protect the project site would also eliminate substantial flood hazard to existing adjacent roadways and homes providing significant regional benefit. This drainage facility shall be constructed to District standards.

A Preliminary WQMP was submitted to the District on June 5, 2018 and was found satisfactory for entitlement.

Any questions pertaining to this review may be directed to Mike Venable at 951.955.1248 or mlvenabl@RIVCO.org.

Flood. 8 **0010-Flood-MAP MAJOR FACILITIES**

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 10****0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)**

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 11**0010-Planning-MAP - PDP01559 ACCEPTED**

County Paleontological Report (PDP) No. 01559, submitted for this case (TR31810) was prepared by Scientific Resource Surveys, Inc. and is entitled: "Paleontological Resource Assessment for TTM 31810 (42.2 Acres) Riverside County", dated January 15, 2017.

PDP01559 concluded:

The paleontological resources record search conducted by the LACM shows the project area to be Quaternary alluvium underlain by older Quaternary deposits. The Quaternary Alluvium is too young to produce significant paleontological resources, but older Quaternary deposits have produced them. The LACM recommended that a paleontological resource monitoring program be designed for the project construction.

PDP01559 recommended:

Therefore, it is recommended that a paleontological mitigation plan be prepared and implemented in conjunction with development.

PDP01559 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01559 is hereby accepted for TR31810. A PRIMP shall be required prior to issuance of a grading permit for this project.

Planning. 12**0010-Planning-MAP - REQUIRED MINOR PLANS**

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

1. Final Site Development Plan for each phase of development.

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Planning

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0010-Planning-MAP - REQUIRED MINOR PLANS (cont.)

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

Planning. 13

0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the R-4 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 5 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 40 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 5,000 square feet.
- i. Residential driveway approaches shall be a minimum of

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0040-Planning-MAP - CONCEPTUAL PHASE GRADING (cont.)

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

- A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
- B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.
- C. Preliminary pad and roadway elevations shall be depicted.
- D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

Planning. 18

0040-Planning-MAP - LOT ACCESS/UNIT PLANS

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Planning-All

Planning-All. 1

0010-Planning-All-MAP - 90 DAYS TO PROTEST

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the

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Planning-CUL

Planning-CUL. 1 **IF Human Remains Found (cont.)**

Planning-CUL. 1 **IF Human Remains Found**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 **PDA05038 accepted**

County Archaeological Report (PDA) No. 5038 submitted for this project (TR31810 was prepared by Andrew Garrison with SRS Inc. and is entitled: "Phase I Cultural Resource Assessment for TTM 31810 (42.2 Acres) Riverside County", dated January 15, 2017.

PDA05038 concludes: The results of this study indicate that although the property area contains a mid-century water retention basin, irrigation features, several more recent structure foundations, and a diffuse scatter of historic trash, there are no known resources of significance located on the property. No prehistoric sites were identified on the parcels. The record search identified 26 cultural resource studies/surveys within one mile of the project area. According to the EIC files, all of the recorded resources are historic sites. Finally, as all other known recorded resources located within one mile from the project are either outside of the project's view-shed, not considered significant, and lastly, would not derive any potential significance based on the project area, the project WILL NOT have any impact on neighboring resources. Finally, as NO significant cultural resources are known to exist within the project area, this study indicates that the project would have Less than Significant Impact.

Planning-CUL. 3 **Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

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Planning-GEO

Planning-GEO. 1 GEO190027 ACCEPTED (cont.)

Planning-GEO. 1 GEO190027 ACCEPTED

County Geologic Report GEO No. 190027, submitted for the project TR31810, APNs 549-210-038, 548-040-001, and 548-040-002, was prepared by Inland Foundation Engineering, Inc. (IFE). The report is titled; "Geotechnical Investigation Report Update, Tentative Tract Map No. 31810, NWC Palm Avenue and Lincoln Avenue, Valle Vista Area, Riverside County, California", dated November 23, 2016. In addition, IFE submitted the following report for the project:

"Preliminary Geotechnical Investigation, Proposed Residential Development, NWC Lincoln Avenue and Palm Avenue, Valle Vista, California, Tract 31810, A.P.N. 548-040-037 and 549-210-03," dated November 17, 2003.

GEO190027 concluded:

1. No active faults are known to project through the site and the site is not within a State of California "Alquist-Priolo Earthquake Fault Zone" or a Riverside County mapped fault zone.
2. Based upon published maps, onsite mapping, and a review of aerial photographs of the site, the potential for ground rupture is considered to be low.
3. Based on a historic high groundwater depth beneath the site on the order of 75 feet or greater, it is our opinion that the potential for liquefaction at the site is nil.
4. Due to the relatively low-lying relief of the site and adjacent areas, the potential for landsliding due to seismic shaking is considered very low.
5. Based on the location of the site and the relatively planar topography of the property up-gradient of the site, it is our opinion that the hazard of debris flow should be considered low.
6. Total seismic settlement is calculated to be less than three inches, with an expected differential settlement due to a seismic event to be less than two inches vertical in 40 feet horizontal.
7. Static settlement of foundations is estimated to be approximately one-inch total. Differential settlement between foundations of similar size and load is expected to be less than one-half inch vertical over 40 feet horizontal.
8. Laboratory testing indicates that near-surface soil within the zone of influence to the proposed development has a very low expansion potential.

GEO190027 recommended:

1. All building, slab and pavement areas and all surfaces to receive compacted fill should be cleared of existing loose soil, vegetation, tree roots, artificial fill, debris, and other unsuitable materials.
2. Within the building pad, a minimum over-excavation depth of five feet below existing surface area or one times the footing width beneath the footing base station, whichever is greater, is recommended.
3. Over-excavation should extend laterally for at least five (5) feet outside the exterior building foundation lines.
4. All surfaces to receive compacted fill should be subject to observation and compaction testing prior to processing.
5. Compaction testing should indicate a relative compaction of at least 85 percent within the unprocessed native soils.
6. Upon approval, surfaces to receive fill should be scarified, brought to near optimum moisture content, and compacted to a minimum of 90 percent relative compaction.

GEO No. 190027 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

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Planning-GEO

Planning-GEO. 1

GEO190027 ACCEPTED (cont.)

GEO No. 190027 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1

0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

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Transportation

Transportation. 2 **0010-Transportation-MAP - TS/CONDITIONS 2 (cont.)**

Transportation. 2 **0010-Transportation-MAP - TS/CONDITIONS 2**

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Mountain Avenue (NS) at:
Esplanade Avenue (EW)

Soboba Street (NS) at:
Mountain Avenue (EW)

Soboba Street (NS) at:
Florida Avenue (SR-74) (EW)

Ramona Expressway (NS) at:
Cedar Avenue (EW)

Ramona Expressway (NS) at:
Florida Avenue (SR-74) (EW)

Fairview Avenue (NS) at:
Florida Avenue (SR-74) (EW)

1st Street (NS) at:
Florida Avenue (SR-74) (EW)

Lincoln Avenue (NS) at:
Palms Avenue (EW)

Lincoln Avenue (NS) at:
Florida Avenue (SR-74) (EW)

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Transportation

Transportation. 2 0010-Transportation-MAP - TS/CONDITIONS 2 (cont.)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 3 Transportation - General Conditions

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
3. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
5. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
6. All corner cutbacks shall be applied per Standard 805, Ordinance No. 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
8. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50' tangent section.
9. Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance No. 461.
10. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.
11. If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.

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Transportation

Transportation. 3

Transportation - General Conditions (cont.)

12. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

13. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Waste Resources

Waste Resources. 1

0010-Waste Resources-MAP - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

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50. Prior To Map Recordation

E Health

050 - E Health. 1 SOLID WASTE SERVICE Not Satisfied

Provide documentation from an approved waste hauler in regards to solid waste service for the project, PRIOR TO MAP RECORDATION.

050 - E Health. 2 WATER & SEWER SERVICE Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 2 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 3 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 4 0050-Fire-MAP-#88-ECS-AUTO GATES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be minimum 24 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency

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50. Prior To Map Recordation

Fire

050 - Fire. 4 0050-Fire-MAP-#88-ECS-AUTO GATES (cont.) Not Satisfied
 backup power. Gates activated by the rapid entry system
 shall remain open until closed by the rapid entry system.

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

050 - Flood. 2 0050-Flood-MAP BMP - MAINT & INSPECT Not Satisfied

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all

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50. Prior To Map Recordation

Flood

- 050 - Flood. 2 0050-Flood-MAP BMP - MAINT & INSPECT (cont.) Not Satisfied
structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.
- 050 - Flood. 3 0050-Flood-MAP ENCROACHMENT PERMIT REQ Not Satisfied
An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.
- 050 - Flood. 4 0050-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied
Off-site drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map for area within 100-year floodplain. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.
- 050 - Flood. 5 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied
Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".
- 050 - Flood. 6 0050-Flood-MAP SUBMIT CLOMR Not Satisfied
Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation for area within 100-year floodplain.
- 050 - Flood. 7 0050-Flood-MAP SUBMIT FINAL WQMP Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.
- 050 - Flood. 8 0050-Flood-MAP SUBMIT PLANS Not Satisfied
A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.
- 050 - Flood. 9 0050-Flood-MAP WRITTEN PERM FOR GRADING Not Satisfied

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50. Prior To Map Recordation

Flood

050 - Flood. 9 0050-Flood-MAP WRITTEN PERM FOR GRADING (cont.) Not Satisfied

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

050 - Flood. 10 6 Items to Accept Facility Not Satisfied

"Inspection and maintenance of the flood control facility/ies that are to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE.

The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In the event the District is willing to maintain the proposed facility, the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations and maintenance standards;
- 2) The Applicant shall submit to the District the preliminary title reports, plats and legal descriptions for all right-of-way that is to be conveyed to the District and secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section;
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the attention of the District's Contract Services Section;
- 4) All regulatory permits that are to be secured by the Applicant shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety;
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement);
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

Planning

050 - Planning. 1 0050-Planning-MAP - ANNEX TO PARK DISTRICT Not Satisfied

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50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - ANNEX TO PARK DISTRICT (cont.) Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-wide Recreation and Parks District.

050 - Planning. 2 0050-Planning-MAP - ECS NOTE BIOLOGICAL Not Satisfied

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

"County Biological Report No. PD-B-03068 was prepared for this property on 6/14/04 by NRA and is on file at the County of Riverside Planning Department. Biological resources requiring protection include, but are not limited to, burrowing owl and arroyo toad. The property is not subject to biological resources restrictions based on the results of the report."

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

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

050 - Planning. 4 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 5 0050-Planning-MAP - FEE BALANCE Not Satisfied

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

050 - Planning. 6 0050-Planning-MAP*- ECS NOTE RIGHT-TO-FARM Not Satisfied

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

"Some lots, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or

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50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-MAP*- ECS NOTE RIGHT-TO-FARM (cont.) Not Satisfied

maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 7 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 Valley Wide Parks and Recreation 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.

050 - Planning. 8 0050-Planning-MAP*- REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until Change of Zone No. 6946 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 designations and/or zones ultimately applied to the property.

050 - Planning. 9 0050-Planning-MAP*- TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide Community trail located along the flood channel/greenbelts. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Olive Avenue, Lincoln Avenue and Palm Avenue and so noted on the final map.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 2 0050-Transportation-MAP - ASSESSMENT DIST Not Satisfied

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

050 - Transportation. 3 0050-Transportation-MAP - DEDICATIONS Not Satisfied

Streets "A" and "F" (Entry Street) are reserved private streets, designated as a LOCAL entry road and shall be improved with 50' full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalks within a 74' private road easement in accordance with County Standard No. 103, Section "A", Ordinance 461. (50'/74') (Modified for increased improvement from 44' to 50' AC pavement) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:

1. A 10' curbed raised median shall be constructed at the centerline. The nose of the median shall be 35' from the flowline of the adjacent street, call box, and a 38' radius turnaround and then the gate shall be constructed as directed by the Director of Transportation.

The Exit Street (Street "P" north of Street "C") is a reserved private street and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalks within a 60' private road easement in accordance with County modified Standard No. 105, Section "C". (40'/60') The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

All other internal streets are reserved private streets and shall be improved with 32' full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalks within a 50' private road easement in accordance with County modified Standard No. 105, Section "A". (32'/50') (Modified for reduced easement width from 56' to 50' and reduced improvement from 36' AC pavement to 32' AC pavement.) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

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 - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Olive Avenue, Lincoln Avenue and Palm Avenue. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans

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Parcel: 548040001

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - LANDSCAPING (cont.) Not Satisfied

shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 6 0050-Transportation-MAP - LC LNDSCP COMMON AREA M. Not Satisfied

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

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

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

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

050 - Transportation. 7 0050-Transportation-MAP - PART-WIDTH Not Satisfied

Olive Avenue and Lincoln Avenue are paved County maintained roads and shall be improved with 34 feet of asphalt concrete pavement within a 48' part-width dedicated right-of-way in accordance with County Standard No. 103 Section A. (22'/33')

Palm Avenue is a paved County maintained road and shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Standard

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7 0050-Transportation-MAP - PART-WIDTH (cont.) Not Satisfied
No. 104, Section A. (20'/30')

050 - Transportation. 8 0050-Transportation-MAP - STREETLIGHT PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 9 0050-Transportation-MAP - TS/GEOMETRICS Not Satisfied

The intersection of Project Access (Street "P")/Olive Avenue shall be improved to provide the following geometrics:

Northbound: One shared right turn/left turn-lane, Stop control, exist only.

Southbound: N/A

Eastbound: One through-lane.

Westbound: One through-lane.

The intersection of Project Access (Street "B")/Palm Avenue shall be improved to provide the following geometrics:

Northbound: N/A.

Southbound: One shared through/right turn/left turn-lane, stop control, exist only.

Eastbound: One shared through/right turn-lane.

Westbound: One shared through/left turn-lane.

The intersection of Project Access (Street "A")/Lincoln Avenue shall be improved to provide the following geometrics:

Northbound: One shared left turn/through/right turn-lane.

Southbound: One shared left turn/through/right turn-lane.

Eastbound: One shared left turn/through/right turn-lane, stop control.

Westbound: One shared left turn/through/right turn-lane, stop control.

The intersection of Project Access (Street "F")/Olive Avenue shall be improved to provide the following geometrics:

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9 0050-Transportation-MAP - TS/GEOMETRICS (cont.) Not Satisfied

Northbound: One shared left/right turn-lane, stop control.

Southbound: N/A.

Eastbound: One shared through/right turn-lane.

Westbound: One shared through/left turn-lane.

or as approved by the Transportation Department

Any off-site widening and associated acquisition of road rights-of-way required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 10 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

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

050 - Transportation. 11 Annex - All Maintenance Districts Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 12 Annex - Catch Basin Inserts Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 13 Annex - Landscaping Maintenance Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 13 Annex - Landscaping Maintenance (cont.) Not Satisfied

050 - Transportation. 14 Annex - Street Sweeping Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 15 Annex - Streetlight Maintenance Not Satisfied

Prior to map recordation, the Project shall complete streetlight annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 16 Annex - WQMP Maintenance Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 17 Approved Maintenance Exhibit (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

Note:

Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOA's for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 18 Maintenance Districts - Submit Application Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS Grade-MAP - EASEMENTS/PERMISSION 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.

A notarized letter of permission and/or recorded easement 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.

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

060 - BS-Grade. 2 0060-BS Grade-MAP - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

060 - BS-Grade. 3 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 Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

E Health

060 - E Health. 1 0060-E Health-MAP - EXISTING STRUCTURES Satisfied

ANY SEPTIC TANKS OR WATER WELLS SHALL BE REMOVED UNDER PROPER PERMITS.

060 - E Health. 2 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required.

A work plan proposing the excavation and confirmation sampling for the soil that is impacted by TPH (total petroleum hydrocarbon) must be submitted to ECP for approval. The excavation must be overseen by a Registered Professional. Please contact ECP for additional details at (951)955-8980.

Flood

060 - Flood. 1 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition

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60. Prior To Grading Permit Issuance

Flood

- 060 - Flood. 1 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD (cont.) Not Satisfied
of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.
- 060 - Flood. 2 0060-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.
- 060 - Flood. 3 0060-Flood-MAP PHASING Not Satisfied
If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.
- 060 - Flood. 4 0060-Flood-MAP SUBMIT CLOMR Not Satisfied
Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits.
- 060 - Flood. 5 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.
- 060 - Flood. 6 0060-Flood-MAP SUBMIT PLANS Not Satisfied
A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 6 0060-Flood-MAP SUBMIT PLANS (cont.) Not Satisfied
deposit.

Planning

060 - Planning. 1 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.

060 - Planning. 2 0060-Planning-MAP - PALEO PRIMP/MONITOR Not Satisfied

County Paleontological Report (PDP) No. 1559, prepared by Scientific Resource Surveys, Inc. concluded the project's potential to impact significant paleontological resources is high. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

MM PAL-1

Description of the proposed site and planned grading operations.

MM PAL-2

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

MM PAL-3

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2

0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.)

Not Satisfied

MM PAL-4

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

MM PAL-5

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

MM PAL-6

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

MM PAL-7

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

MM PAL-8

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

MM PAL-9

Fossil identification and curation procedures to be employed.

MM PAL-10

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

MM PAL-11

All pertinent exhibits, maps and references.

MM PAL-12

Procedures for reporting of findings.

MM PAL-13

Identification and acknowledgement of the developer for the content of the PRIMP as well as

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.) Not Satisfied
acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 3 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the 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 42.61 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 4 MM- TRANS-1 Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 MM- TRANS-1 (cont.) Not Satisfied
Ramona Expressway and Cedar Avenue Intersection: Re-time existing signalized intersection for the PM peak hour to account for southbound left turn movement.

060 - Planning. 5 MM- TRANS-2 Not Satisfied
Fairview Avenue and Florida Avenue intersection: Re-stripe intersection to include a dedicated left turn lane in the northbound direction.

Planning-CUL

060 - Planning-CUL. 1 Native Monitor Required Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) 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(s), the Native American Monitor(s) 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 agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

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

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

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 (Project 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. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological 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.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 Approved Maintenance Exhibit (ME) (cont.) Not Satisfied
copy on CD).

060 - Transportation. 2 Maintenance Districts - Submit Application Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic 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), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. 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 of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted 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

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report (cont.) Not Satisfied

Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 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 Grading 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.

080 - BS-Grade. 2 0080-BS-Grade-MAP - No Building Permit W/O Grading Perr 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.

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

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Fire

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER (cont.) Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

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

Flood

080 - Flood. 1 0080-Flood-MAP SUBMIT CLOMR Not Satisfied

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits.

080 - Flood. 2 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

080 - Flood. 3 0080-Flood-MAP SUBMIT PLANS Not Satisfied

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

Planning

080 - Planning. 1 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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Planning

080 - Planning. 1 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN (cor Not Satisfied

The plot plan shall contain the following elements:

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

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

080 - Planning. 2 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. 3 0080-Planning-MAP - FINAL SITE PLAN Not Satisfied

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

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines adopted January 13, 2004.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan)

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Planning

080 - Planning. 3 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied

showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.

2. Each model floor plan and elevations (all sides).

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

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

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

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

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Planning

080 - Planning. 3 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied
SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 4 0080-Planning-MAP - MODEL HOME COMPLEX Not Satisfied

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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

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

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Planning

080 - Planning. 4 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied
 condition of approval shall be cleared individually.

080 - Planning. 5 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied
 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 6 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied
 Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 7 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied
 All utility extensions within a lot shall be placed underground.

080 - Planning. 8 0080-Planning-MAP - WALLS/FENCING PLANS Not Satisfied
 The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

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

C. No wood fencing shall part of the subdivision.

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

E. Side yard gates are required on one side of front yard,

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Planning

080 - Planning. 8 0080-Planning-MAP - WALLS/FENCING PLANS (cont.) Not Satisfied

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

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

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

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

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

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

K. The land divider /permit holder shall construct a 2.5 foot retaining wall along the north side of lots 1-12. A 3 foot retaining wall along the east lot line of lots 74 and 75, and a 3 foot retaining wall along the west lot line of lots 50-55. The retaining walls shall be constructed with masonry materials.

080 - Planning. 9 CAP Mitigation Measures Not Satisfied

Prior to building permit issuance, appropriate building construction measures shall apply to achieve

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Planning

080 - Planning. 9 CAP Mitigation Measures (cont.) Not Satisfied

the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables.

The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

MM GHG-1: Modestly Enhanced Insulation (walls R-13:, roof/attic: R-38); MM GHG-2: Enhanced Window (0.32 U-Factor, 0.25 SHGC); MM GHG-3: Enhanced Cool Roof(CRRR Rated 0.2 aged solar reflectance, 0.75 thermal emittance); MM GHG-4: Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent); MM GHG-5: Enhanced Duct Insulation (R-8); MM GHG-6: Improved Efficiency HVAC (SEER 14/65% AFUE or 8 HSPF); MM GHG-7: Improved Efficiency Water Heater (0.675 Energy Factor); MM GHG-8: Efficient Lights (25% of in-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15-40 watt fixtures,60 lumens/watt for fixtures >40watt); MM GHG-9: EPA Energy Star for Homes (version 3 or above); MM GHG-10: Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power1 provided augments 80 percent of the power needs of the project; MM GHG-11: Water Efficient Showerheads (2.0 gpm); MM GHG-12: Water Efficient Toilets (1.5 gpm)

Transportation

080 - Transportation. 1 0080-Transportation-MAP - GARAGE DOORS Not Satisfied

Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll-up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20 feet from the street right-of-way, whichever setback is greater.

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

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

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

When applicable, plans shall include the following

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Transportation

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN (cc Not Satisfied
components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

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

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

080 - Transportation. 3 0080-Transportation-MAP - LC LANDSCAPE SECURITY Not Satisfied

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

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BS-Grade

- 090 - BS-Grade. 1 0090-BS Grade-MAP - PRECISE GRADE APPROVAL (cont.) Not Satisfied
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.

Fire

- 090 - Fire. 1 0090-Fire-MAP - FIRE SPRINKLER SYSTEM Not Satisfied
Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

Flood

- 090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION Not Satisfied
The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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

- 090 - Flood. 2 0090-Flood-MAP IMPLEMENT WQMP Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

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90. Prior to Building Final Inspection

Flood

090 - Flood. 2 0090-Flood-MAP IMPLEMENT WQMP (cont.) Not Satisfied

090 - Flood. 3 0090-Flood-MAP SUBMIT LOMR Not Satisfied

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to the issuance of occupancy permits.

Planning

090 - Planning. 1 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied

The land divider/permit holder shall construct a 2.5 foot retaining wall along the north side of Lots 1 through 12, a 3 foot retaining wall along the east lot line of Lots 74 and 75, and a 3 foot retaining wall along the west lot line of Lots 50 through 55. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

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

090 - Planning. 3 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

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

090 - Planning. 4 0090-Planning-MAP - LANDSCAPING COMPLIANCE Not Satisfied

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 5 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 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 Valley Wide Parks and Recreation.

090 - Planning. 7 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 42.6 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.

090 - Planning. 8 CAp Mitigation Measures Not Satisfied

Prior to building permit final/occupancy, appropriate pre-operation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

MM GHG-1: Modestly Enhanced Insulation (walls R-13:, roof/attic: R-38); MM GHG-2: Enhanced Window (0.32 U-Factor, 0.25 SHGC); MM GHG-3: Enhanced Cool Roof(CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance); MM GHG-4: Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent); MM GHG-5: Enhanced Duct Insulation (R-8); MM GHG-6: Improved Efficiency HVAC (SEER 14/65% AFUE or 8 HSPF); MM GHG-7: Improved Efficiency Water Heater (0.675 Energy Factor); MM GHG-8: Efficient Lights (25% of in-unit fixtures considered high efficacy. High efficacy is defined as 40

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Planning

090 - Planning. 8 CAp Mitigation Measures (cont.) Not Satisfied
lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures >40watt); MM GHG-9: EPA Energy Star for Homes (version 3 or above); MM GHG-10: Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power provided augments 80 percent of the power needs of the project; MM GHG-11: Water Efficient Showerheads (2.0 gpm); MM GHG-12: Water Efficient Toilets (1.5 gpm)

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION Not Satisfied

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in

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Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied
 accordance with County Ordinance 461.

090 - Transportation. 2 0090-Transportation-MAP - LC COMPLY W/LNDSCP/IRR Not Satisfied

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

090 - Transportation. 3 0090-Transportation-MAP - LC LNDSCP INSPECT DEPOSIT Not Satisfied

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

090 - Transportation. 4 0090-Transportation-MAP - LNDSCP INSPECTION RQMT Not Satisfied

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

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80, TRANS. _____ condition of approval entitled

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Transportation

- 090 - Transportation. 4 0090-Transportation-MAP - LNDSCP INSPECTION RQMT (c Not Satisfied
"USE-LANDSCAPING SECURITY" and the 90.TRANS._____ condition
of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon
successful completion of the INSTALLATION INSPECTION, the
Transportation Department landscape inspector and the
permit holder's landscape architect (or on-site
representative) shall execute a Landscape Certificate of
Completion that shall be submitted to the Transportation
Department, Landscape Section. The Transportation
Department, Landscape Section shall clear this condition
upon determination of compliance.
- 090 - Transportation. 5 0090-Transportation-MAP - STREET LIGHTS INSTALL Not Satisfied
Install streetlights along the streets associated with
development in accordance with the approved street lighting
plan and standards of County Ordinance 460 and 461. For
projects within Imperial Irrigation District (IID) use
(IID's) pole standard. Streetlight annexation into L&LMD or
similar mechanism as approved by the Transportation
Department shall be completed.

It shall be the responsibility of the Developer to ensure
that streetlights are energized along the streets of those
lots where the Developer is seeking Building Final
Inspection (Occupancy).
- 090 - Transportation. 6 0090-Transportation-MAP - STREET SWEEPING Not Satisfied
Street sweeping annexation or inclusion into CSA or similar
mechanism as approved by the Transportation Department
shall be completed.
- 090 - Transportation. 7 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied
Electrical power, telephone, communication, street
lighting, and cable television lines shall be placed
underground in accordance with ordinance 460 and 461, or as
approved by the Transportation Department. This also
applies to existing overhead lines which are 33.6 kilovolts
or below along the project frontage and between the nearest
poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility
company and submitted to the Department of Transportation
as proof of completion.
- 090 - Transportation. 8 0090-Transportation-MAP - WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project
proponent shall pay the Transportation Uniform Mitigation

11/13/19
10:30

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 0090-Transportation-MAP - WRCOG TUMF (cont.) Not Satisfied
Fee (TUMF) in accordance with the fee schedule in effect at
the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied

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

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

DATE: June 22, 2016

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
South Coast Air Quality Management

Pechanga
Lake Hemet Municipal Water Dist.
Valley Wide Rec. Parks
Riverside Transit Agency
Southern California Edison
Southern California Gas Co.

CHANGE OF ZONE NO. 06946 AND TENTATIVE TRACT MAP NO. 31810- EA39475- Applicant: Cornwell Group, Inc.- Engineer: Blaine Womer Civil Engineering-Third Supervisorial District- Valley Vista Zoning District- San Jacinto Valley Area Plan-Community Development: Medium Density Residential (CD:MDR) and Community Development: Medium High Density Residential (CD:MHDR)- 42.52 Acres- Location: Northerly of Palm Avenue, southerly of Olive Avenue, and westerly of Lincoln Avenue-Light Agriculture-5 Acre Minimum (A-1-5), Heavy Agriculture-10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivisions and Mobilehome Parks (R-T)- **REQUEST:** The **Change of Zone** proposes to change the zoning classification from Light Agriculture-5 Acre Minimum (A-1-5), Heavy Agriculture-10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivisions and Mobilehome Parks (R-T) to Planned Residential Development (R-4). The **Tentative Tract Map** proposes a Schedule "A" subdivision of 42.52 acres into one hundred and ninety six (196) single family residential lots and five (5) open space lots. APNs: 548-040-037 and 549-210-038.

Please review the attached Amended map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending June 30, 2016 LDC Comment Agenda deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this project, please do not hesitate to contact **Peter Lange**, Project Planner, at (951) 955-1417 or email at plange@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



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



Richard K. Lashbrook
Agency Director

Planning Department

Robert C. Johnson
Planning Director

**APPLICATION FOR SUBDIVISION
AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- TRACT MAP REVISED MAP
 PARCEL MAP MINOR CHANGE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. CASE NUMBER: _____

A. APPLICATION INFORMATION

1. Applicant's Name: Cornwell Group, Inc. Email: _____

Mailing Address: 1991 Village Park Way, #201C
Encinitas, CA 92024
STREET CITY STATE ZIP

Telephone No.: (760) 944-8199 Fax: 944-8198 (8am - 5pm)

2. Owner's Name: Old Ranchers Canning Co., Inc. Email: _____

Mailing Address: 167 South Sultana Ave.
Upland CA 91786
STREET CITY STATE ZIP

Telephone No. () _____ Fax: _____ (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: Blaine Womer Civil Engineering Email: _____

Mailing Address: 41555 E. Florida Ave., #F, Hemet, CA 92544

Telephone No. (909) 658-1727 Fax: 658-9347 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and a phone number must be provided for an application to be acceptable.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: 

Date: 10-14-03

Form 295-2011 (Rev. 23Mny02)

Main Office
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409
(909) 955-3200 FAX (909) 955-3157

Murrieta Office
39493 Suite A
Los Alamos Road
Murrieta, CA 92563
(909) 600-6170 FAX (909) 600-6145

Indio Office
82675 Highway 111
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed application for this property. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): Bill [Signature]
(All owners must sign) (Written authority may be attached)

(Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 548-040-001, 002 and 549-210-038
- 2. Section: 9 Township: 5 South Range 1 East
- 3. Approximate Gross Acreage: 42.61
- 4. General Location (street address, cross streets, etc.): Northwest corner of Palm and Lincoln Ave.
- 5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice.

PROJECT INFORMATION

- 1. Proposal (Describe Project): Subdivide approximately 42.61 acres into a 187 lot residential subdivision.
- 2. Related cases filed in conjunction with this request: Change of Zone
- 3. Is there a previous application filed on the same site? Yes No
Case No. _____ (Parcel Map, Zone Change, etc.)
E.A. No. (If known) _____ E.I.R. No. (If applicable) _____
- 4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service?
Number of feet or miles _____
- 5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service?
Number of feet or miles _____
- 6. Will proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 60,000

Amount of fill = cubic yards 60,000

8. Does the project need to import or export dirt?

Import Export Neither

9. How many truck loads? N/A truck loads.

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

11. What is the square footage of the usable pad area? (That area excluding all slopes?)

5,000 square feet

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: N/A.

13. If this is a residential parcel or tract map, or other residential project, 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, do you intend to dedicate land or pay fees, or a combination of both?

Dedicate Land Pay Fees Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency.

In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Is this subdivision located within 8.5 miles of March Air Reserve Base?

Yes No

If so, will any structure exceed fifty (50) feet in height (above ground level)?

Yes No

15. Does the subdivision exceed more than one acre in area?

Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check Answer

Santa Ana River

San Jacinto River

Santa Margarita River

Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, 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 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 (Check One below):

- 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) Bill Straker Date 10-31-03

Owner/
Representative (2) _____ Date _____



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Richard K. Lashbrook
Agency Director

Planning Department

Robert C. Johnson
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> CHANGE OF ZONE | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> PLOT PLAN | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> COMMERCIAL WECS PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT | <input type="checkbox"/> SECOND UNIT PERMIT |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. CASE NUMBER: _____

A. APPLICATION INFORMATION

1. Applicant's Name: Cornwell Group, Inc. Email: _____
 Mailing Address: 1991 Village Park Way, #201C Fax: 760-944-8198
Encinitas STREET CA 92024
 CITY STATE ZIP
 Telephone No.: (760) 944-8199 (8am - 5pm)
2. Owner's Name: Old Ranchers Canning Co., Inc. Email: _____
 Mailing Address: 167 South Sultana Ave. Fax: _____
Upland, CA 91786
 CITY STATE ZIP
 Telephone No.: (_____) _____ (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: Blaine Womer Civil Engineering
41555 E. Florida Ave., Ste. F
 Mailing Address: Hemet, CA 92544 Email: _____
 Telephone No. : (909) 658-1727 Fax: 909-658-9347 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and phone number must be provided for an application to be acceptable.

FORM 295-1010 (Rev. May 23, 2002)

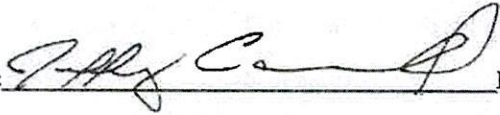
Main Office
4080 Lemon Street
2nd Floor
P.O. Box 1409 Riverside
California 92502-1409
(909) 955-3200 FAX (909) 955-1806

Murrieta Office
39493 Los Alamos Road
Suite A
Murrieta, CA 92564
(909) 600-6170
FAX (909) 600-6145

Indio Office
82675 Highway 111, 2nd Fl.
Room 209
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

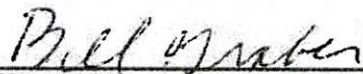
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature:  Date: 10-14-03

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): 
(All owners must sign) (Note: Written authority may be attached)

(Note: Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 548-040-001, 002 and 549-210-038
- 2. Section: 9 Township: 5S Range: 1E
- 3. Approximate Gross Acreage: 42.61
- 4. General Location: (street address, cross streets) North of: Palm Avenue
South of: Olive Ave. East of: Fairview Ave. West of: Lincoln Ave.

5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice.

See Attached

PROJECT INFORMATION:

- 1. Proposal (Describe Project): Change Zone from C-P-S, A-2-10 and A-1-5 to R-4 (R-4)
- 2. Related cases filed in conjunction with this request: Tentative Tract Map 31810
- 3. Is there a previous application filed on the same site? Yes No
If yes, Case Number: _____ (Parcel Map, Zone Change, etc.)
Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): _____
- 4. 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 or miles.

5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 60,000 Amount of fill = cubic yards 60,000

8. Does the project need to import or export dirt? Import Export Neither

9. How many truck loads? N/A truck loads.

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

11. What is the square footage of the usable pad area? (Area excluding all slopes) 5,000 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: N/A

13. If this is a residential parcel or tract map, or other residential project, 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, do you intend to dedicate land or pay fees, or a combination of both?

Dedicate Land Pay Fees Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?

Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer

a. Santa Ana River c. Santa Margarita River
 b. San Jacinto River d. Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, 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 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. These site(s) is (are) as follows: (may be listed on an attached sheet)

Owner/
Representative (1)

Bill Gruber

Date

10-31-03

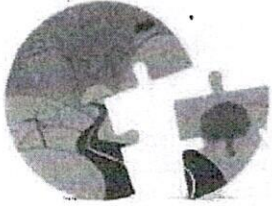
Owner/
Representative (2)

Date

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987 Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up "after the fact". Runoff from construction and grading sites can carry pollutant material into storm drains. Prior to performing any construction or grading activities we encourage you to review "Supplement A" to the Riverside County Drainage Area Management Plans which is available at each of our Regional Offices, or on-line at <http://www.tlma.co.riverside.ca.us/planning/deptguidelines.html> . The Supplement provides "best management practices" (BMP) to be utilized in insuring that erosion, sedimentation, and other stormwater pollution problems are dealt with before they become a problem for the property owner. Noncompliance with Riverside County Ordinance 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Maria Duran Manager(s) 11/22/2017
Property Owner(s) Signature(s) and Date

Canamal Grouping, First Child Holiday LLC
Printed Name of Owner CS EPP Partnership LLC

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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 a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 6946 and TENTATIVE TRACT MAP NO. 31810 – Intent to Adopt a Mitigated Negative Declaration – EA39475 – Applicant: Cornwell Group, Inc.- Engineer: Blaine Womer Civil Engineering – Third Supervisorial District – Valley Vista Zoning District – San Jacinto Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) – Community Development: Medium High Density Residential (CD-MHDR) – 42.52 Acres – Location: Northerly of Palm Avenue, southerly of Olive Avenue, and westerly of Lincoln Avenue – Light Agriculture– 5 Acre Minimum (A-1-5) – Heavy Agriculture – 10 Acre Minimum (A-2-10) – Scenic Highway Commercial (C-P-S) – Mobilehome Subdivisions and Mobilehome Parks (R-T) – **REQUEST:** Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acres Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobile home Subdivision (R-T) to Planned Residential (R-4). Tentative Tract Map No. 31810 is proposal for a Schedule “A” subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 sq. ft., and five (5) opens space lots which will include a park, paseos, and basins.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	NOVEMBER 20, 2019
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 David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through 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: David Alvarez
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 29, 2019,

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

APN (s) or case numbers CZ06946 / TR31810 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

548231009
GHOLAM HUSSEIN KHADEMI
1024 EVEREST CT
CHINO HILLS CA 91709

549210027
BERNARD BOHORQUEZ
1055 GNEISS CT
HEMET CA 92543

548242001
OAK TREE APARTMENTS
110 N LINCOLN AVE NO 100
CORONA CA 92882

549210004
RALPH W MAUK
DOROTHEA M MAUK
11031 SARATOGA DR
LOS ALAMITOS CA 90720

548052041
BENIGNO H MORGADO
1127 S JUNIPER ST
ESCONDIDO CA 92025

548241005
WINCHESTER REAL ESTATE
124 LA COSTA AVE
ENCINITAS CA 92024

548052012
3T PROP
146 S HARVARD ST
HEMET CA 92543

548232013
RAUL RUIZ MARQUEZ
1475 E WHITTIER AVE
HEMET CA 92544

548231011
ABBAS RAMAZAN
1506 N FUCHSIA AVE
ONTARIO CA 91762

548091034
ABEL A GUERRA
LOUISA TRUJILLO
TONY TRUJILLO

1527 ALABAMA ST
VALLEJO CA 94590

549210040
PLATINUM M G HOLDINGS
15425 KENNEDY AVE
FONTANA CA 92336

548091014
JOSEPH ANTHONY HURST
1630 EATON AVE
HEMET CA 92543

548052021
ROBERT S KUMPE
SANDRA J KUMPE
1630 WOODBEND DR
CLAREMONT CA 91711

549400003
LAI KUEN IVY CHAN
16322 MAIN ST
LA PUENTE CA 91744

549210023
EDOUARD L SLACK
KAY D SLACK
16400 LOIS LN
RIVERSIDE CA 92504

548232030
2018 1 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201

548232042
KENNETH PARKS
1750 VERBENA CT
SAN JACINTO CA 92583

549050007
JOHN R POSTHUMA
1995 E VILLA
PASADENA CA 91107

548232029
ZAYNE E RAMIREZ
19991 MARIPOSA AVE
RIVERSIDE CA 92508

548052039
MINA POURDAVARANI
2010 CITRUS WOOD LN
RIVERSIDE CA 92503

548051003
COMMUNITY DEV FUND IV TRUST
2015 MANHATTAN BEACH 200
REDONDO BEACH CA 90278

548051019
ROGER R NELSON
AIDA NELSON
2067 SAINT EMILION LN
SAN JACINTO CA 92583

549080032
FRANK YOUNG
JACLYN H YOUNG
2116 BEGONIA CT
HEMET CA 92545

549210020
JOSE AVELLANEDA
FATIMA AVELLANEDA
2126 WENTE CT
SAN JACINTO CA 92583

548242007
PEDRO R ZAMBRANO
HORTENCIA A ZAMBRANO
2133 CAPET ST
SAN JACINTO CA 92583

548070017
S & R HEMET INV INC
22 SELERNO
LAGUNA NIGUEL CA 92677

549400014
JAMES E WHYTE
2311 E TORO CIR
HEMET CA 92545

548241007
KAREN LEE VALLEJO
AGUSTIN VALLEJO
235 S BEACH BLV NO 87
ANAHEIM CA 92804

549210013
CESAR LOPEZ
24027 CAMBRIA LN
MURRIETA CA 92562

549210031
FRANCISCO GURROLA
SILVIA GURROLA
24195 MENIFEE RD
SUN CITY CA 92585

548091027
ALBERT J MARTINO
DANA K MARTINO
24571 JEREMIAH DR
DANA POINT CA 92629

548232032
MARYLYN CORTEZ
25066 HAZELWOOD CIR
HEMET CA. 92544

548232023
WILDER U DELEON
CHRISTINA M MALDONADO
25067 HAZELWOOD CIR
HEMET CA. 92544

549080054
BUCKBOARD PROD INC
2507 28TH ST NO 4
SANTA MONICA CA 90405

549210015
MEHRDAD HANANIAN
JULIET HANANIAN
25071 ROSEBRUGH LN
HEMET CA 92544

549210021
MEHRDAD HANANIAN
JULIET HANANIAN
25071 ROSEBURGH LN
HEMET CA 92544

548232022
JOSE MANUEL FLORES
ALLYSON MARY RAMSEY
25078 AVOCET CIR
HEMET CA. 92544

548232031
LAURIE K FENTER
25090 HAZELWOOD CIR
HEMET CA. 92544

548232024
DENISE BOULDIN
ROBERT CROSBY
25091 HAZELWOOD CIR
HEMET CA. 92544

548231020
JONATHAN M ROMO
SUSANA B ALVAREZ
25093 LINCOLN AVE
HEMET CA. 92544

548241006
MARCOS ARVALLO
25097 ELAN DR
HEMET CA. 92544

548232014
GILBERTO LOZA
GUADALUPE LOZA
25105 AVOCET CIR
HEMET CA. 92544

548231019
RENE A COLEMAN
25125 LINCOLN AVE
HEMET CA. 92544

548232020
DIANA ROJAS
25128 AVOCET CIR
HEMET CA. 92544

548232015
LAURA FLORES
25131 AVOCET CIR
HEMET CA. 92544

548241004
SCOTT C MCINTOSH
25141 ELAN DR
HEMET CA. 92544

548232016
SAMUEL SALAZAR
25155 AVOCET CIR
HEMET CA. 92544

548231018
BRIAN S WALKER
JONNA JO WALKER
25155 LINCOLN AVE
HEMET CA. 92544

548232028
ROBERT ZURCHER
IRENE ZURCHER
25162 HAZELWOOD CIR
HEMET CA. 92544

548241003
DERICK A SCHULTZ
25163 ELAN DR
HEMET CA. 92544

548232026
FRANCISCO MARTINEZ
DANIEL MARTINEZ
25163 HAZELWOOD CIR
HEMET CA. 92544

548232018
MARVIN A HODGSON
ROSA HODGSON
25180 AVOCET CIR
HEMET CA. 92544

548241002
LUIS A GARCIA
RUBY V PLAZA
25185 ELAN DR
HEMET CA. 92544

548231017
JAMES M RIDDLE
EVELYN D RIDDLE
25187 LINCOLN AVE
HEMET CA. 92544

548232027
KATHERINE M FRANK
25211 HAZELWOOD CIR
HEMET CA. 92544

548231016
ROSS J HENAULT
PAMELA J HENAULT
25217 LINCOLN AVE
HEMET CA. 92544

548241001
ROBERT RATHBONE
SARAH RAYE RATHBONE
25227 ELAN DR
HEMET CA. 92544

548231015
THOMAS MACIAS
25249 LINCOLN AVE
HEMET CA. 92544

549130017
NICHOLAS R MURILLO
CYNDI Y NAVARRO MURILLO
25593 1ST ST
HEMET CA. 92544

548091029
WEN P BEEBE
25596 6TH ST
HEMET CA 92544

549210026
BRUCE UTTERBACK
JOAN UTTERBACK
25934 VIEW LN
HEMET CA 92544

549080053
JILL MCCOY
26025 NEWPORT RD NO A225
MENIFEE CA 92584

549210030
PAINTER PATRICIA ESTATE OF
26117 STARDUST ST
HEMET CA 92544

549130008
DALE H ROBSON
FLORA M ROBSON
26160 SOBOBA ST
HEMET CA 92544

548091024
JASON R PAULY
26631 TELLIS PL
HEMET CA 92544

548091036
TISHA RORIPAUGH
27431 DARTMOUTH ST
HEMET CA 92544

548052029
SHARON MARTIN
2855 ANDOVER ST
HEMET CA 92545

549210007
HEMET FAIRVIEW
2940 WESTWOOD BLVD 2ND FL
LOS ANGELES CA 90064

549080050
KARIN PAVLOVSKY
VIRGINIA ROBBINS
30175 DELISE DR
HEMET CA 92543

548242002
JONATHAN RODRIGUEZ
30859 EASTGATE PKWY
TEMECULA CA 92591

548091032
ROGER A KEPNER
CAROLE KEPNER
3214 E JACKSON AVE
ORANGE CA 92867

548091033
GUY L CLARK
THERESA C CLARK
323 N HEMET ST
HEMET CA 92544

548242006
RONALD L PRENTICE
PATRICIA J PRENTICE
33183 ROMANCE PL
TEMECULA CA 92592

548052033
BRENDA MARTINEZ
334 S THOMPSON ST
HEMET CA 92543

548232019
GREGG T OKADA
SANDRA H OKADA
3529 POINSETTIA AVE
MANHATTAN BEACH CA 90266

548091011
IRIS DAVOODI
3530 HOLDING ST
RIVERSIDE CA 92501

549210024
LARRY RUDELL
CATHERINE J RUDELL
LARRY D RUDELL

548091015
BERNARDO BOHORQUEZ
40516 JOHNSTON AVE
HEMET CA 92544

40386 VIA ESTRADA
MURRIETA CA 92562

548232025
RODNEY COE LUKER
SUZANNE PEARL LUKER
40583 QUIET HILLS
HEMET CA 92544

548052045
STAICH ROBERT ESTATE OF
DANILO STAICH
41876 HYDE RD
HEMET CA 92544

548091031
MANUEL F GARCIA
CLAUDETTE R GARCIA
42084 SHADOW LN
HEMET CA 92544

548231010
DAVID R DAVIES
BELENDIA DAVIES
43080 PARKWAY AVE
HEMET CA 92544

548243006
DENNIS DEWITT
LINDA DEWITT
43430 E FLORIDA AVE
HEMET CA 92544

548052008
LETICIA MEJIA
43551 GAYLORD AVE
HEMET CA 92544

549400002
DAMEON GABALDON
TINA OROSCO
44022 LATELY CIR
HEMET CA. 92544

549400017
STUART FAUL
BERNADETTE FAUL
44023 LATELY CIR
HEMET CA. 92544

549210002
RICK REED
REX REED
44031 THOMAS ST
HEMET CA. 92544

549400016
GREGORY L GULLOTTA
TAMMIE GULLOTTA
44033 LATELY CIR
HEMET CA. 92544

549210034
ARACELI MOLINA
44038 LLOYD ST
HEMET CA. 92544

549210017
CHRISTINE ELISABETH NORDLANDER
44040 THOMAS ST
HEMET CA. 92544

549210016
CHRISTINE ELISABETH NORDLANDER
44040 THOMAS ST
HEMET CA. 92544

549210003
LEANNA J DANIELS
44041 THOMAS ST
HEMET CA. 92544

549400004
JENNIFER DEE GUINN
44042 LATELY CIR
HEMET CA. 92544

549400015
ROMAN NEVAREZ
JOSE A NEVAREZ GAITAN
44043 LATELY CIR
HEMET CA. 92544

549210022
BRADLEY EDWARD NESBITT
44049 LLOYD ST
HEMET CA. 92544

549080051
HAROLD F SANDALL
COLLEEN M SANDALL
44050 E PALM AVE
HEMET CA 92544

549400005
EDGAR VALDIVIA
44052 LATELY CIR
HEMET CA. 92544

549210042
CASTULO O JUAREZ
44053 OLIVE AVE
HEMET CA. 92544

549210032
DANIEL S RIVERA
44058 LLOYD ST
HEMET CA. 92544

549210014
JOAQUIN RINCON
MARY RINCON
JOAQUIN CARLOS RINCON

44060 THOMAS ST
HEMET CA. 92544

549400006
DALE ADMIRE
THERESA ADMIRE
44062 LATELY CIR
HEMET CA. 92544

549400013
LAWRENCE THOMAS SANFORD
STEPHANI MARIE CERVERIZZO SANFORD
44063 LATELY CIR
HEMET CA. 92544

549210043
KELLY FROMM
44065 OLIVE AVE
HEMET CA. 92544

549400007
ARTURO GOMEZ
44072 LATELY CIR
HEMET CA. 92544

549400012
ERIK VANSMULOVITZ
44073 LATELY CIR
HEMET CA. 92544

549210044
MARGARET E FLYNN
44077 OLIVE AVE
HEMET CA. 92544

549210025
MARGARET S THOMAS
DENICIA L LECHLEITER
44079 LLOYD ST
HEMET CA. 92544

549400008
ANTHONY ANDREW ALBERS
44082 LATELY CIR
HEMET CA. 92544

549400011
ROSA M LOPEZ PEREZ
ARMANDO DE SANTIAGO
44083 LATELY CIR
HEMET CA. 92544

549210029
AUDREY ANN WORKMAN
44088 LLOYD ST
HEMET CA. 92544

549210011
RIGOBERTO JIMENEZ
44090 THOMAS ST
HEMET CA. 92544

549210045
GARY E SLOAN
44091 OLIVE AVE
HEMET CA. 92544

549210008
ANYSSA PANDO
44091 THOMAS ST
HEMET CA. 92544

549400009
ALFREDO ZUNIGA
44092 LATELY CIR
HEMET CA. 92544

549400010
SALVADOR MARTINEZ
VERONICA CEBREROS
JESUS ERIK ALFARO CEBREROS

549210028
JOAN K COGHLAN
44098 LLOYD ST
HEMET CA. 92544

44093 LATELY CIR
HEMET CA. 92544

549210009
SANFORD N DESBOROUGH
TAMI L DESBOROUGH
44101 THOMAS ST
HEMET CA. 92544

549210046
PAUL M HOPE
ALICIA HOPE
44103 OLIVE AVE
HEMET CA. 92544

549050008
WILMA YOLANDA BLOEMHOF
44110 OLIVE AVE
HEMET CA. 92544

549080029
PHILLIP R CANADAY
44120 PALM AVE
HEMET CA. 92544

549080030
SALVADOR GOMEZ
MARIA REFUGIA CURA
44130 PALM AVE
HEMET CA. 92544

549080031
MARIANA ABREU
44166 PALM AVE
HEMET CA. 92544

549080033
MARIANA ABREU
44166 PALM AVE
HEMET CA. 92544

549080052
ROBERT F DEAN
PHYLLIS R DEAN
44180 PALM AVE
HEMET CA. 92544

548242003
REED MICHAEL MCCAY
44203 MEADOW GROVE ST
HEMET CA. 92544

548243003
GILBERTO CORREA OLIVARES
44205 ESPIRIT CIR
HEMET CA. 92544

548243002
JOSEPH E CAMPBELL
GAIL C CAMPBELL
44219 ESPIRIT CIR
HEMET CA. 92544

548242008
ROBERT M WILEY
CHARLOTTE WILEY
44234 ESPIRIT CIR
HEMET CA. 92544

548243001
MARY L HORNSEY
44235 ESPIRIT CIR
HEMET CA. 92544

548232008
ALEJANDRO DE LA CRUZ
44249 MEADOW GROVE ST
HEMET CA. 92544

548232007
JENNIFER M PACE
LEONARD PACE
44250 ESPIRIT CIR
HEMET CA. 92544

548232050
JAMES L PLAZA
SHIRLEY A PLAZA
44252 OLIVE AVE
HEMET CA. 92544

548232010
ANDREW T JOHNSON
TAMARA M JOHNSON
44265 MEADOW GROVE ST
HEMET CA. 92544

548232006
EDWARD JAMES HAMELL
CHERYL ANN HAMELL
44266 ESPIRIT CIR
HEMET CA. 92544

548232052
ARTURO H SCHMIDT
44267 ESPIRIT CIR
HEMET CA. 92544

548232011
IRMA KLEINHANS
44279 MEADOW GROVE ST
HEMET CA. 92544

548232005
BRENDA SHERRY MARTINEZ
44282 ESPIRIT CIR
HEMET CA. 92544

548232053
THEODORE P BAN
JOAN TEREK
44283 ESPIRIT CIR
HEMET CA. 92544

548232048
JOSE PEDRO RIOS
ROSA RIOS
44284 OLIVE AVE
HEMET CA. 92544

548232012
BERNARD M JOHNSON
JOYCE L JOHNSON
44295 MEADOW GROVE ST
HEMET CA. 92544

548232004
JOSE LUIS AGUILERA
ROSA F AGUILERA
44298 ESPIRIT CIR
HEMET CA. 92544

548232001
BJORN MELGAARD
44299 ESPIRIT CIR
HEMET CA. 92544

548232047
EDGAR J ARREOLA
REBECCA ARREOLA
44300 OLIVE AVE
HEMET CA. 92544

548232003
ALICE M GARCIA
44314 ESPIRIT CIR
HEMET CA. 92544

548232002
MARY LOU GARCIA
44315 ESPIRIT CIR
HEMET CA. 92544

548232046
VIDAL RAMIREZ
FAVIOLA RAMIREZ
44316 OLIVE AVE
HEMET CA. 92544

548040003
GEORGIANA FOX SMITH
ELIZABETH CASSANDRA EICHELE
44322 PALM AVE
HEMET CA 92544

548040039
GEORGIANA FOX SMITH
ELIZABETH CASSANDRA EICHELE
44322 PALM AVE
HEMET CA. 92544

548232045
YASER HEMEDIH
MARIE P HEMEDIH
44332 OLIVE AVE
HEMET CA. 92544

548232044
KYLE HOFFMANN
BROOKE HOFFMANN
44348 OLIVE AVE
HEMET CA. 92544

548232043
ARTURO NIEBLA
MIRNA NIEBLA
44364 OLIVE AVE
HEMET CA. 92544

548232040
GARY UCKER
RANDIE UCKER
44418 OLIVE AVE
HEMET CA. 92544

548232037
ERIN CARTER BRADSHAW
44432 OLIVE AVE
HEMET CA 92544

548232033
MANUEL ROMERO
LAURA GARCIA VILLARREAL
44445 MEADOW GROVE ST
HEMET CA. 92544

548232034
FRANCISCO GUTIERREZ
MARIA DELOSANGELES GUTIERREZ
44455 MEADOW GROVE ST
HEMET CA. 92544

548232038
REYNOLD F VICENTE
JUDITH M VICENTE
4446 OLIVE AVE
HEMET CA 92544

548232035
DONNA J CHEEVER
44465 MEADOW GROVE ST
HEMET CA. 92544

548232036
GARY LEE STEELE
44475 MEADOW GROVE ST
HEMET CA. 92544

548231012
JAMES ALLEN WHITE
44476 MEADOW GROVE ST
HEMET CA. 92544

548231013
ADAM S CHASTAIN
LISA N CHASTAIN
44484 MEADOW GROVE ST
HEMET CA. 92544

548231014
GERALD R LOGAN
CHRISTINA LOGAN
44494 MEADOW GROVE ST
HEMET CA. 92544

548052027
GUILLERMO ALCANTAR
MARIA ALCANTAR
44508 HARVEY WAY
HEMET CA. 92544

548052028
ROBERTO SEGUNDO
44509 BUNTIN WAY
HEMET CA. 92544

548052010
ROSARIO BEATRICE DIAZ
LIBRADO DIAZ VILLEGAS
44509 HARVEY WAY
HEMET CA. 92544

548051033
ALFONSO LOPEZ
MARCELINO ORENDAIN
EVA ORENDAIN

548051017
MEGAN MARY OWENS
44514 SPRINGWOOD CIR
HEMET CA. 92544

44514 GROVEWOOD CIR
HEMET CA. 92544

548051018
GABINO COLON
MAGDA DUNLOP
44515 GROVEWOOD CIR
HEMET CA. 92544

548051034
ANA Z GONZALES
44515 OLIVE AVE
HEMET CA. 92544

548051001
ROBIN RIDGE
JUNE RIDGE
44515 SPRINGWOOD CIR
HEMET CA. 92544

548052011
SHERILYN D FUENTES
44521 HARVEY WAY
HEMET CA. 92544

548052044
MIGUEL SANTOYO
MARCELINA SANTOYO
44522 BUNTIN WAY
HEMET CA. 92544

548052026
GUSTAVO GARCIA
ROSALINDA GARCIA
44522 HARVEY WAY
HEMET CA. 92544

548091030
GRACIELA VAZQUEZ BENITEZ
DIOSELY GENOVA VEGA
ERICA ALEXANDRA VEGA

44524 WOODROW WAY
HEMET CA. 92544

548051032
PAUL CALO
DIANE KANE
44530 GROVEWOOD CIR
HEMET CA. 92544

548051016
FRANCISCO GOMEZ
44530 SPRINGWOOD CIR
HEMET CA. 92544

548051002
JAMES VAN PELT
LING VAN PELT
44531 SPRINGWOOD CIR
HEMET CA. 92544

548051035
JOHN ENRIQUE
DIANE BEARD ENRIQUE
44533 OLIVE AVE
HEMET CA. 92544

548052043
FONDA D MOORE
44534 BUNTIN WAY
HEMET CA. 92544

548052025
CHARLEY O GARDNER
NORMA J GARDNER
44534 HARVEY WAY
HEMET CA. 92544

548052030
ROLAND FIEDLER
PAMELA FIEDLER
44535 BUNTIN WAY
HEMET CA. 92544

548051031
CHARLES C THACKER
BETTY R THACKER
44544 GROVEWOOD CIR
HEMET CA. 92544

548051020
SAMUEL CARBAJAL
44545 GROVEWOOD CIR
HEMET CA. 92544

548052007
RONALD R DEMEDIO
44546 PALM AVE
HEMET CA 92544

548052006
EDWARD FRANCIS DEMEDIO
44546 PALM AVE
HEMET CA. 92544

548052032
RAFAEL OJEDA
44548 BUNTIN WAY
HEMET CA 92544

548052042
RAFAEL OJEDA
FRANCIS OJEDA
44548 BUNTIN WAY
HEMET CA. 92544

548052024
TENA LEAVITT
44548 HARVEY WAY
HEMET CA. 92544

548052031
VANESSA G LEE WILLIS
44549 BUNTIN WAY
HEMET CA. 92544

548052013
KRISTY SHELDON
JASON MCLINGBERG
44549 HARVEY WAY
HEMET CA. 92544

548051036
GILBERTO HERRERA
44551 OLIVE AVE
HEMET CA. 92544

548091035
ANTONIO TERRIQUEZ
44559 PALM AVE
HEMET CA. 92544

548051030
BOBBY GENE SIMPSON
44560 GROVEWOOD CIR
HEMET CA. 92544

548052005
MYLAN KEITH DAVIS
44560 PALM AVE
HEMET CA. 92544

548051014
JOHN C HELLAM
SANDRA L HELLAM
44560 SPRINGWOOD CIR
HEMET CA. 92544

548051021
ELOY A ARMIJO
ELVIA M ARMIJO
44561 GROVEWOOD CIR
HEMET CA. 92544

548051004
CLARENCE D FIELDS
PATRICIA B FIELDS
44561 SPRINGWOOD CIR
HEMET CA. 92544

548020006
RANDALL Q DAVIDSON
MARY B DAVIDSON
44562 OLIVE AVE
HEMET CA. 92544

548052014
ROY MARESTEIN
SUSAN E MARESTEIN
44563 HARVEY WAY
HEMET CA. 92544

548051037
LYNN S SMITH
44571 OLIVE AVE
HEMET CA. 92544

548051029
JOHN H BAHNSON
ALICIA K BAHNSON
44574 GROVEWOOD CIR
HEMET CA. 92544

548051013
NICK KUEHN
JANIE KUEHN
44574 SPRINGWOOD CIR
HEMET CA. 92544

548051022
LLOYD R FRASER
THOMAS M CHAVARRIA
44575 GROVEWOOD CIR
HEMET CA. 92544

548051005
VIOLET EVA MOLNAR
44575 SPRINGWOOD CIR
HEMET CA. 92544

548052004
JOSE F LOPEZ
ELIZABETH ARVIZU
44576 PALM AVE
HEMET CA. 92544

548091013
OVIDIO GUEVARA
44577 WOODROW WAY
HEMET CA. 92544

548052040
STEVEN C FORD
44578 BUNTIN WAY
HEMET CA. 92544

548052015
ROY R MARESTEIN
SUSAN E MARESTEIN
44579 HARVEY WAY
HEMET CA. 92544

548051038
CHARLES J HUSUM
DOROTHY MARIE HUSUM
44587 OLIVE AVE
HEMET CA. 92544

548051028
SUSAN M JOHNSON
PETER RODNEY VASSION
44590 GROVEWOOD CIR
HEMET CA. 92544

548052003
JOSEPH HURST
44590 PALM AVE
HEMET CA. 92544

548051012
EDWARD C FEILEN
ARMANDINA P FEILEN
44590 SPRINGWOOD CIR
HEMET CA. 92544

548052034
DAVID CHAVEZ
44591 BUNTIN WAY
HEMET CA. 92544

548051023
WILLIAM H ADAMSON
SANDRA L ADAMSON
44591 GROVEWOOD CIR
HEMET CA. 92544

548051006
CATHERINE L MOORE
44591 SPRINGWOOD CIR
HEMET CA. 92544

548091038
MARIA ELENA CAMPUZANO
44595 PALM AVE
HEMET CA. 92544

548051039
HOWARD SHERMAN
IDA SHERMAN
44605 OLIVE AVE
HEMET CA. 92544

548051011
CHERYL A BUCKNER
44606 SPRINGWOOD CIR
HEMET CA. 92544

548051007
ROGER K BAILEY
44607 SPRINGWOOD CIR
HEMET CA. 92544

548051040
KENNETH J PETERSON
GLORIA J PETERSON
44623 OLIVE AVE
HEMET CA. 92544

549210005
MYRTA E THYS
4463 RAINBOW VISTA DR
FALLBROOK CA 92028

548091026
ZHANETTE LAMB
44636 WOODROW WAY
HEMET CA. 92544

548091025
ELLEN T HECKERT RYDER
44672 WOODROW WAY
HEMET CA. 92544

548091037
HELEN ESQUIVEL
44691 PALM AVE
HEMET CA. 92544

548232049
COBRA 28 NO 7
4900 STA ANITA AVE NO 20
EL MONTE CA 91731

549210010
CHARLES FLOYD BLAKESLEE
PAMELA KAY BLAKESLEE
517 GALLOPING COLT CIR
WALNUT CA 91789

548040037
FIRST UNION HOLDINGS
ROSELAND PROP
5355 AVENIDA ENCINAS 110
CARLSBAD CA 92008

548243004
GERALD HUGHES
RHONDA HUGHES
7225 VIA BELLA
SAN JOSE CA 95139

548232041
JAVIER VASQUEZ
7418 FONT AVE
RIVERSIDE CA 92509

548243005
JOHN F SHEEHAN
79165 DIANE DR
LA QUINTA CA 92253

548070002
BKKS HOLDINGS
80 S LAKE AVE STE 719
PASADENA CA 91101

548232017
SRPS LP
8665 E HARTFORD DR NO 200
SCOTTSDALE AZ 85255

548232021
VICTOR T BANDELE
872 W KEMP CT
COMPTON CA 90220

548232009
DAVID MATA
PATRICIA MATA
981 PARK AVE
SAN JACINTO CA 92583

548091028
ROBERT A COOPER
LINDA A COOPER
DRAKE JEWELL M ESTATE OF
P O BOX 1107
SAN JACINTO CA 92561

548070016
MATTHEW S ALDERMAN
KAREN D ALDERMAN
P O BOX 1323
HEMET CA 92546

549130016
DANIEL HENDERSON
P O BOX 1707
HEMET CA 92546

548052016
SHER HUNG CAMPBELL
P O BOX 5186
HEMET CA 92544

548052022
SHER HUNG CAMPBELL
P O BOX 5186
HEMET CA 92544

548051015
GUY T SCHEMBRI
P O BOX 5281
HEMET CA 92544

549080035
ANGEL R ALVAREZ
MARIA G ALVAREZ
P O BOX 616
PERRIS CA 92570

548052023
SHER HUNG CAMPBELL
PO BOX 5186
HEMET CA 92544

548232051
LESLIE C WRIGHT
CAROLE A WRIGHT
PO BOX 19307
RENO NV 89511

548052009
LAKE HEMET MUNICIPAL WATER DIST
UNKNOWN
CA. 0

Palm Springs Fish and Wildlife
Office
777 E. Tahquitz Canyon Way, Suite
208
Palm Springs, California 92262

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert
Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

California Dept of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

City of Hemet
450 East Latham St
Hemet, CA 92543

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Soboba Band of Luiseño Mission
Indians
P.O. Box 487
San Jacinto, CA 92581

Michael Wright
Fredico Properties
P. O. Box 2454
Rancho Santa Fe, CA 92067

Mr. Jeff Cornwell
1751 Kennington Road
Encinitas, CA 92024

Mr. Rick Roberts
45400 Damson Drive
Hemet, CA 92544

Blaine Womer Civil Engineering
1555 E. Florida Avenue, Suite G
Hemet, CA 92544

David Neault & Associates
41877 Enterprise Circle North, #140
Temecula, CA 92590

Natural Resources Assessment
3415 Valencia Hill Drive
Riverside, CA 92507



CALL (951) 368-9222
EMAIL: legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
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Invoice text: Tentative Tract Map No. 31810, Change of Zone No. 6946, and Associated Ordinance No. 348.4923

*Planning
3/10/2020 21.1*

Placed by: Hannah Lumanauw

Legal Advertising Memo Invoice

BALANCE DUE

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BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME	
02/29/2020	5209148	5209148	BOARD OF SUPERVISORS	



THE PRESS-ENTERPRISE

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ADVERTISER/CLIENT NAME		
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499.20	0011368098	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

CALIFORNIA NEWSPAPER PARTNERSHIP
dba The Press-Enterprise
PO Box 65210
Colorado Springs, CO 80962-5210

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.: Tentative Tract Map No. 31810, Change of Zone No. 6946, and

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:

02/29/2020

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

Date: February 29, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011368098-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE IN THE SAN JACINTO VALLEY AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 10, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 6946**, which proposes to change the existing zoning from Light Agriculture - 5 Acre Minimum (A-1-5), Heavy Agriculture - 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivision (R-T) to Planned Residential (R-4) **Tentative Tract Map No. 31810**, which proposes for a Schedule "A" subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 square feet, five (5) opens space lots, which will include a park, paseos, and basins. APN-548-040-037 and 549-210-038. This project is located Northerly of Palm Avenue, southerly of Olive Avenue, and westerly of Lincoln Avenue in the San Jacinto Valley Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Mitigated Negative Declaration for Environmental Assessment No. 39475 and Adopting Ordinance No. 348.4923.**

The Planning Department's report package for the project 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 RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@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 Department 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 Clerk of the Board 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, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 25, 2020 Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

2/29



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 R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 25, 2020

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: Tentative Tract Map No. 31810, Change of Zone
No. 6946, and Associated Ordinance No. 348.4923

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, February 29, 2020.**

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,

Hannah Lumanauw

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE IN THE SAN JACINTO VALLEY AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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The Planning Department's report package for the project 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 RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@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.

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board 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, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 25, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 25, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

Tentative Tract Map No. 31810, Change of Zone No. 6946, and Associated Ordinance No.
348.4923

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: March 10, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: February 25, 2020
Hannah Lumanauw

CERTIFICATE OF MAILING

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

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 25, 2020, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

Tentative Tract Map No. 31810, Change of Zone No. 6946, and Associated Ordinance No.
348.4923

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

Board Agenda Date: March 10, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: February 25, 2020
Hannah Lumanauw



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Hearing Date: March 10, 2020

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Russell Brady)

MinuteTraq #: 11631

Project Description:

PUBLIC HEARING on TENTATIVE TRACT MAP NO. 31810, CHANGE OF ZONE NO. 6946 and associated ORDINANCE NO. 348.4923 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Cornwell Group, Inc.- Engineer: Blaine Womer Civil Engineering-Third Supervisorial District- Valley Vista Zoning District- San Jacinto Valley Area Plan-Community Development: Medium Density Residential (CD:MDR) and Community Development: Medium High Density Residential (CD:MHDR)- 42.52 Acres- Location: Northerly of Palm Avenue, southerly of Olive Avenue, and westerly of Lincoln Avenue-Light Agriculture-5 Acre Minimum (A-1-5), Heavy Agriculture-10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivisions and Mobilehome Parks (R-T) – REQUEST: Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivision (R-T) to Planned Residential (R-4). Tentative Tract Map No. 31810 is proposal for a Schedule “A” subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 square feet, five (5) opens space lots, which will include a park, paseos, and basins. APN-548-040-037 and 549-210-038. District 3.

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
 - (3rd Dist) Press Enterprise
- Mitigated Negative Declaration
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:

(3rd Dist) Press Enterprise

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

“Planning Our Future... Preserving Our Past”

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM:

(ID # 11631)

MEETING DATE:

Tuesday, March 10, 2020

FROM : TLMA-PLANNING:

SUBJECT: PUBLIC HEARING on TENTATIVE TRACT MAP NO. 31810, CHANGE OF ZONE NO. 6946 and associated ORDINANCE NO. 348.4923 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Cornwell Group, Inc.- Engineer: Blaine Womer Civil Engineering-Third Supervisorial District- Valley Vista Zoning District- San Jacinto Valley Area Plan-Community Development: Medium Density Residential (CD:MDR) and Community Development: Medium High Density Residential (CD:MHDR)- 42.52 Acres- Location: Northerly of Palm Avenue, southerly of Olive Avenue, and westerly of Lincoln Avenue-Light Agriculture-5 Acre Minimum (A-1-5), Heavy Agriculture-10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivisions and Mobilehome Parks (R-T) – REQUEST: Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivision (R-T) to Planned Residential (R-4). Tentative Tract Map No. 31810 is proposal for a Schedule “A” subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 square feet, five (5) opens space lots, which will include a park, paseos, and basins. APN-548-040-037 and 549-210-038. District 3.

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39475**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment with the incorporation of mitigation measures; and,
2. **APPROVE CHANGE OF ZONE NO. 6946**, amending the project site's Zoning Classification from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S) and Mobilehome Subdivision (R-T) to Planned Residential (R-4) as shown on Exhibit 3 attached hereto, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4923** associated with Change of Zone No. 6946, amending the zoning in the San Jacinto Valley Area Plan as shown on Map No. 63.020, Change of Zone No. 6946 attached hereto and incorporated herein by reference; and

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

4. **APPROVE TENTATIVE TRACT MAP NO. 31810**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees (100%)			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Planning Commission heard the project on November 20, 2019. After taking public testimony, the Planning Commission closed the public hearing and recommended approval of the project by a 4-0 vote.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

Additional Fiscal Information:

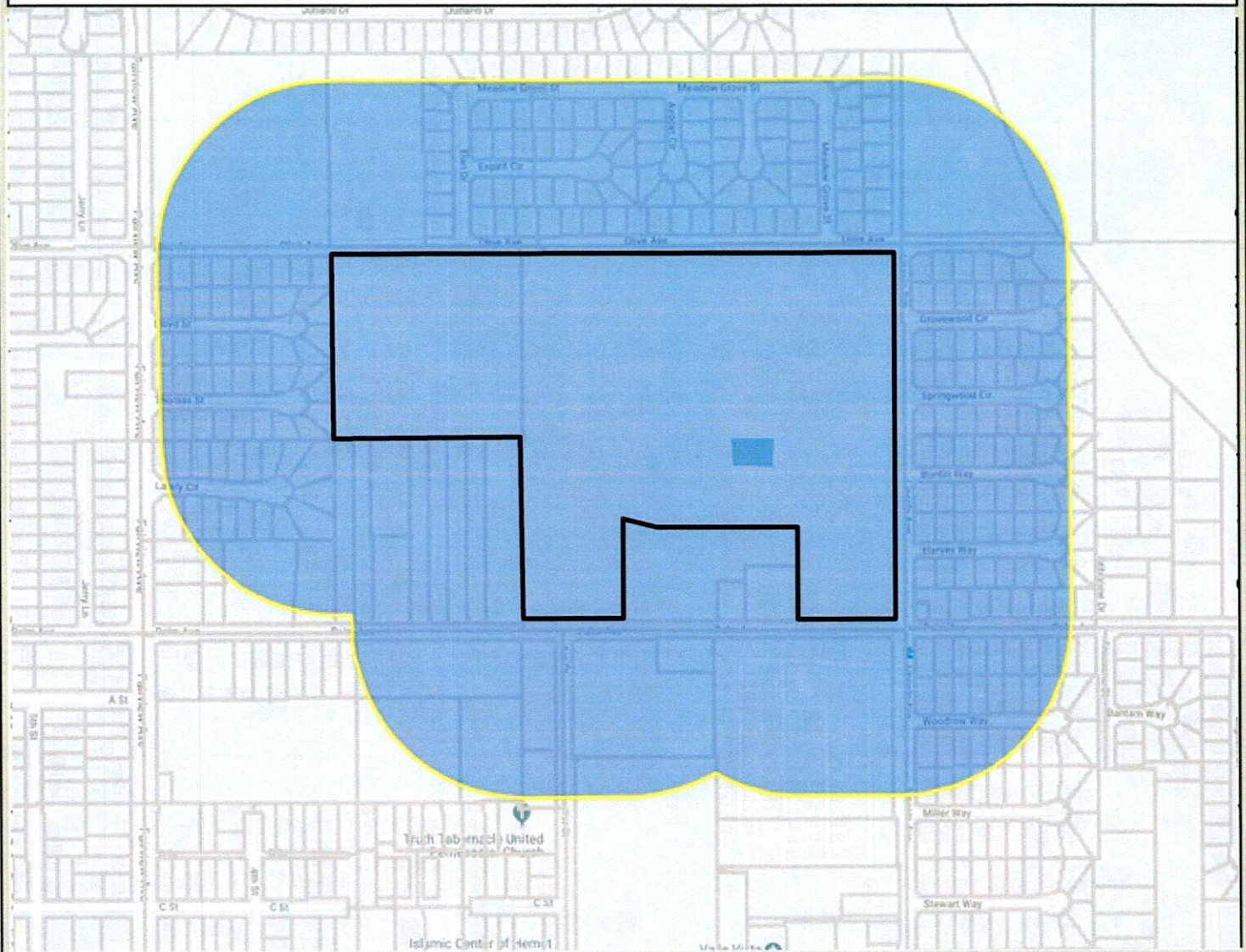
All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- ATTACHMENT A. PLANNING COMMISSION MINUTES**
- ATTACHMENT B. MEMO TO PLANNING COMMISSION**
- ATTACHMENT C. PLANNING COMMISSION STAFF REPORT**
- ATTACHMENT D. TENTATIVE TRACT MAP NO. 31810**
- ATTACHMENT E. ORDINANCE NO. 348.4923**

Riverside County GIS Mailing Labels

TR31810 CZ6946 (600 feet buffer)



Legend

- County Boundary
- Cities
- Parcels

Notes



0 752 1,505 Feet

"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 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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44562 OLIVE AVE
HEMET CA 92544

548-020-009
EASTERN MUNICIPAL WATER DIST
PO BOX 8300
PERRIS CA 92572

548-040-003
FOX SMITH GEORGIANA EICHELE ELIZABETH
CASSANDRA
44312 PALM AVE
HEMET CA 92544

548-040-037
FIRST UNION HOLDINGS ROSELAND PROP
5355 AVENIDA ENCINAS 110
CARLSBAD CA 92008

548-040-038
FOX SMITH GEORGIANA EICHELE ELIZABETH
CASSANDRA
44322 PALM AVE
HEMET CA 92544

548-040-039
FOX SMITH GEORGIANA EICHELE ELIZABETH
CASSANDRA
44322 PALM AVE
HEMET CA 92544

548-051-001
RIDGE ROBIN JUNE
44515 SPRINGWOOD CIR
HEMET CA 92544

548-051-002
VAN PELT JAMES LING
44531 SPRINGWOOD CIR
HEMET CA 92544

548-051-003
VALENZUELA TOMAS JAVIER RACHEL PEREZ
21183 PINWOOD ST
PERRIS CA 92570

548-051-004
FIELDS CLARENCE PATRICIA B
44561 SPRINGWOOD CIR
HEMET CA 92544

548-051-005
MOLNAR VIOLET EVA
44575 SPRINGWOOD CIR
HEMET CA 92544

548-051-006
MOORE CATHERINE L
44591 SPRINGWOOD CIR
HEMET CA 92544

548-051-007
BAILEY ROGER K
44607 SPRINGWOOD CIR
HEMET CA 92544

548-051-008
BRADLEY BERNARD C LORETTA J
44621 SPRINGWOOD CIR
HEMET CA 92544



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548-051-009
FEDERAL NATL MORTGAGE ASSN
44624 SPRINGWOOD CIR
HEMET CA 92544

548-051-010
BOLCZAK TED P
44620 SPRINGWOOD CIR
HEMET CA 92544

548-051-011
BUCKNER CHERYL A
44606 SPRINGWOOD CIR
HEMET CA 92544

548-051-012
FEILEN EDWARD C ARMANDINA P
44590 SPRINGWOOD CIR
HEMET CA 92544

548-051-013
KUEHN NICK JANIE
44574 SPRINGWOOD CIR
HEMET CA 92544

548-051-014
HELLAM JOHN C SANDRA
44560 SPRINGWOOD CIR
HEMET CA 92544

548-051-015
SCHEMBRI GUY T
PO BOX 5281
HEMET CA 92544

548-051-016
GOMEZ FRANCISCO
44530 SPRINGWOOD CIR
HEMET CA 92544

548-051-017
OWENS MEGAN MARY
44514 SPRINGWOOD CIR
HEMET CA 92544

548-051-018
DUNLOP MAGDA
44515 GROVEWOOD CIR
HEMET CA 92544

548-051-019
NELSON ROGER AIDA
2067 SAINT EMILION LN
SAN JACINTO CA 92583

548-051-020
CARBAJAL SAMUEL
44545 GROVEWOOD CIR
HEMET CA 92544

548-051-021
ARMIJO ELOY ELVIA
44561 GROVEWOOD CIR
HEMET CA 92544

548-051-022
FRASER LLOYD CHAVARRIA THOMAS
44575 GROVEWOOD CIR
HEMET CA 92544

548-051-023
ADAMSON SANDRA L REVOCABLE TRUST
44591 GROVEWOOD CIR
HEMET CA 92544

548-051-024
SMITH EARLE JOANNE F
44607 GROVEWOOD CIR
HEMET CA 92544

548-051-025
COCKBURN ROBERT WALLACE
44621 GROVEWOOD CIR
HEMET CA 92544

548-051-026
TURNER MICHELLE
44620 GROVEWOOD CIR
HEMET CA 92544

548-051-027
KELLEY RONALD BROOKE KATHRINE J
53 HILL RD
WEISER ID 83672

548-051-028
JOHNSON SUSAN M VASSION PETER RODNEY
44590 GROVEWOOD CIR
HEMET CA 92544

548-051-029
BAHNSON JOHN ALICIA K
44574 GROVEWOOD CIR
HEMET CA 92544

548-051-030
NEVAREZ RICARDO
44560 GROVEWOOD CIR
HEMET CA 92544

548-051-031
THACKER CHARLES BETTY
44544 GROVEWOOD CIR
HEMET CA 92544

548-051-032
CALO PAUL KANE DIANE
44530 GROVEWOOD CIR
HEMET CA 92544

548-051-033
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