



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

1:30 P.M.

DECEMBER 7, 2015

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> Floor, Conference Room 2A  
Riverside, CA 92501

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

### 1.0 CONSENT CALENDAR

#### 1.1 **ADOPTION OF THE DIRECTOR'S HEARING 2016 CALENDAR**

### 2.0 PUBLIC HEARING – CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter:

#### 2.1 **NONE**

### 3.0 PUBLIC HEARING – NEW ITEMS: 1:30 p.m. or as soon as possible thereafter:

- 3.1 **TENTATIVE PARCEL MAP NO. 36628** – Intent to Adopt a Negative Declaration - Applicant: Regent French Valley LLC.– Engineer/Representative: Albert A. Webb and Associates – Third Supervisorial District – Rancho California Zoning Area — Southwest Area Plan: North Lake Skinner Policy Area: Community Development: Medium High Density Residential (MHDR) – High Density Residential (HDR) – Open Space: Conservation (OS-C) – Recreation (OS-C) – Conservation Habitat (OS-CH) – Rural: Rural Mountainous (RM) – as reflected on the Specific Plan Land Use Plan – Location: northerly of Yates Road, southerly of Keller Avenue and easterly of Washington Street and bisected by the San Diego Canal – 285.46 gross acres - Zoning: Specific Plan No. 382 - **REQUEST:** Schedule I subdivision to create ten (10) residential parcels for future planned residential development on 285.46 gross acres.. Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

### 4.0 PUBLIC COMMENTS:

# 2016 PLANNING DIRECTOR'S HEARINGS

DRAFT: December 7, 2015

JANUARY	
4	Riverside CAC 4080 Lemon St., 1st Floor, 2A
11	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
18	HOLIDAY
25	Riverside CAC 4080 Lemon St., 1st Floor, 2A

FEBRUARY	
1	DARK
8	Riverside CAC 4080 Lemon St., 1st Floor, 2A
16	HOLIDAY
22	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
29	DARK

MARCH	
7	Riverside CAC 4080 Lemon St., 1st Floor, 2A
14	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
21	Riverside CAC 4080 Lemon St., 1st Floor, 2A
28	DARK

APRIL	
4	Riverside CAC 4080 Lemon St., 1st Floor, 2A
11	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
18	Riverside CAC 4080 Lemon St., 1st Floor, 2A
25	DARK

MAY	
2	DARK
9	Riverside CAC 4080 Lemon St., 1st Floor, 2A
16	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
23	Riverside CAC 4080 Lemon St., 1st Floor, 2A
30	HOLIDAY

JUNE	
6	Riverside CAC 4080 Lemon St., 1st Floor, 2A
13	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
20	Riverside CAC 4080 Lemon St., 1st Floor, 2A
27	DARK

JULY	
4	HOLIDAY
11	Riverside CAC 4080 Lemon St., 1st Floor, 2A
18	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
25	Riverside CAC 4080 Lemon St., 1st Floor, 2A

AUGUST	
1	DARK
8	Riverside CAC 4080 Lemon St., 1st Floor, 2A
15	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
22	Riverside CAC 4080 Lemon St., 1st Floor, 2A
29	DARK

SEPTEMBER	
5	HOLIDAY
12	Riverside CAC 4080 Lemon St., 1st Floor, 2A
19	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
26	Riverside CAC 4080 Lemon St., 1st Floor, 2A


OCTOBER	
3	Riverside CAC 4080 Lemon St., 1st Floor, 2A
10	HOLIDAY
17	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
24	Riverside CAC 4080 Lemon St., 1st Floor, 2A
31	DARK

NOVEMBER	
7	Riverside CAC 4080 Lemon St., 1st Floor, 2A
14	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
21	Riverside CAC 4080 Lemon St., 1st Floor, 2A
28	DARK

DECEMBER	
5	Riverside CAC 4080 Lemon St., 1st Floor, 2A
12	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
19	Riverside CAC 4080 Lemon St., 1st Floor, 2A
26	HOLIDAY

3011  
**Agenda Item No.:**  
**Area Plan: Southwest Area Plan**  
**Zoning District: Rancho California**  
**Supervisory District: Third**  
**Project Planner: Matt Straite**  
**Directors Hearing: December 7, 2015**

**TENTATIVE PARCEL MAP NO. 36628**  
**Environmental Assessment No. 42755**  
**Applicant: Regent French Valley LLC**  
**Engineer/Representative: Albert A. Webb**  
**and Associates**

  
Steve Weiss, AICP  
Planning Director

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

Parcel Map No. 36628 proposes a Schedule I subdivision to create ten (10) residential parcels (within Planning Area Nos. 1 thru 12) for future planned residential development on 288.51 gross acres. The proposed Parcel Map is situated within the Belle Terre Specific Plan (SP 382). Lettered Lots A thru I total 17.42 acres and will serve for future road easements within the Parcel Map and for dedications along Washington Street. The Parcel Map is intended for financing purposes only, individual grading and building permits will not result from this map. All future actions will require additional CEQA processing.

The Parcel Map is located northerly of Yates Road, southerly of Keller Avenue and easterly of Washington Street and bisected by the San Diego Canal.

### **ISSUES OF POTENTIAL CONCERN**

The parcel lines on the proposed map do not follow the planning area limits as shown on the specific plan land use plan. However, this is not required and some of the planning areas are smaller than the required 20 acre minimum lot size. Thus, staff is willing to support the project as proposed.

### **SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space-Recreation (OS-R), Open Space-Conservation (OS-C), and Open Space-Conservation Habitat (OS-CH), as reflected on the Belle Terre Specific Plan (SP) No. 382 Land Use Plan.
2. Surrounding General Plan Land Use (Ex. #5): Low Density Residential (LDR) to the north, Medium Density Residential (MDR) to the south, Public Facilities (PF) and Rural Mountainous to the east, and Low Density Residential (LDR) and Medium Density Residential (MDR) to the west.
3. Existing Zoning (Ex. #2): Specific Plan (SP)

- |                                   |  |
|-----------------------------------|--|
| 4. Surrounding Zoning (Ex. #2):   | Specific Plan (SP) to the north, Residential One-Family Dwelling (R-1) to the south, Rural Residential (RR) to the east, and Residential One-Family Dwelling (R-1) - Light Agriculture 2-1/2 acre minimum (A-1-2-1/2) - Specific Plan No. 286 (SP 286) - Open Area Combining Zone Residential Development (R-5) to the west. |
| 5. Existing Land Use (Ex. #1):    | Vacant   |
| 6. Surrounding Land Use (Ex. #1): | Open space to the north, open space and rural residences to the south, scattered rural residences and open space hillside terrain to the east, and open space, rural residences and residential tract homes to the west.   |
| 7. Project Data:                  | Total Acreage: 288.51<br>Total Proposed Parcels: 10<br>Proposed Min. Parcel Size: 20.04 Acres<br>Schedule: "I"   |
| 8. Environmental Concerns:        | See attached environmental assessment  |

**RECOMMENDATIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42755**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36628**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The Parcel Map is designated Medium High Density Residential (MHDR), High Density Residential (HDR), Public Facilities (PF), Open Space: Conservation Habitat (OS: CH), Open Space: Recreation (OS: R), Open Space: Conservation (OS: C) as reflected on the Specific Plan Land Use Plan.
2. The Tentative Parcel Map proposes the subdividing of ten (10) parcels on 285.46 gross acres. The proposed subdivision is consistent with the Specific Plan.
3. The proposed project is located within the Highway 79 Policy Area. The subdivision is creating lots well below the threshold for the policy (9% below the midpoint) and is therefore consistent with the policy requirements.

4. The Parcel Map is surrounded by properties which are designated Low Density Residential (LDR) to the north, Medium Density Residential (MDR) to the south, Public Facilities (PF) and Rural Mountainous to the east, and Low Density Residential (LDR) and Medium Density Residential (MDR) to the west. The proposed parcel map subdivision with, a 20 acre minimum lot size is consistent and compatible with its surrounding land use designations.
5. The current zoning for the Parcel Map area is Specific Plan.
6. The proposed subdivision of 288.51 acres into ten (10) parcels ranging from 20.04 to 72.99 gross acres is consistent with the required lot area dimensions and development standards set forth in Ordinance 460.
7. The proposed project is consistent with all standards and requirements of a Schedule I subdivision as outlined in Ordinance No. 460. The Planning Director has indicated that the backbone infrastructure is not required for the project because no grading is permitted by the subdivision, thus the lots cannot be built on without further entitlement requirements.
8. The Parcel Map is surrounded by properties which are zoned Specific Plan (SP) and Light Agriculture ( 10 acre minimum) (A-1-10) to the north, One-Family Dwelling (R-1), Specific Plan (SP), Rural Residential (R-R), and Light Agriculture with Poultry (A-P) to the south, Rural Residential (R-R) to the east, and Light Agriculture (2.5 acre minimum), One-Family Dwelling (R-1), Open Area Combining Zone Residential Developments (R-5), Specific Plan (SP).
9. Vacant land, single family residences and scattered single family residences are located within the project vicinity. The proposed parcel map subdivision with 1 acre minimum lots is consistent and compatible with these existing uses.
10. The project is located within Cell 5170 Independent-SU2 French Valley/Lower Sedco Hills, Cell 5278 S, Cell 5274 S, Cell 5373 S, Cell 5279 S, Cell 5373 S, Cell 5379 S and Cell 5471 S-SU4 Cactus Valley/SWRC-MSR/Johnson Ranch of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed project is consistent with the cell designations as outlined by the Biological Resources Section of EIR 531. In addition, the applicant is required to dedicate 106.6 acres for Open Space-Conservation Habitat as part of the MSHCP habitat conservation plan as part of the Specific Plan.
11. This Parcel Map is not within a City Sphere of Influence.
12. This Parcel Map is not located within a high fire area but located within a CAL FIRE state responsibility area.
13. Fire protection and suppression services will be available for the subdivision through California Department of Forestry and Fire Protection.
14. Environmental Assessment No. 42755 identified no potential significant impacts to the Parcel Map as no development is proposed at this time. Nonetheless, all future actions to the Parcel Map will require additional CEQA processing.

**CONCLUSIONS:**

1. The proposed Tentative Parcel Map is in conformance with Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space-Recreation (OS-R), Open Space-Conservation (OS-C), and Open Space-Conservation Habitat (OS-CH), as reflected on the Specific Plan Land Use Plan, and with all other elements of the Specific Plan and Riverside County General Plan.
2. The proposed Tentative Parcel Map is consistent with the Schedule "I" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
3. The public's health, safety, and general welfare will be protected through design of the Parcel Map.
4. The proposed Tentative Parcel Map is conditionally compatible with the future logical development of the area.
5. The proposed Tentative Parcel Map will not have a significant effect on the environment.
6. The proposed Tentative Parcel Map will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The Parcel Map is not located within:
  - a. A High Fire Area;
  - b. A County Fault Zone.
  - c. An Airport Influence Area;
  - d. An Agriculture Preserve; and,
  - e. A County Service Area; or,
  - f. A City Sphere of Influence.
3. The Parcel Map is located within:
  - a. A Specific Plan (SP382) ;
  - b. Highway 79 Policy Area;
  - c. Rancho California Zoning District;
  - d. Areas partially susceptible to subsidence;
  - e. An area partially susceptible to flooding;
  - f. A CAL FIRE state responsibility area;
  - g. Zone B of Mt. Palomar Observatory (Ordinance No. 655);
  - h. The Stephens Kangaroo Rat Fee Area; and,
  - i. The boundaries of the Hemet Unified School District;

4. The subject site is currently designated as Assessor's Parcel Numbers: 472-170-001, 472-170-003, 472-170-008, 472-180-001, 472-180-003, 476-010-040, 472-010-045.



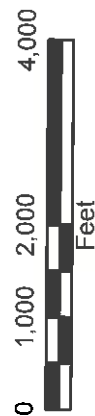
# RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36628

VICINITY/POLICY AREAS

Supervisor Washington  
District 3

Date Drawn: 06/15/2015  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This plan provides a long-term vision and policy framework for the County. It is not a legal document and does not create any enforceable rights or obligations. For more information, please contact the Planning Department at (951) 955-3000 (Riverside County) or in person at the Planning Department, 1000 E. Main St., Suite 200, Riverside, CA 92501. Please contact the Planning Department at (951) 955-3077 (Beverly Hills) or in person at the Planning Department, 1000 E. Main St., Suite 200, Beverly Hills, CA 90210.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**PM36628**

**LAND USE**

Supervisor Washington  
District 3

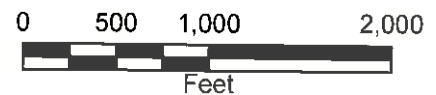
Date Drawn: 06/15/2015

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (760) 863-8277 (Eastern County) or Website <http://planning.rcplma.org>



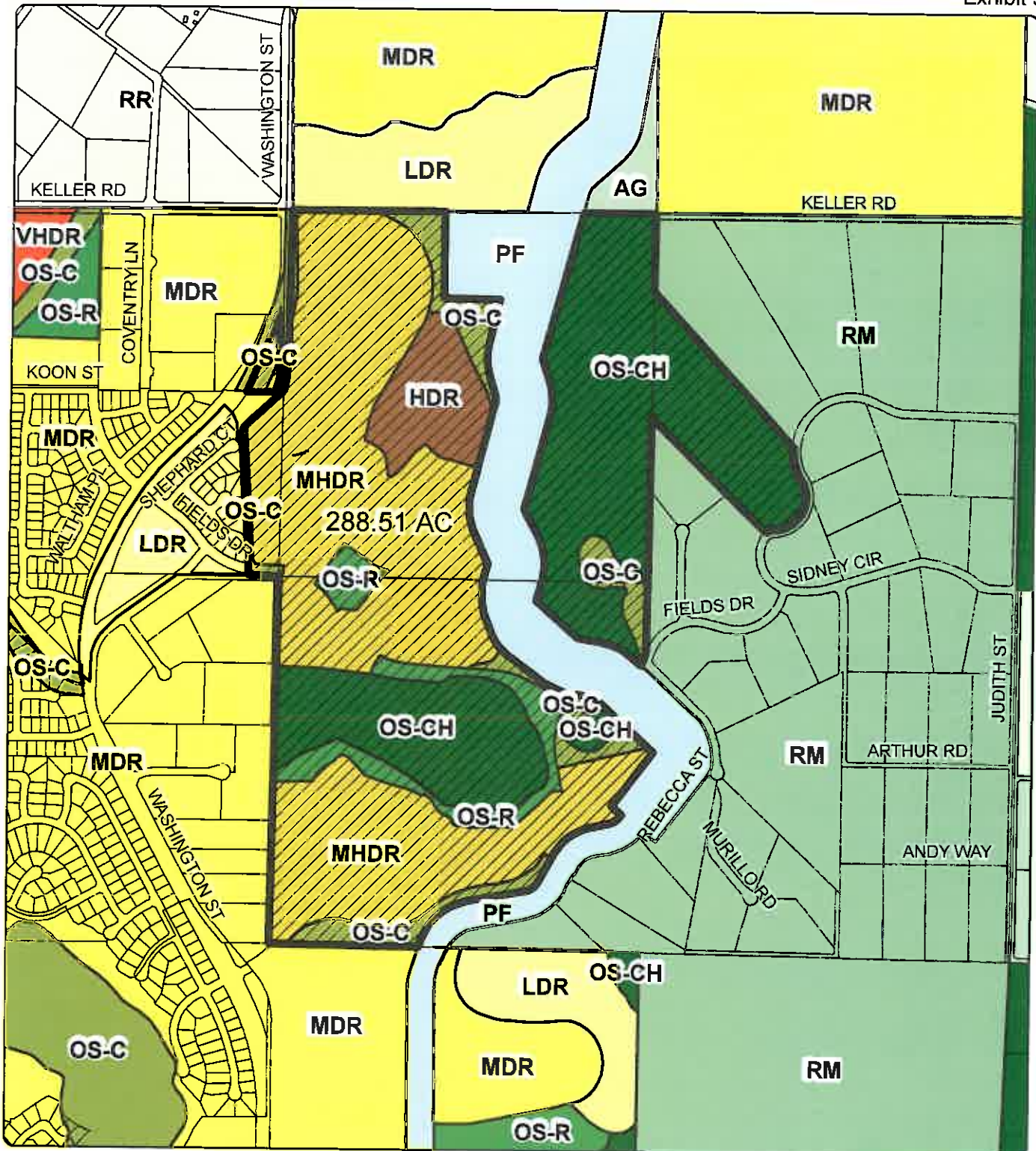
# RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36628

## EXISTING GENERAL PLAN

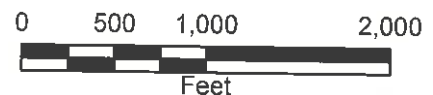
Supervisor Washington  
District 3

Date Drawn: 06/15/2015  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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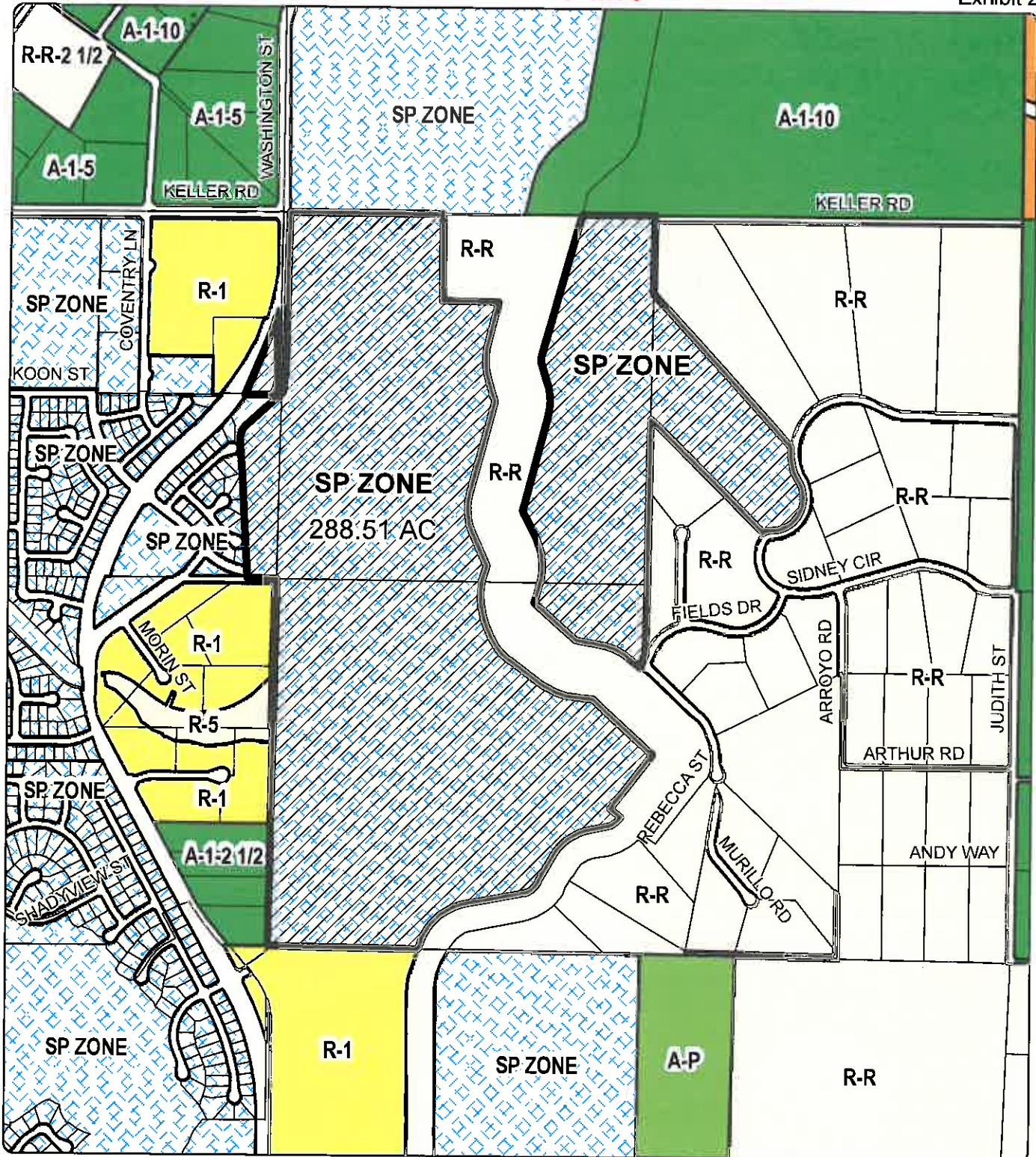
# RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36628

Supervisor Washington  
District 3

**EXISTING ZONING**

Date Drawn: 06/15/2015  
Exhibit 2



Zoning Area: Rancho California

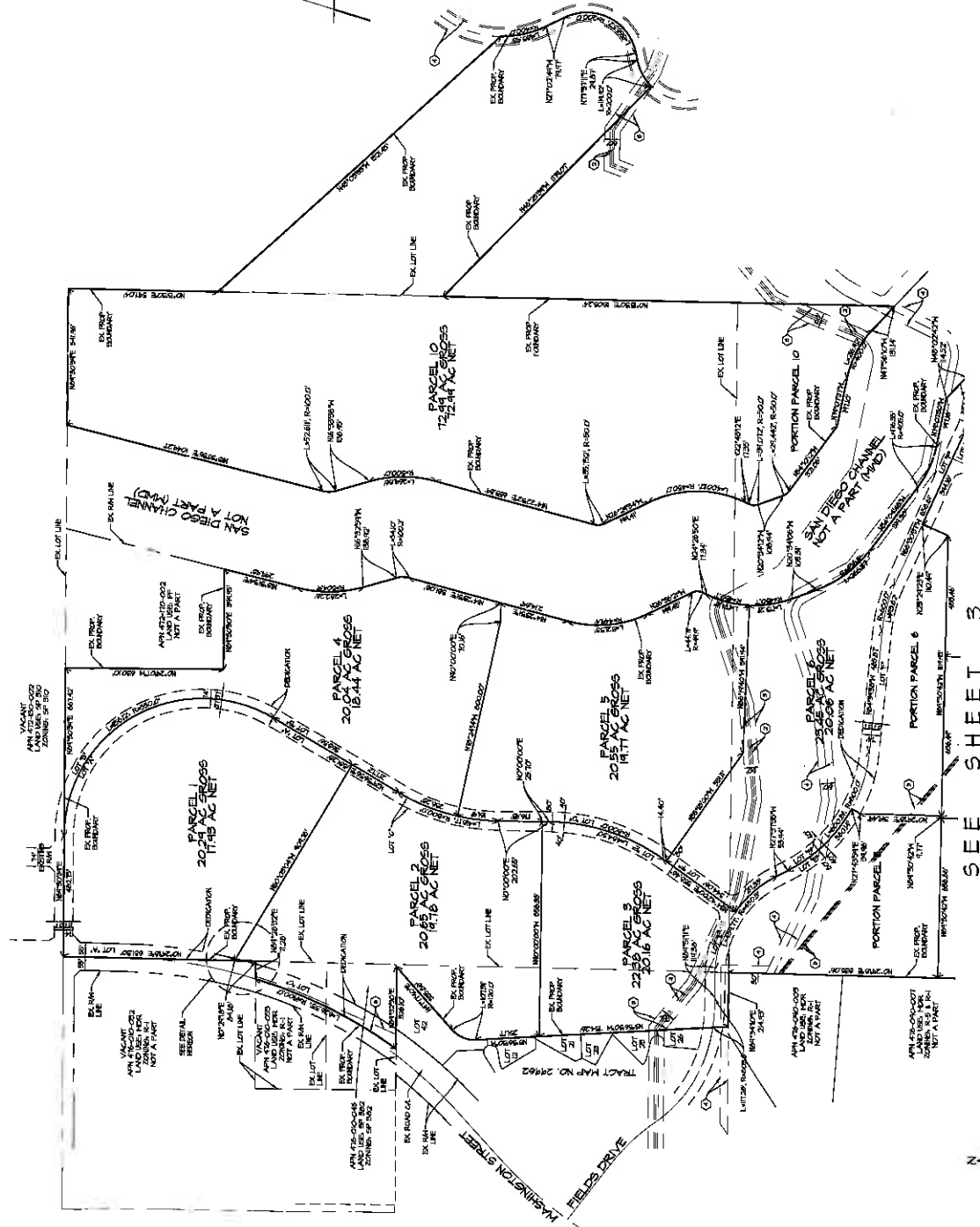
Author: Vinnie Nguyen

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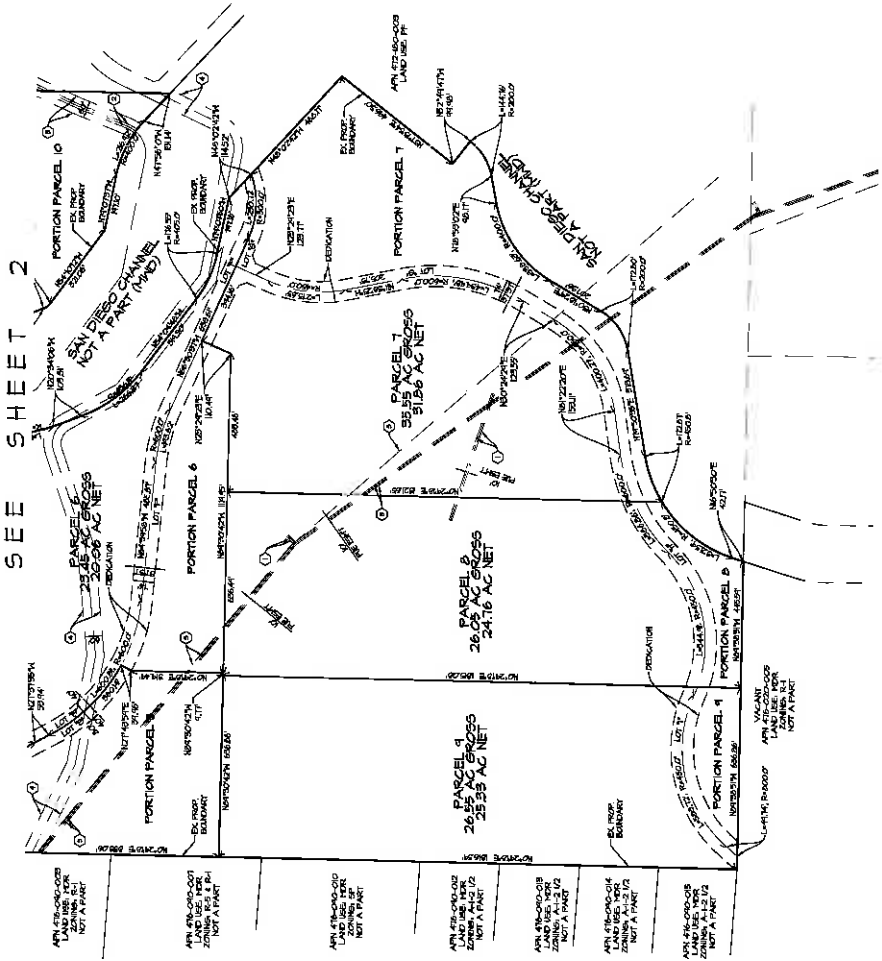
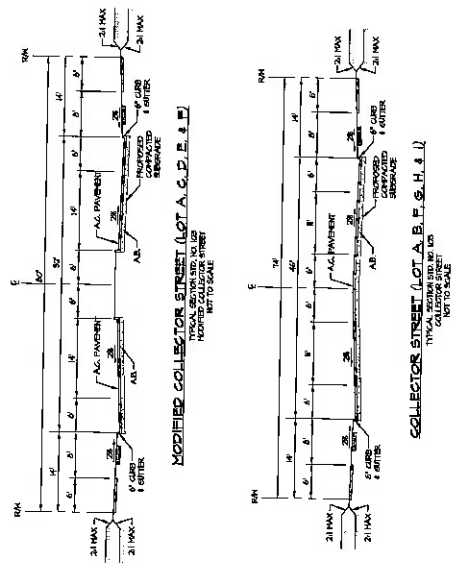
- EASEMENTS:**
- 1 CL OF 10' STRIP EASEMENT FOR NET, 10'24" G.A., RECORDED 04-09-04.
  - 2 CL OF 5' STRIP EASEMENT FOR NET, 10'24" G.A., RECORDED 04-09-04.
  - 3 CL OF 10' STRIP EASEMENT FOR NET, 10'24" G.A., RECORDED 04-09-04.
  - 4 CL OF 10' STRIP EASEMENT FOR NET, 10'24" G.A., RECORDED 04-09-04.
  - 5 CL OF 10' STRIP EASEMENT FOR NET, 10'24" G.A., RECORDED 04-09-04.
  - 6 PUBLIC ROAD, 10'24" G.A., RECORDED 04-09-04.

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## COUNTY OF RIVERSIDE

REGENT PROPERTIES  
BELLE TERRE  
TENTATIVE PARCEL MAP NO. 36628  
SCHEDULE "I"

DATE	1-20-2014	ALBERT	DEBENCO CONSULTANTS	W.O.	14-02778
TIME	DEC 2014	13	3100 WEDGE ST #7500	SECRET	
EXORD	NO	ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED	DATE 04-18-2008 BY 60326	OF 3	34133
IN OR REF:				DOC NO.	



 Project Boundary



## Project Location Map

Source: County of Riverside, 2014; Eagle Aerial Imagery, 2012.





**PHOTOGRAPH 1** - Southward view from northwest region of APN 472-170-001 - field croplands dominate the western region of the Project site.



**PHOTOGRAPH 2** - Southward view from northeastern region of APN 472-170-001 - Riversidean sage scrub dominates the hilltops throughout the Project site.

Note: Refer to Figure IV.B-1 for Photographic Key  
Source: CADRE Environmental, 2013.





**PHOTOGRAPH 3** - Eastward view from southwest region of APN 472-170-001 - an ephemeral drainage dominated by non native grassland bisects this region of the Project site.



**PHOTOGRAPH 4** - Southward view from northern region of APN 472-180-001 - field croplands and disturbed alkali meadow/field croplands extend south toward the riparian forest which bisects this region of the Project site.

Note: Refer to Figure IV.B-1 for Photographic Key  
Source: CADRE Environmental, 2013.



**PHOTOGRAPH 5** - Northward view of disturbed alkali meadow/field croplands extending both north and south of the riparian forest - APN 472-180-001.



**PHOTOGRAPH 6** - Northeast view from southwest region of APN 472-200-002 - Field croplands dominate this region of the Project site.

Note: Refer to Figure IV.B-1 for Photographic Key  
Source: CADRE Environmental, 2013.



**PHOTOGRAPH 7** - Westward view from northwest region of APN 472-200-002 - field croplands dominate this region of the Project site.



**PHOTOGRAPH 8** - Southward view from northern region of APN 472-180-003 - The Colorado River aqueduct bisects the Project site.

Note: Refer to Figure IV.B-1 for Photographic Key  
Source: CADRE Environmental, 2013.





**PHOTOGRAPH 9** - Northwest view of APN 472-170-003 from northern region of APN 472-170-008.



**PHOTOGRAPH 10** - Northeast view from southern tip of APN 472-170-008.

Note: Refer to Figure IV.B-1 for Photographic Key  
Source: CADRE Environmental, 2013.



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42755  
**Project Case Type (s) and Number(s):** Parcel Map No. 36628  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Matt Straite, Planner  
**Telephone Number:** (951) 955-8631  
**Applicant's Name:** Regent French Valley LLC  
**Applicant's Address:** 11990 San Vicente Blvd., Suite 200,  
Los Angeles, CA. 90049.

### I. PROJECT INFORMATION

#### A. Project Description:

The proposed Parcel Map is for a Schedule I subdivision to create ten (10) residential parcels (within Planning Area Nos. 1 thru 12) for future planned residential development on 285.46 gross acres. The proposed Parcel Map is situated within the Belle Terre Specific Plan (SP 382). Lettered Lots A thru I total 17.42 acres and will serve for future road easements within the Parcel Map and for dedications along Washington Street. The Parcel Map is intended for financing purposes only, individual grading and building permits will not result from this map. All future actions will require additional CEQA processing.

**B. Type of Project:** Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

**C. Total Project Area:** 285.46 gross acres

Residential Acres:	285.46	Lots:	10	Units:	n/a	Projected No. of Residents:	n/a
Commercial Acres:	n/a	Lots:	n/a	Sq. Ft. of Bldg Area:	n/a	Est. No. of Employees:	n/a
Industrial Acres:	n/a	Lots:	n/a	Sq. Ft. of Bldg Area:	n/a	Est. No. of Employees:	n/a
Other: Open Space:	n/a						

**D. Assessor's Parcel No(s):** 472-170-001, 472-170-003, 472-180-001, 472-180-003, 476-010-040, 476-010-045.

**E. Street References:** Northerly of Yates Road, southerly of Keller Avenue and easterly of Washington Street and bisected by the San Diego Canal.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 6 South, Range 2 West, Sections 22, 27 and 28.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The Parcel Map varies topographically with moderate to steep sloped hills. In between these hills lie gentle sloped to flat topography containing ephemeral drainage and is currently utilized for the growing and harvesting of hay for livestock.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

1. **Land Use:** The proposed Parcel Map is consistent with all other applicable land use policies of the Riverside County General Plan and the Southwest Area Plan.
2. **Circulation:** The proposed Parcel Map has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Parcel Map meets with all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed Parcel Map allows for sufficient provision of emergency response services to the project upon future development of the site. The proposed Parcel Map meets all other applicable Safety Element Policies.
5. **Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed Parcel Map and its design of Planning Areas (for future residential development) meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The project is consistent with all policies of the healthy community element.

### **B. General Plan Area Plan(s):** Southwest Area Plan.

### **C. Foundation Component(s):** Community Development

### **D. Land Use Designation(s):** Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space-Recreation (OS-R), Open Space-Conservation (OS-C), and Open Space-Conservation Habitat (OS-CH).

### **E. Zoning Overlay(s), if any:** Not Applicable.

### **F. Policy Area(s), if any:** Highway 79 Policy Area.

### **G. Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest Area Plan.
2. **Foundation Component(s):** None.
3. **Land Use Designation(s):** Low Density Residential (LDR) to the north, Medium Density Residential (MDR) to the south, Public Facilities (PF) and Rural Mountainous to the east, and Low Density Residential (LDR) and Medium Density Residential (MDR) to the west.

**4. Zoning Overlay(s), if any:** Not applicable.

**H. Adopted Specific Plan Information:**

**1. Name and Number of Specific Plan, if any:** Belle Terre Specific Plan No. 382

**2. Specific Plan Planning Area, and Policies, if any:** Planning Areas 1 thru 12.

**I. Existing Zoning:** Specific Plan No 382.

**J. Proposed Zoning, if any:** No zone change proposed.

**K. Adjacent and Surrounding Zoning:** Specific Plan No. 310 (SP 310) to the north, Residential One-Family Dwelling (R-1) to the south, Rural Residential (RR) to the east, and Residential One-Family Dwelling (R-1) - Light Agriculture 2-1/2 acre minimum (A-1-2-1/2) – Specific Plan No. 286 (SP 286) - Open Area Combining Zone Residential Development (R-5) to the west.



### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing          | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services               |   |

### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1)

Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
For Juan C. Perez, Interim Planning Director



## V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan, Specific Plan No.382, EIR531

### Findings of Fact:

a) The Parcel Map is not located near to any State Scenic Highway by the California Department of Transportation (Caltrans) and the Riverside County General Plan. Nonetheless, Development Standards and Design Guidelines (Architecture and Landscaping) set forth in Specific Plan No.382 would ensure that the future development within the Parcel Map will adhere to and be aesthetically maintained in a manner that is visually attractive and not adversely affecting public views. Therefore, impacts in this regard are considered less than significant.

a) The Parcel Map will not substantially damage scenic resources. The application is for a Parcel Map intended for financing purposes only, individual grading and building permits will not result from this map. All future actions will require additional CEQA processing in addressing impacts in regard to aesthetic resources.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

## **2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution), Specific Plan No.382, EIR531

Findings of Fact:

a) The Parcel Map is located 21.71 miles northwest from the Mt. Palomar Observatory; which is inside the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Future development of the Parcel Map will be required to comply with County Ordinance No. 915 in regard to regulation of outdoor lighting. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Ord. No. 655 (Regulating Light Pollution), Specific Plan No.382, EIR531

Findings of Fact:

a-b) As discussed in 2A above, future development of the Parcel Map will be required to comply with County Ordinance No. 915 in regard to regulation of outdoor lighting by: 1) ensuring that the proposed project will be compatible with the low-light, rural setting of the surrounding area; 2) prevent substantial light or glare from falling on public streets or property adjoining the Project site; and 3) prevent "spillover" effects from the project site that could interfere with day or nighttime views in the area. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3

Findings of Fact:

a) According to the County General Plan GIS database, the Parcel Map is not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, no impact will occur.

b) According to the County GIS database, the Parcel Map is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed Parcel Map.

c) The Parcel Map will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property because it is intended for financing purposes only and individual grading and building permits will not result from this map.

d) The Parcel Map does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. Therefore, there will be no impact.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan "Land Use Map", Specific Plan No.382, EIR531

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the Parcel Map will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the Southwest Area Plan Land Use Map, the Parcel Map is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the Parcel Map will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**AIR QUALITY** Would the project

<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** SCAQMD CEQA Air Quality Handbook; , Specific Plan No.382, EIR531

**Findings of Fact:** CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.<sup>1</sup> Consistency review is presented below:

(1) The Parcel Map will not result in short-term construction and long-term pollutant emissions that are more than the CEQA significance emissions thresholds established by the SCAQMD. The application is for a Parcel Map intended for financing purposes only, individual grading and building permits will not result from this map. All future actions will require additional CEQA processing in addressing impacts in regard to air quality. Therefore, the Parcel Map will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This Parcel Map will not involve a General Plan Amendment and Specific Plan, and is therefore not considered a *significant project*.

The Parcel Map is located in the South Coast Air Basin (SCAB) and managed under the South Coast Air Quality Management District (SCAQMD). Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 Air Quality Management Plan (AQMP). According to the California Department of Finance estimates, the current (2013) population within the unincorporated areas of Riverside County is 358,827 residents. Based on the SCAG forecasts, the population projections for 2020 anticipated a population of 471,500. The application is for a Parcel Map intended for financing purposes only, individual grading and building permits will not result from this map. All future actions will require additional CEQA processing in addressing impacts in regard to air quality. Therefore, based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The Parcel Map is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Although any development in the SCAB, including the Parcel Map, will cumulatively contribute to these pollutant violations, all future actions will require additional CEQA processing in addressing impacts in regard to air quality. Therefore, impacts in this regard are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of

<sup>1</sup> South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor to the Parcel Map is Temecula Preparatory school located at 35777 Abelia Street at approximately 0.63 mile southwest from the Parcel Map. Any potential impacts in regard to future development of the Parcel Map will require additional CEQA processing. Therefore, impacts in this regard are considered less than significant.

e) The Parcel Map will not create sensitive receptors located within one mile of an existing substantial point source emitter. No impact will occur.

f) Land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The Parcel Map does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **BIOLOGICAL RESOURCES** Would the project

##### **7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☒ ☐

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☐ ☐ ☒

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☐ ☐ ☒

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

f) Have a substantial adverse effect on federally

☐ ☐ ☐ ☒



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Multipurpose Open Space Element; Specific Plan No.382, EIR531

Findings of Fact:

a) The Parcel Map is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) and Fee Area, and within designated Criteria Cell Nos. 5278, 5279 and 5373. A HANS review was conducted and no conservation was required within the project boundaries. Therefore, impacts will be less than significant.

b-c) The Parcel Map will not have a substantial direct, or indirect effect through habitat modifications on any endangered species or species of special status in accordance with Federal Regulations, California Department of Fish and Game, or U.S. Wildlife Service. Therefore, there will be no impact.

d). The Parcel Map will not interfere with migratory wildlife corridors as there are no known wildlife corridors within or near to the proposed project. No impacts will occur.

e-f) Although the proposed Parcel Map subdivision does not contain riverine/riparian areas or vernal pools, it does contain ephemeral streams. Furthermore, the application for the Parcel Map is intended for financing purposes only, individual grading and building permits will not result from this map. Any future actions to the Parcel Map will require additional CEQA processing in addressing impacts in regard to existing ephemeral streams. Therefore, no impact will occur.

g) The Parcel Map will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>CULTURAL RESOURCES</b> Would the project				
<b>8. Historic Resources</b>				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; Riverside County Land Information System (RCLIS), Specific Plan No.382, EIR531

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a-b) No historic sites or structures exist within or near to the Parcel Map. Therefore project implementation will not alter or destroy any historic site. No impacts will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan; Riverside County Land Information System (RCLIS), Specific Plan No.382, EIR531

**Findings of Fact:**

a-c) The project will not alter or destroy, cause a substantial change in the significance of a historical resource, nor disturb human remains. The application is for a Parcel Map intended for financing purposes only, individual grading and building permits will not result from this map. All future actions will require additional CEQA processing in addressing impacts in regard to archaeological resources. Therefore, no impacts will occur.

d) The Parcel Map will not restrict any religious or sacred uses within the project site. No impacts will occur.

e) AB-52 consultation with one Tribe was held, the Pechanga Tribe, and they indicated there was no concern with the project because no grading was permitted.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>10. Paleontological Resources</b>				
a) Directly or indirectly destroy a unique paleonto-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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logical resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; Riverside County Land Information System (RCLIS), Specific Plan No.382, EIR531

Findings of Fact:

a) The project is located within a low sensitivity area for the presence of paleontological resources as indicated in the General Plan. Nonetheless, all future actions will require additional CEQA processing in addressing impacts in regard to paleontological resources. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

☐
☐
☐
☒

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

☐
☐
☐
☒

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act, Specific Plan No.382, EIR531

Findings of Fact:

a) The Parcel Map is not located within an Alquist-Priolo Earthquake Fault Zone. The Parcel Map project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to future residential development will minimize the potential for structural failure or loss of life during earthquakes. This will ensure that the future development of the Parcel Map will adhere to CBC requirements upon Building Department inspection and review, and will be constructed pursuant to applicable seismic design criteria for the region. Nonetheless, the Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map. Therefore, there will be no impact.

b) According to the Riverside County General Plan, the Parcel Map is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the Parcel Map. No impact will occur.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

## 12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

☐
☐
☒
☐

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Riverside County Land Information System (RCLIS), Specific Plan No.382, EIR531

### Findings of Fact:

a) The Parcel Map is located in an area for low potential for liquefaction. Furthermore, the Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map. All future actions of the Parcel Map will require additional CEQA processing in addressing liquefaction and adherence to California Building Code (CBC) requirements. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

☐
☐
☐
☒

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk), Specific Plan No.382, EIR531

### Findings of Fact:

There are no known active or potentially active faults that traverse the Parcel Map and is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault located 8.0 miles southwest. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

## 14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

☐
☐
☒
☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan; Riverside County Land Information System (RCLIS), Specific Plan No.382, EIR531

Findings of Fact:

a) The Parcel Map varies topographically with moderate to steep sloped hills. In between these hills lie gentle sloped to flat topography containing ephemeral drainage and is currently utilized for the growing and harvesting of hay for livestock. The Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map. Nonetheless, all future actions of the Parcel Map will require additional CEQA processing in addressing landslide risk and adherence to California Building Code (CBC) requirements. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

☐ ☐ ☒ ☐

Source: Riverside County General Plan; Riverside County Land Information System (RCLIS), Specific Plan No.382, EIR531

Findings of Fact:

a) Portions of the Parcel Map are located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence. However, an analysis of the project site, explained in EIR531, found that with implementation of Mitigation Measure G-2, impacts related to this issue would be less than significant.

Mitigation: Mitigation Measure G-2 requires that prior to issuance of a grading permit; individual developers under the Project shall have prepared and shall submit for review and approval by the County a geotechnical report that considers the specific project design and site-specific geological/geotechnical issues. Individual projects shall be designed and constructed in accordance with the recommendations made in a final version of a geotechnical report prepared for those projects. Through compliance with Mitigation Measure G-2, no significant impacts related to geologic/soil instability would occur.

Monitoring: No mitigation measures are required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Land Information System (RCLIS), Specific Plan No.382, EIR531

a) The Parcel Map is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Parcel Map Review, Specific Plan No.382, EIR531

#### Findings of Fact:

a) The Parcel Map will not change topography. The Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map. No impact will occur.

b) The Parcel Map will not cut or fill slopes greater than 2:1 or higher than 10 feet. The Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map. No impact will occur.

c) The Parcel Map will not result in grading that affects or negates subsurface sewage disposal systems. The Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Land Information System (RCLIS), Specific Plan No.382, EIR531.

a) The Parcel Map will not result in the loss of topsoil. The Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map. All future actions of the Parcel Map will require additional CEQA processing and studies (i.e., Geotechnical) in addressing soil erosion. Therefore, impacts are considered less than significant.

b) The Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map. All future actions of the Parcel Map will require additional CEQA processing and studies (i.e., Geotechnical) to address potential for expansive soils. Therefore, impacts are considered less than significant.

c) The Parcel Map will not utilize a septic system. The Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map. All future actions of the Parcel Map will require additional CEQA processing in addressing septic/sewer infrastructure and adherence to California Building Code (CBC) requirements. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

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b) Result in any increase in water erosion either on or off site?

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☐
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☒

Source: Riverside County General Plan, Riverside County Land Information System (RCLIS), Specific Plan No.382, EIR531

#### Findings of Fact:

a-b) The Parcel Map will not involve grading, various construction activities, or result in any increase in water erosion, on or off-site. The Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map. All future actions of the Parcel Map will require additional CEQA processing and studies (i.e., Geotechnical) in addressing liquefaction and adherence to California Building Code (CBC) requirements. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**20. Wind Erosion and Blowsand from project either on or off site.**

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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map", Specific Plan No.382, EIR531

Findings of Fact:

a) The Parcel Map is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. CBC requirements are applicable to all development in the state including future development of the Parcel Map and therefore are not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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Source: Project Description, Specific Plan No.382, EIR531

Findings of Fact:

a) The Parcel Map is intended for financing purposes only and individual grading and building permits will not result from this map. All future actions of the Parcel Map will require additional CEQA processing in addressing greenhouse gas emissions. No impacts will occur in this regard.

b) The Parcel Map will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. No impacts will occur in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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a) Create a significant hazard to the public or the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
environment through the routine transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Description; Riverside County Land Information System (RCLIS), Specific Plan No.382, EIR531

Findings of Fact:

a) The Parcel Map will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials. The Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map. All future actions of the Parcel Map will require additional CEQA processing in addressing environment transport, use, or disposal of hazardous materials. No impact will occur.

b) The Parcel Map will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. No impact will occur.

c) The Parcel Map will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. All future actions of the Parcel Map will require additional CEQA processing in addressing adequate emergency access. No impact will occur.

d) The Parcel Map is located within one quarter mile of an existing or proposed school. The nearest school to the project site is Temecula Preparatory school located at 35777 Abelia Street at approximately 0.63 mile southwest from the Parcel Map. However, since the Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map, the Parcel Map will therefore have no impact and that any future actions will require CEQA processing and studies (i.e., Air Quality Analysis) in addressing sensitive receptor proximity. Therefore, no impact will occur.

e) The Parcel Map is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

<b>23. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan; GIS database, Specific Plan No.382, EIR531

a-d) The Parcel Map is not located within the vicinity of any public or private airport, an Airport Land Use Commission jurisdiction, or an airport land use plan. The closest airport to the Parcel Map is French Valley Airport at approximately 3.36 miles to the southwest. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>24. Hazardous Fire Area</b>				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; GIS database; RCLIS, Specific Plan No.382, EIR531

Findings of Fact:

a) According to the Southwest Area Plan, the Parcel Map is located in an area designated as low for wildfire susceptibility. The Parcel Map will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>25. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Description; Riverside County General Plan; GIS database; RCLIS, Specific Plan No.382, EIR531

Findings of Fact:

a) The Parcel Map will not alter existing drainage patterns. The Parcel Map varies topographically with moderate to steep sloped hills. In between these hills lie gentle sloped to flat topography containing ephemeral drainage. Any future actions for the Parcel Map will require CEQA processing and studies (i.e., Hydrological) in addressing existing drainage patterns within the Parcel Map.

b) The Parcel Map will not violate any water quality standards or waste discharge requirements. Any future actions of the Parcel Map will require additional CEQA processing and analysis of water quality. No impact will occur.

c) The Parcel Map will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Any future actions of the Parcel Map will require additional CEQA processing and analysis of groundwater supplies (i.e., Water Supply Assessment). No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Parcel Map will not create or contribute runoff water. Individual grading and building permits will not result from this map. All future actions of the Parcel Map will require additional CEQA processing and protocol in addressing runoff (i.e., Storm Water Pollution Prevention Plan). No impact will occur.

e) A portion of the Parcel Map is located within a 100-year flood hazard area. However, since the Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map, no impacts will occur. However, any future actions of the Parcel Map will require additional CEQA processing to address flood hazard potential. No impact will occur.

f) The Parcel Map will not impede or redirect flood flows. No impact will occur.

g) The Parcel Map does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. No impacts will occur.

h) Future development of the Parcel Map will be subject to implementation of best management practices (BMPs) pertained to development of the Parcel Map and to the satisfaction of the Building Department. No impacts will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

## 26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Description; Riverside County General Plan Figure S-10; GIS database; RCLIS, Specific Plan No.382, EIR531

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Parcel Map is located in an unincorporated area of Riverside County, north of the City of Temecula. The Parcel Map will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that will result in flooding on- or off-site. No impact will occur.

b) The Parcel Map will not substantially change absorption rates or the rate and amount of surface runoff. No impact will occur.

c) Based on a review of Figure S-10, the Project site is not located in an area subject to potential significant risk related to failure of a levee or dam. Thus, no impacts related to this issue would occur as a result of the Project, and no further analysis of this issue is required. Therefore, no impact will occur.

d) The Parcel Map will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **LAND USE/PLANNING** Would the project

##### **27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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☐
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Source: Riverside County General Plan, GIS database, Project Application Materials, Specific Plan No.382, EIR531

#### Findings of Fact:

a) The Parcel Map is located in an unincorporated area of Riverside County, north of the City of Temecula. The Parcel Map is designated as Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space-Recreation (OS-R), Open Space-Conservation (OS-C), and Open Space-Conservation Habitat (OS-CH), as reflected on the Belle Terre Specific Plan (SP) No. 382 Land Use Plan. The Parcel Map will not result in a substantial alteration to the present or planned land use. No individual grading, building permits, General Plan Amendment or Change of Zone will result from this Parcel Map. No impact will occur.

b) The Parcel Map is not within a city sphere of Influence or adjacent to city boundaries. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element; Southwest Area Plan, Specific Plan No.382, EIR531

Findings of Fact:

a-b) The Parcel Map is zoned Specific Plan (SP No. 382). Surrounding zoning designations are Specific Plan No. 310 (SP 310) to the north, Residential One-Family Dwelling (R-1) to the south, Rural Residential (RR) to the east, and Residential One-Family Dwelling (R-1) - Light Agriculture 2-1/2 acre minimum (A-1-2-1/2) - Specific Plan No. 286 (SP 286) - Open Area Combining Zone Residential Development (R-5) to the west. No Change of Zone will result from this Parcel Map. Therefore, the Parcel Map is consistent and compatible with the site's existing zoning; no impact will occur.

c) The Parcel Map is currently zoned Specific Plan (SP No. 382) with open space fields to the north and south, rural resident homes and open space hills to the east and single family tract homes to the west. The Parcel Map is compatible with existing and planned surrounding land uses. Nonetheless, any future actions of the Parcel Map will require additional CEQA processing in addressing compatibility with existing and planned surrounding land uses. No impact will occur.

d) The Parcel Map is consistent with the Riverside County General Plan and the Southwest Area Plan. The Parcel Map will have no impact.

e) The Parcel Map is currently undeveloped with open space fields to the north and south, rural resident homes and open space hills to the east and single family tract homes to the west. Therefore the Parcel Map will not disrupt or divide any existing community. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

<b>29. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area", Specific Plan No.382, EIR531

a) According to Figure OS-5 "Mineral Resources Area", the project site is not located in an area that has not been studied for the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the Parcel Map. Mineral extraction is not proposed within the Parcel Map. No impact will occur.

b) The Parcel Map will not result in the loss of availability of a known mineral resource in an area and will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact will occur.

c) The Parcel Map will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The Parcel Map will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### **NOISE** Would the project result in

#### **Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

#### **30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Specific Plan No.382, EIR531

Findings of Fact:

a) The Parcel Map is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the project site to excessive noise levels. The closest airport is French Valley Airport, located approximately 3.36 miles southwest of the Parcel Map. No impact will occur.

b) The Parcel Map is not located within the vicinity of a private airstrip that will expose people residing or working in the Parcel Map area to excessive noise levels. Individual grading and building permits will not result from the processing of this map. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>31. Railroad Noise</b> NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Specific Plan No.382, EIR531

Findings of Fact: There are no railroad tracks in the vicinity of this project site. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>32. Highway Noise</b> NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Circulation Element, Specific Plan No.382, EIR531

Findings of Fact: The Parcel Map is located approximately 0.75 mile east of Highway 79 and adjacent to Washington Street along the northern half of the Parcel Map. Nonetheless the Parcel Map will not be affected by highway noise as individual grading and building permits will not result from the processing of this Parcel Map. All future actions will require additional CEQA processing in addressing impacts in regard to Highway Noise (i.e., Acoustical analysis). No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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### 33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Specific Plan No.382, EIR531

Findings of Fact: No additional noise sources have been identified near the Parcel Map that will contribute a significant amount of noise. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Specific Plan No.382, EIR531

Findings of Fact:

a) The existing noise environment for the Parcel Map will not require a Noise Impact Analysis. The application is for a Parcel Map intended for financing purposes only, individual grading and building permits will not result from this map. All future actions will require additional CEQA processing in addressing impacts in regard to Project noise effects (i.e., Acoustical analysis). No impact will occur.

b) The Parcel Map will not create a substantial temporary or periodic increase in ambient noise. The Parcel Map is intended for financing purposes only, individual grading and building permits will not result from this map. All future actions will require additional CEQA processing in addressing impacts in regard to Project noise effects (i.e., Acoustical analysis). No impact will occur.

c) The Parcel Map will not expose people to generation of noise levels in excess of established standards. The Parcel Map is intended for financing purposes only, individual grading and building permits will not result from this map. All future actions will require additional CEQA processing in addressing impacts in regard to Project noise effects (i.e., Acoustical analysis). No impact will occur.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Parcel Map will not expose persons to excessive ground-borne vibration or ground-borne noise levels. The Parcel Map is intended for financing purposes only, individual grading and building permits will not result from this map. All future actions will require additional CEQA processing in addressing impacts in regard to Project noise effects (i.e., Acoustical analysis). No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

<b>35. Housing</b>				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Housing Element, Specific Plan No.382, EIR531

Findings of Fact:

a) The Parcel Map will not displace substantial numbers of existing housing, create a demand for additional housing, nor displace substantial numbers of people. The Parcel Map is intended for financing purposes only, individual grading and building permits will not result from this map. All future actions will require additional CEQA processing in addressing impacts in regard to Population and Housing. No impact will occur.

d) The Parcel Map is not located within a County Redevelopment Project Area. No impact will occur.

e-f) The Parcel Map will not cumulatively exceed official or local population projections nor induce substantial growth in the area. The Parcel Map is intended for financing purposes only, individual grading and building permits will not result from this map. All future actions will require additional CEQA processing in addressing impacts in regard to Population and Housing. No impact will occur.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element, Specific Plan No.382, EIR531

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is Station 34, located 5.24 miles north at 32655 Haddock Street in Winchester, CA. Any potential significant effects from future development of the Parcel Map will be mitigated by the payment of standard fees to the County of Riverside. The Parcel Map will not directly or physically alter existing facilities or result in the construction of new facilities as no development is proposed at this time. Nonetheless, upon future development, the Parcel Map, will be required to comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 10.PLANNING.11). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Furthermore, the Parcel Map will be required to fulfill all conditions listed by Riverside County Fire Department, which are standard Conditions of Approval and pursuant to CEQA, are not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Sheriff's Department, Specific Plan No.382, EIR531

Findings of Fact:

The Parcel Map is serviced by the Riverside County Sheriff's Department. The Parcel Map will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Nonetheless, upon future development, the Parcel Map shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 10.PLANNING.11). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside Unified School District, Specific Plan No.382, EIR531

Findings of Fact:

The Parcel Map is located within the Temecula Unified School District (TUSD). The nearest school is Temecula Preparatory school located at 35777 Abelia Street at approximately 0.63 mile southwest from the Parcel Map. The Parcel Map will not physically alter existing facilities or result in the construction of new facilities. Although the Parcel Map will not be developed at this time, future development will however require compliance with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Specific Plan No.382, EIR531

Findings of Fact:

The closest library to the Parcel Map is the Friends of Murrieta Library, located at 39445 Los Alamos Road in the City of Murrieta and approximately 6.46 miles to the southwest. The Parcel Map will not create a significant incremental demand for library services and will not require the provision of new, or altered government facilities at this time as development is not proposed. Nonetheless, any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. Therefore, the Parcel Map would then be required to comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 10.PLANNING.11). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>40. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Specific Plan No.382, EIR531

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

The Parcel Map is located within an area served by the County Health Centers. The closest health center is the Murrieta branch of Loma Linda University Medical Center, located at 28062 Baxter Road in the City of Murrieta at approximately 5.02 miles west of the site. The Parcel Map will not cause an impact on health services and will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐ ☐ ☐ ☒

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ ☐ ☐ ☒

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☐ ☒

**Source:** Riverside County Parks, Specific Plan No.382, EIR531

**Findings of Fact:**

a-b) The Parcel Map will not require the construction or expansion of recreational facilities, nor require the use of existing parks or other recreational facilities within the Belle Terre Specific Plan. The Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map. No impact will occur.

c) The Parcel Map, upon future development, will be required to pay to a recreational district entity appointed by the County of Riverside for the payment of park and recreation fees to mitigate impacts on existing neighborhood and regional parks. This is a standard condition of approval and is not considered mitigation under CEQA. Nonetheless, payment of park fees will not occur under this project as individual grading and building permits will not result from this project. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**42. Recreational Trails**

☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Specific Plan No.382, EIR531

Findings of Fact:

The Parcel Map is located within Specific Plan No. 382 (Belle Terre). According to the Belle Terre Circulation Plan, the Specific Plan will contain a comprehensive sidewalk, bike lane and trail system that will connect neighborhoods to parks, recreational areas, and off-site recreational areas including parks and regional trails. The non-vehicular system in Belle Terre will provide for pedestrian and cyclist movement and connectivity through the site. The non-vehicular network ensures that residents will have opportunities to walk/bike/jog in different settings. The non-vehicular network consists of the following: regional trails, bike lanes, sidewalks, and open space trails.

A 12-foot-wide regional trail is located along the east side of Washington Street. The Washington Street regional trail is dedicated in the SWAP, Trails and Bikeway System Map, and is the continuation of a regional trail planned along Borel Road, south of Lake Skinner, traversing north along Washington Street and heading west to I-79. This regional trail provides connectivity within the overall French Valley and encourages pedestrians, bicyclists and hikers to travel from urban to planned urban areas and natural areas. Even though the regional trail along Washington Street doesn't explicitly traverse through the site, the Belle Terre Specific Plan recognizes the importance of connecting to the existing regional trail. The Specific Plan provides for a 6-foot wide Class II bike lane along South Street and Fields Drive, to provide connectivity to the regional trail along Washington Street.

Washington Street abuts the northern portion of Parcel Map. The Parcel Map's dedications along the east side of Washington Street will be in place, to assure adequate space for the placement and extension of the regional trail system along Washington Street, in consistency with the existing specific plan. Therefore, impacts in this regard are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Review, Specific Plan No.382, EIR531

Findings of Fact:

a-b) The Parcel Map will not conflict with the Circulation Plan of Specific Plan No. 382 (Belle Terre). The Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map. All future actions of the Parcel Map will require additional CEQA processing and studies (i.e., Traffic Impact Analysis) to address impacts to transportation. There will be no impact.

c-d) The Parcel Map does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. No impact will occur.

e-f) The Parcel Map will not substantially increase hazards due to design feature nor cause the need for a new altered maintenance of roads. The Parcel Map is intended for financing purposes only and that individual grading and building permits will not result from this map. All future actions of the Parcel Map will require additional CEQA processing and studies (i.e., Traffic Impact Analysis) to address impacts to transportation. No impact will occur.

g) The Parcel Map will not cause an effect upon circulation during construction as no development is proposed at this time. Nonetheless, All future actions of the Parcel Map will require additional CEQA processing and studies (i.e., Traffic Impact Analysis) to address impacts to transportation. No impact will occur.

h) The Parcel Map will not cause inadequate emergency access or access to nearby uses. All future actions of the Parcel Map will require additional CEQA processing and studies (i.e., Traffic Impact Analysis) to address transportation related emergency access. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) The Parcel Map will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities as no development is proposed at this time. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Lake Mathews/Woodcrest Area Plan, Specific Plan No.382, EIR531

#### Findings of Fact:

The Parcel Map is located within Specific Plan No. 382 (Belle Terre). According to the Belle Terre Circulation Plan, there are no areas within or near to the Parcel Map with a designation for bike trails that would otherwise necessitate the need for a right-of-way easement dedication. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### UTILITY AND SERVICE SYSTEMS Would the project

##### 45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Land Information System, Specific Plan No.382, EIR531

#### Findings of Fact:

a) Future development of the Parcel Map will be served by Eastern Municipal Water District (WMWD). Nonetheless, the Parcel Map will not be developed at this time and will not require construction of new water treatment facilities or expansion of existing facilities. Any future construction of new facilities required by the cumulative effects of the Parcel Map and surrounding projects will have to meet all applicable environmental standards. No impact will occur.

b) The Parcel Map has sufficient water supplies available to and served by EMWD and will not require new or expanded entitlements. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐ ☐ ☐ ☒

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ ☐ ☐ ☒

Source: Project Review; Riverside County Land Information System, Specific Plan No.382, EIR531

#### Findings of Fact:

a) The Parcel Map will not require or result in the construction of new wastewater treatment facilities as the Parcel Map is intended for financing purposes only, individual grading and building permits will not result from this map. All future actions will require additional CEQA processing in addressing impacts in regard sewer and wastewater treatment infrastructure. No impacts will occur.

b) The Parcel Map will not require a determination from a wastewater treatment provider that adequate processing capacity is available. The Parcel Map is intended for financing purposes only, individual grading and building permits will not result from this map. All future actions will require additional CEQA processing in addressing impacts in regard sewer and wastewater treatment infrastructure. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ ☐ ☒ ☐

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

☐ ☐ ☒ ☐

Source: Riverside County General Plan, Riverside County Waste Management District, Specific Plan No.382, EIR531

#### Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the El Sobrante Landfill, which can process up to 70,000 tons of waste per week and is anticipated to close in 2065. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. The Parcel Map at this time will generate no as no development is proposed at this time. No impacts will occur.

b) The Parcel Map will not be required to comply with all applicable laws and regulations governing solid waste at this time as no development is proposed. The Parcel Map will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Specific Plan No.382, EIR531

#### Findings of Fact:

a-c) The Parcel Map has availability and access to utility services when future development occurs (Southern California Edison, Southern California Gas Company and Verizon). The Parcel Map is not anticipated to create a need for new facilities. No impact will occur.

d) The Parcel Map will not require the construction of new storm water drainage facilities. No impact will occur.

e-f) The Parcel Map will not require the construction of new street lighting, nor require the maintenance of public facilities and roads. There will be no impact.

g) The Parcel Map will not require construction or expansion of new government facilities. County Ordinance No. 659 establishes the utilities and public services mitigation fee to be applicable to all project development (including future development of the Parcel Map) in order to reduce incremental impacts to these services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

#### 49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

☐ ☐ ☐ ☒

Source: Specific Plan No.382, EIR531

a) The Parcel Map will not conflict with any adopted energy conservation plans. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Monitoring: No monitoring measures are required.

#### MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

☐ ☐ ☒ ☐

Source: Staff review, Project Application Materials, Specific Plan No.382, EIR531

Findings of Fact: As discussed in this Environmental Assessment, implementation of the proposed Parcel Map will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Nevertheless, future development of the Parcel Map will be subject to CEQA processing to address Mandatory Findings of Significance in regard to Biological and Cultural resources. Impacts will be less than significant.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials, Specific Plan No.382, EIR531

Findings of Fact: As discussed in this Environmental Assessment, the Parcel Map does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application, Specific Plan No.382, EIR531

Findings of Fact: As discussed in this Environmental Assessment, the Parcel Map will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts will be less than significant.

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Riverside County General Plan and Environmental Impact Report

Location Where Earlier Analyses, if used, are available for review: 4080 Lemon Street

County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

File: EA42755

Revised: 10/22/2015 2:46 PM



10/22/15  
16:34

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM36628

Parcel: 472-170-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a Schedule I subdivision to create ten (10) residential parcels (Planning Area Nos. 1 thru 12) for future planned residential development on 285.46 gross acres. The proposed Parcel Map is situated within the Belle Terre Specific Plan (SP 382). Lettered Lots A thru I total 17.42 acres and will serve for future road easements within the Parcel Map and for dedications along Washington Street. The Parcel Map is intended for financing purposes only, individual grading and building permits will not result from this map. All future actions will require additional CEQA processing.

10. EVERY. 1 SP - Definitions

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 382 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 382, Screencheck No. 3.

CHANGE OF ZONE = Change of Zone No. 7775.

GPA = Comprehensive General Plan Amendment No. 1013, 1014, & 1113.

EIR = Environmental Impact Report No. 531.

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by

10/22/15  
16:34

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM36628

Parcel: 472-170-001

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.)

RECOMMND

the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 2 SP - SP Document

INEFFECT

Specific Plan No. 382 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 531 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim

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10. GENERAL CONDITIONS

10. EVERY. 2 SP - SP Document (cont.) INEFFECT

or in summary.

4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 3 MAP - DEFENITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36628 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36628, dated January 28, 2015.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 3 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

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10. GENERAL CONDITIONS

10. EVERY. 4                      SP - Limits of SP DOCUMENT                      INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 5                      SP - HOLD HARMLESS                      INEFFECT

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP - GENERAL INTRODUCTION                      RECOMMND

Parcel Map No. 36628 does not propose any grading improvements as part of this subdivision. A grading permit will not be issued, by the Building and Safety Deaprtment, for any parcel(s) of this subdivision - unless an appropriate Land Use Permit has also been issued and approved, by the Planning Department, for that same parcel(s).

10.BS GRADE. 1                      SP-GSP-1 ORD. NOT SUPERSEDED                      INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2                      SP-GSP-2 GEO/SOIL TO BE OBEYED                      INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 3                      SP-ALL CLEARNC'S REQ'D B-4 PMT                      INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

FIRE DEPARTMENT

10.FIRE. 1                              SP-#71-ADVERSE IMPACTS                              INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/develpers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire

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10. GENERAL CONDITIONS

10.FIRE. 1                      SP-#71-ADVERSE IMPACTS (cont.)                      INEFFECT

station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 4                      SP-#97-OPEN SPACE                      INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 5                      SP-#85-FINAL FIRE REQUIRE                      INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 6                      SP-#47 SECONDARY ACCESS                      INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT                      RECOMMND

Parcel Map 36628 is a proposal for a schedule I subdivision to create ten (10) residential parcels for future planned residential development on 285 gross acres. The parcel map is a part of a larger 342 acres Specific Plan number 382. The site is located in the Rancho California area at the southeast corner of Keller Road and Washington Street.

Significant drainage improvements have been proposed within the Specific Plan as follows:



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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

The central portion of the site is impacted by a natural watercourse with a tributary drainage area of about 4.7 square miles. A floodplain study with hydrologic and hydraulic calculations supporting the limits of this floodplain has been submitted and appears to be adequate. The developer proposes to leave an open space for the watercourse with channelized/fill slopes to direct the limits of the floodplain away from residential lots. The watercourse eventually ties to the District maintained Warm Springs Valley, French Valley Channel (project number 7-0-00205). A portion of Fields Drive is proposed to be built within the 100 year floodplain limit. Side slope protection will be required for those areas with erosive velocities and an adequate maintenance mechanism will need to be provided.

There are approximately 35 acres of offsite storm runoff tributary to the northeastern boundary of the project. The developer proposes to collect the offsite flows into a storm drain in Planning Area 4 and convey the runoff to the District maintained Warm Springs Valley, Field Drive Storm Drain and Lateral A-1 and A-8 (project number 7-0-00217) and ultimately to the French Valley Channel.

Onsite Planning area 9 and 10 existing condition flows northerly and then westerly to the District maintained facility, Warm Springs Valley Stage 3, Wisteria Loop Storm Drain, project number 7-0-00200 (Tract 30069). The current proposal redirects these flows southerly and outlets at the intersection of South Street and Washington Street. The project will need to address how these diverted flows are conveyed through private property to the Wisteria Storm Drain. Offsite easement accepting diverted flows will be required.

The proposed grading shows diversions of tributary area within the onsite watersheds. The District finds the diversions acceptable as long as the increases in area and flow rate are mitigated within the project's proposed basins. The project's 100 year runoff calculations shall demonstrate that the existing downstream capacity of the District maintained facilities are not exceeded.

The development of this site would increase peak flow rates upon downstream property owners and shall be mitigated. The downstream infrastructure has been designed and

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT (cont.) (cont.)                      RECOMMND

constructed based upon existing land use hydrology and thus, does not serve as an adequate outlet. Therefore, this development would adversely affect downstream property owners and infrastructure. Increased runoff basins have been shown on the exhibits which include size and storage volume of the basins. The proposed basins are also intended to address water quality impacts and hydromodification. The basin are proposed to be maintained by a HOA or County CFD.

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, a series of basins are shown. Although the proposed features are truly only conceptual at this stage, the applicant's engineer has submitted documentation to the District to demonstrate the general adequacy of the area set aside for water quality basins. It should be noted that each individual development proposal will be required to submit a preliminary project-specific Water Quality Management Plan (WQMP) as part of their development proposal. The WQMP shall address the site specific development proposed and be consistent with applicable regulations in effect at that time.

This development is located within the boundaries of the Warm Springs Valley section of the Murrieta Creek Area Drainage (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment.

10.FLOOD RI. 2                      MAP WELL DEFINED WATERCOURSES                      RECOMMND

The topography of the area consists of well defined ridges and natural watercourses which traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS

RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 6 MAP SUBMIT FINAL WQMP>PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: [www.rcflood.org](http://www.rcflood.org) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has

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10. GENERAL CONDITIONS

10.FLOOD RI. 6                      MAP SUBMIT FINAL WQMP>PRELIM (cont.)                      RECOMMND

submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PARKS DEPARTMENT

10.PARKS. 1                      SP - PARK PLAN                      INEFFECT

The applicant shall provide park plan for all park sites to the Riverside County Regional Park and Open-Space District for review and approval.

10.PARKS. 2                      SP - MAINTENANCE MECHANISM                      INEFFECT

The applicant shall submit a maintenance plan for parks, trails and all open space as identified in the specific plan for review and approval to the Riverside County Regional Park and Open-Space District.

10.PARKS. 3                      SP - TRAIL GRADING                      INEFFECT

The applicant/owner and/or his designee shall cause the grading of all trails within a specific planning area to be completed prior to issuance of the occupancy permit for any unit beyond 50% of the total number of units within the planning area in which the trail is located.

PLANNING DEPARTMENT

10.PLANNING. 1                      MAP - MAP ACT COMPLIANCE                      RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule I, unless modified by the conditions listed herein.

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10. GENERAL CONDITIONS

10.PLANNING. 1

SP - PDP01439

INEFFECT

County Paleontological Report (PDP) No. 1439, submitted for this case (SP00382), was prepared by Applied Earthworks, Inc. and is entitled: "Preliminary Assessment of the Paleontological Resources Potential of the Belle Terre Project, Southeast Corner of Keller Street and Washington Road, French Valley, Riverside County, California", dated December 4, 2012. In addition, Applied Earthworks submitted "Paleontological Resources Assessment Report for the Belle Terre Project, Specific Plan 00382, French Valley Area, Riverside County, California", dated November 2013. This document is herein incorporated as a part of PDP01439.

PDP01439 concluded:

1.The Mesozoic rocks, artificial fill and Quaternary old colluvial deposits within the Project area are considered to have a low paleontological resources potential.

2.Quaternary very old alluvial channel deposits and very old alluvial valley deposits are considered to have a high paleontological resources potential.

PDP01439 recommended:

1.Prior to the start of construction, all field personnel will receive a worker's environmental awareness training module on paleontological resources.

2.Prior to commencement of ground-disturbing activities, a qualified and professional paleontologist will be required to prepare and implement a paleontological mitigation plan for the Project.

3.PDP01439 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01439 is hereby accepted for SP00382. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 2

MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring

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10. GENERAL CONDITIONS

10.PLANNING. 2                      MAP - FEES FOR REVIEW (cont.)                      RECOMMND

requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 2                      SP - MAINTAIN AREAS & PHASES                      INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 3                      SP - NO P.A. DENSITY TRANSFER                      INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 4                      SP - LANDSCAPING PLANS                      INEFFECT

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

10.PLANNING. 5                      SP - MM-D-1                      INEFFECT

The applicant shall provide evidence that the following have been done prior to final building inspection:

During the Project's construction phase, water or a stabilizing agent shall be applied to exposed surfaces at least three times per day to prevent generation of dust plumes.

10.PLANNING. 6                      SP - MM-D-2                      INEFFECT

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, the construction contractor shall utilize at least one of the following measures at each vehicle egress from the project site to a paved public road:



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10.PLANNING. 6                      SP - MM-D-2 (cont.)                      INEFFECT

Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long;

Pave the surface extending at least 100 feet and at least 20 feet wide;

Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages; or

Install a wheel washing system to remove bulk material from tires and vehicle undercarriages.

10.PLANNING. 7                      MAP - ZONING STANDARDS                      RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the SP zone.

10.PLANNING. 7                      SP - MM-D-3                      INEFFECT

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, all haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).

10.PLANNING. 8                      SP - MM-D-4                      INEFFECT

During the Project's construction phase, construction activity on unpaved surfaces shall be suspended when wind speed exceed 25 miles per hour (such as instantaneous gusts).

10.PLANNING. 9                      SP - MM-D-5                      INEFFECT

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, ground cover in disturbed areas shall be replaced as quickly as possible.

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10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - ORD 810 OPN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 10 SP - MM-D-6

INEFFECT

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).

10.PLANNING. 11 MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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10. GENERAL CONDITIONS

10.PLANNING. 11                    MAP - ORD NO. 659 (DIF) (cont.)                    RECOMMND

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.

10.PLANNING. 11                    SP - MM-D-7                    INEFFECT

During the Project's construction phase, traffic speeds on all unpaved roads to be reduced to 15 mph or less.

10.PLANNING. 12                    STKP- OFF-HIGHWAY VEHICLE USE                    RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 12                    SP - MM-D-8                    INEFFECT

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water.

10.PLANNING. 13                    SP - MM-D-9                    INEFFECT

During the Project's construction phase, heavy-duty equipment operations shall be suspended during first and second stage smog alerts.

10.PLANNING. 14                    SP - MM-D-10                    INEFFECT

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, equipment and vehicle engines shall be maintained in good condition and in proper tune per manufacturers' specifications.

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10. GENERAL CONDITIONS

10.PLANNING. 15                    SP - MM-11/12 DIESEL-POWERED                    INEFFECT

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, all diesel-powered off-road construction equipment greater than 50 horsepower shall meet USEPA Tier 4 or higher emissions standards. In addition, all construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a CARB-defined Level 3 diesel emissions control strategy for a similarly sized engine.

During the Project's construction phase, all diesel-powered construction equipment shall use CARB Level 2 or higher diesel particulate filters.

10.PLANNING. 16                    SP - MM-D-13                    INEFFECT

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, electricity shall be utilized from power supply sources rather than temporary gasoline or diesel power generators, as feasible.

10.PLANNING. 17                    SP - MM-D-14                    INEFFECT

During the Project's construction phase, heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.

10.PLANNING. 18                    SP - MM-D-15                    INEFFECT

During the Project's construction phase, the Project shall utilize low VOC paints for the interior and exterior of structures.

10.PLANNING. 19                    SP - MM-L-2                    INEFFECT

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, all construction activities shall be limited to the following time

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10.PLANNING. 19                      SP - MM-L-2 (cont.)                      INEFFECT

constraints (as monitored by the County's Building Department):

During the months of June through September, construction activities shall be limited to between the hours of 6:00 a.m. and 6:00 p.m.

During the months of October through May, construction activities shall be limited to between the hours of 7:00 a.m. and 6:00 p.m.

10.PLANNING. 20                      SP - MM-L-3                      INEFFECT

The applicant shall provide evidence that the following have been done prior to final building inspection.

The Project Applicant shall have the HVAC systems completely enclosed and surrounded with sound insulation.

10.PLANNING. 21                      MAP - GEO02379                      RECOMMND

County Geologic Report (GEO) No. 2379, submitted for this project (PM36628) was prepared by Leighton and Associates Inc. and is entitled: "Update Geotechnical Report French Valley Area Riverside County, California", and is dated November 8, 2012.

Leighton and Associates Inc., also submitted the following: "Responses to Review Comments County Geologic Report No. 2379 'French Valley North - Belle Terre' French Valley Area, Riverside County, California" dated October 29, 2014.

This document is herein incorporated as a part of GEO02379.

GEO02379 concluded:

- 1.No active faults were observed on-site or trending to the project site.
- 2.The subject site is not located within an Earthquake Fault Zone.
- 3.The potential for ground rupture should be considered very low.
- 4.The liquefaction induced settlement is expected to be minimal based on the proposed remedial grading.
- 5.The potential for landsliding or rockfall in the future is considered negligible.
- 6.The risk of flooding due to tsunamis or seiching is considered to be negligible.

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10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - GEO02379 (cont.)

RECOMMND

7.Low to moderate expansion potential.

GEO02379 recommended:

1.Prior to grading, the proposed structural improvement areas (i.e. all-structural fill areas, pavement areas, buildings, etc.) should be cleared of surface and subsurface obstructions and organic material.

2.Landscaping and slope maintenance should be conducted as soon as possible in order to increase long-term surficial stability.

GEO No. 2379 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2379 is hereby accepted for planning purposes. Engineering and other Uniform 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.

TRANS DEPARTMENT

10.TRANS. 1 GEN - SP LANDSCAPING PLANS

INEFFECT

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.2 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 shall prevail.

Landscape concept plans and landscape construction documents shall be prepared using County standard 24" x 36" standard title block and cover sheet, standard details, MAWA and EAWA calculations.

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline



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10. GENERAL CONDITIONS

10.TRANS. 1                      MAP - STD INTRO 3(ORD 460/461) (cont.)                      RECOMMND

elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                      MAP - COUNTY WEB SITE                      RECOMMND

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.

10.TRANS. 3                      MAP - DRAINAGE 2                      RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

WASTE DEPARTMENT

10.WASTE. 1                      MAP - HAZARDOUS MATERIALS                      RECOMMND

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.

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10. GENERAL CONDITIONS

10.WASTE. 3                      MAP - LANDSCAPE PRACTICES                      RECOMMND

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

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                      SP - 90 DAYS TO PROTEST                      INEFFECT

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

20.PLANNING. 2                      MAP - EXPIRATION DATE                      RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

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30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1                      SP382 - ENV CLEANUP PROGRAMS                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the project applicant shall submit to the Department of Environmental Health, Environmental Cleanup Programs (ECP) an original copy of an Environmental Site Assessment (ESA) Phase 1 study. An ESA Phase 2 study may be required at the discretion of ECP if the information provided in the ESA Phase 1 indicates the requirements.

30.E HEALTH. 2                      SP382 - INDUSTRIAL HYGIENE                      NOTAPPLY

Prior to the approval of any implementing project with the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the approval of any Planning Case project subject to Specific Plan 382 (SP 382), the applicant shall submit to the Department of Environmental Health (DEH Office of Industrial Hygiene for review and consideration an original copy of a Noise Study. Applicable review fees shall apply.

30.E HEALTH. 3                      SP382 - EMWD WATER & SEWER                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the approval of any Planning Case project subject to Specific Plan 382 (SP 382), the applicant shall submit to the Department of Environmental Health (DEH) for review and consideration an original copy of a "will-serve" letter for water and sewer service from Eastern Municipal Water District (EMWD). Please note that the requirement for a water and sewer "will-serve" may be waived at the discretion of DEH if an active Memorandum of Understanding (MOU) between the County of Riverside and EMWD exists at the time of the implementing project's submittal stipulating this waiver.

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30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1

SP - UWIG GENERAL

NOTAPPLY

Any projects proposed within the SP00382 area must be designed to be compliant with Section 6.1.4 of the WRMSHCP. The following guidelines must be incorporated into the project design.

Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules,

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1

SP - UWIG GENERAL (cont.)

NOTAPPLY

regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms

Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

30.EPD. 2

SP - UWIG COMPLIANCE

NOTAPPLY

Any buildings plans will be checked for compliance with section 6.1.4 of the WRMSHCP.

Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2

SP - UWIG COMPLIANCE (cont.)

NOTAPPLY

MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2                      SP - UWIG COMPLIANCE (cont.) (cont.)                      NOTAPPLY

within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.  
Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms

Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

30.EPD. 3                      SP - UWIG INSPECTION                      NOTAPPLY

The project site will be inspected by EPD to ensure compliance with WRMSHCP Section 6.1.4 UWIG. The following elements will be checked for compliance.

Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall



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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 3

SP - UWIG INSPECTION (cont.)

NOTAPPLY

incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms

Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 4 SP - BUOW CLEARANCE

NOTAPPLY

Burrowing Owl Clearance - Prior to Project Approval  
Pursuant to Objective 6 and 7 of the Species Account for Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, 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 that holds a current MOU with the County of Riverside and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. It is determined that the project site is occupied by the Burrowing Owl; take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If construction has not commenced within 30 days of survey the survey is considered null and void. As a result another survey will need to be conducted.

30.EPD. 5 SP - MBTA SURVEYS

NOTAPPLY

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

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30.EPD. 5                      SP - MBTA SURVEYS (cont.)                      NOTAPPLY

nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

30.EPD. 6                      SP - LBV CLEARANCE                      NOTAPPLY

Occupied Least Bell's Vireo (LBV) habitat was identified in the Multiple Species Habitat Conservation Plan focused Species Survey Report written by Cadre Environmental in November of 2012. In order to avoid disturbance to LBV during the nesting season (February 1st through August 31st) all grading or ground disturbance within 300 feet of LBV habitat should be carried out outside of nesting season. If disturbance activities must occur during the nesting season a preconstruction survey for LBV shall be conducted. The preconstruction survey must be conducted by a biologist who holds an MOU with the County of Riverside. Survey must be carried out in accordance with protocols accepted by the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife. The biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review and approval. If LBV are found to be present, appropriate avoidance measures shall be adopted to avoid any potential impacts.

30.EPD. 7                      SP - CONSERVATION LANDS                      NOTAPPLY

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the RCA or similar entity approved by EPD with fee title/ownership and management responsibilities for the 106.85 acre MSHCP Proposed Conservation Areas designated by EPD as illustrated on the EPD map for HANS02082 and JPR 14-02-06-01 maps. Proof of fee/title ownership must be provided to EPD for review and approval prior to the issuance of any grading permits.

30.EPD. 8                      SP - MSHCP MITIGATION                      NOTAPPLY

Prior to the issuance of any grading permits the applicant/developer shall submit to EPD a Habitat Mitigation and Monitoring Plan for the restoration of 2.58 acres of non-riparian/riverine habitat to offset the impacts to 1.29 acres of MSHCP riparian/riverine resources as approved in a Determination of Biologically Equivalent or Superior Preservation written by Cadre Environmental on

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 8

SP - MSHCP MITIGATION (cont.)

NOTAPPLY

November 21, 2013. The HMMP shall include detailed descriptions of the following:

1.All biological resources mitigation, monitoring, and compliance measures proposed and agreed to by the Applicant

2.All biological resources mitigation measures identified as necessary to avoid or mitigate impacts

3.All biological resource mitigation, monitoring and compliance measures required in federal agency terms and conditions, such as those provided in the USFWS Biological Opinion

4.All sensitive biological resources to be impacted, avoided, or mitigated by Project construction, operation, and closure

5.All required mitigation measures for each sensitive biological resource

6.All measures that shall be taken to avoid or mitigate temporary disturbances from construction activities

7.Duration for each type of monitoring and a description of monitoring methodologies and frequency

8.Performance standards to be used to help decide if/when proposed mitigation is or is not successful

9.All performance standards and remedial measures to be implemented if performance standards are not met;

10.Biological resources-related facility closure measures including a description of funding mechanism(s)

11.A process for proposing plan modifications to the County of Riverside Environmental Programs Department and appropriate agencies for review and approval

12.A requirement to submit any sightings of any special-status species that are observed on or in proximity to the Project site, or during Project surveys, to the CNDDB per CDFW requirements.

The HMMP must be reviewed and approved by the RCA prior to submittal to EPD. The applicant must provide confirmation of HMMP approval to EPD at time of plan submittal.

30.EPD. 9

SP - BIO MONITOR

NOTAPPLY

Prior to the issuance of any grading permits a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities that occur within or in proximity of the CDFW Vegetated/MSHCP Riparian areas as depicted in Figure 16 of the Biological Resources Report written by Cadre Environmental in September of 2013. The biological monitor

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30.EPD. 9                      SP - BIO MONITOR (cont.)                      NOTAPPLY

must also be present when working in proximity to any areas that are adjacent to any MSHCP Conservation Areas as depicted in the JPR 14-02-06-01 Regional Map. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

30.EPD. 10                      SP - BIO MONITOR REPORT                      NOTAPPLY

Prior to the issuance of any building permits, a qualified biological monitor shall submit a final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

30.EPD. 11                      SP - TEMPORARY FENCE                      NOTAPPLY

Prior to the issuance of any grading plans, the areas mapped as "Proposed MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map and are outside of the mapped project footprint on Figure 16 of the Biological Resources Report written by Cadre Environmental in September of 2013, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire MSHCP Conservation Area. The only areas of the Conservation Area that will not be fenced are those that have been proposed for development and accounted for in the "Determination of Biologically Equivalent or Superior Preservation" written by Cadre Environmental and dated: October 2013. The

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30.EPD. 11                      SP - TEMPORARY FENCE (cont.)                      NOTAPPLY

document submitted to EPD to confirm temporary fencing must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance.

30.EPD. 12                      SP - PERMANENT FENCE PLAN                      NOTAPPLY

Prior to the issuance of any grading permits, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "Proposed MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map shall be permanently fenced for protection as permanent MSHCP conservation areas. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated conservation areas. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

30.EPD. 13                      SP - PERMANENT FENCE                      NOTAPPLY

Prior to the issuance of any building permits, the areas mapped as "Proposed MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map shall be permanently fenced for protection as MSHCP Conservation Areas according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 14

SP - WILDLIFE CROSSINGS

NOTAPPLY

Any project or projects that are proposed within the SP area shall be analyzed and possibly required to carry out the development of wildlife crossings whose design and locations are specified in JPR # 14-02-06-01 with a revision date of 5/12/14. The wildlife crossings must be installed in conjunction to the development of associated roads within the SP area.

30.EPD. 15

SP - ECS

NOTAPPLY

Prior to the recordation of any project maps, an Environmental Constraint Sheet (ECS) shall be prepared. Constrained areas will conform to the areas mapped as "Proposed Conservation Areas" in the JPR # 14-02-06-01 Regional Map and areas designated as "Proposed MSHCP Conservation Area on the MSHCP HANS02082 Map dated 7/16/13. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian) on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division.

The ECS map must be stamped by the Riverside County Surveyor with the following notes:

"MSHCP Conservation Area"

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

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

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the constraint area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height."

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30. PRIOR TO ANY PROJECT APPROVAL

PARKS DEPARTMENT

30.PARKS. 1                      SP - PROJECT TRAIL PLAN                      NOTAPPLY

Prior to issuance of project approval, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

30.PARKS. 2                      SP - MAINTENANCE ENTITY                      NOTAPPLY

Prior to or in conjunction with the project approval the project applicant shall identify the trail(s) maintenance entity (in writing) to County Planning Department and the Regional Park and Open-Space District.

30.PARKS. 3                      SP - TRAIL MAINTENANCE REGIONA                      NOTAPPLY

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

30.PARKS. 4                      SP - OFFER OF DEDICATION                      NOTAPPLY

Prior to, or in conjunction with the recreation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.



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30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"County Paleontological Report (PDP) No. 1439, prepared by Applied Earthworks 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:

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

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

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

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

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30.PLANNING. 1

SP - PALEO PRIMP & MONITOR (cont.)

NOTAPPLY

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

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

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

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

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1                    SP - PALEO PRIMP & MONITOR (cont.) (cont.)                    NOTAPPLY

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."

30.PLANNING. 2                    SP - PALEO MONITORING REPORT                    NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

30.PLANNING. 4                    SP - NON-IMPLEMENTING MAPS                    MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4                    SP - NON-IMPLEMENTING MAPS (cont.)                    MET

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 5                    SP - DURATION OF SP VALIDITY                    NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal or the County may begin Revocation Hearings. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 6                    SP - SUBMIT FINAL DOCUMENTS                    NOTAPPLY

Prior to the approval of ny implementing project within the SPECIFIC PLAN (i.e.: ract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6                      SP - SUBMIT FINAL DOCUMENTS (cont.)                      NOTAPPLY

distributed in the following fashion:

Building and Safety Department	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 7                      SP - PROJECT LOCATION EXHIBIT                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 12                      SP - GEO STUDY REQUIRED                      NOTAPPLY

Prior to the approval of any implementing project within [planning areas \_\_\_\_\_ of] the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a [geological/geotechnical] study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12                      SP - GEO STUDY REQUIRED (cont.)                      NOTAPPLY

not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 14                      SP - EA REQUIRED                      NOTAPPLY

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 15                      SP - ADDENDUM EIR                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15                      SP - ADDENDUM EIR (cont.)                      NOTAPPLY

EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 16                      SP - SUPPLEMENT TO EIR                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 17                      SP - SUBSEQUENT EIR                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17                    SP - SUBSEQUENT EIR (cont.)                    NOTAPPLY

arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 18                    SP - COMPLETE CASE APPROVALS                    NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, all three (3) GPAs, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 19                    SP - AMENDMENT REQUIRED                    NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19                      SP - AMENDMENT REQUIRED (cont.)                      NOTAPPLY

2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or

3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 21                      SP - AG/DAIRY NOTIFICATION                      NOTAPPLY

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 22                      SP \*- PA PROCEDURES                      NOTAPPLY

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

SP \*- PA PROCEDURES (cont.)

NOTAPPLY

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 23

SP - CC&R RES PUB COMMON AREA

NOTAPPLY

prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

SP - CC&R RES PUB COMMON AREA (cont.)

NOTAPPLY

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

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

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)NOTAPPLY

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

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 24 SP -CC&R RES PRI COMMON AREA NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

SP -CC&R RES PRI COMMON AREA (cont.)

NOTAPPLY

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

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

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

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

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

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

This Declaration shall not be terminated,

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30.PLANNING. 24 SP -CC&R RES PRI COMMON AREA (cont.) (cont.) NOTAPPLY

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 28 SP - F&G CLEARANCE NOTAPPLY

Prior to the approval of any implementing project within planning area 2, 3, 4, 5, 6, 7, OS-4, OS-7, and OS-8 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 29 SP - ACOE CLEARANCE NOTAPPLY

Prior to the approval of any implementing project within planning area 2, 3, 4, 5, 6, 7, OS-4, OS-7, and OS-8 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29

SP - ACOE CLEARANCE (cont.)

NOTAPPLY

plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 30

SP - SKR FEE CONDITION

NOTAPPLY

Prior to the approval of any implementing project the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant 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 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 342.3 acres in accordance with the SPECIFIC PLAN. 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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - POST GRADING REPORT

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 32 SP - SCHOOL MITIGATION

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Hemet Unified and/or Temecula Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 35 SP - COMMON AREA MAINTENANCE

NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35

SP - COMMON AREA MAINTENANCE (cont.)

NOTAPPLY

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. 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 Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN 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).

e. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) PA 5, PA 8, PA 15, OS-1, OS-2, OS-5, OS-6, OS-8, and OS-11.

30.PLANNING. 36

SP \*- ENTRY MONUMENTATION

NOTAPPLY

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit \_\_\_\_.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area \_\_\_\_ of the SPECIFIC PLAN, as shown on pages \_\_\_\_ to \_\_\_\_.
3. Landscaping of entry monument(s) shall comply with

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30.PLANNING. 36                    SP \*- ENTRY MONUMENTATION (cont.)                    NOTAPPLY

Ordinance No. 859 (as adopted and any amendments thereto)  
and the Riverside County Guide to California Friendly  
Landscaping."

30.PLANNING. 39                    SP - AVOID CULTURAL RESOURCE                    NOTAPPLY

Prior to the approval of any implementing project within  
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,  
plot plan, etc.), the following condition shall be placed  
on the implementing project:  
"During the Project's construction phase, the area labeled  
"Avoided Cultural Resource" on the land use map (on file  
with the County) shall be avoided".

30.PLANNING. 40                    SP - ARCHAEOLOGIST RETAINED                    NOTAPPLY

Prior to the approval of any implementing project within  
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,  
plot plan, etc.), the following condition shall be placed  
on the implementing project: Prior to the issuance of a  
grading permit for any Project construction, the Project  
Applicant shall retain a County-qualified archaeologist to  
monitor all ground-disturbing activities in an effort to  
identify any unknown historic archaeological resources.  
During the demolition and grading process, the  
archaeological monitor should be present to monitor freshly  
excavated soil and to identify, document, and further  
explore any intact artifact-filled deposits that may become  
unearthed. This would include field and laboratory  
analysis of any artifacts that are recovered during the  
fieldwork. The locations of any new discoveries shall be  
plotted on a site map and described in detail. Further  
comparative analysis of the recovered artifacts from  
CA-RIV-10949/H with other historic-age farmstead sites in  
the region and interpretation of the data should also be  
carried out by a County-qualified archaeologist.

30.PLANNING. 41                    SP - NATIVE AMERICAN MONITOR                    NOTAPPLY

Prior to the approval of any implementing project within  
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,  
plot plan, etc.), the following condition shall be placed  
on the implementing project: "At least 30 days prior to any  
grading activities, the Project Applicant shall contact the  
Soboba Band or Pechanga Tribe to notify them of grading,  
excavation, and proposed monitoring program, and to

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41

SP - NATIVE AMERICAN MONITOR (cont.)

NOTAPPLY

coordinate with the County and the Soboba Band or Pechanga Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The plan shall require the Applicant to retain a professional Tribal Monitor to monitor all ground-disturbing activities in an effort to identify any archaeological and cultural resources. The plan shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Soboba Band or Pechanga Tribe monitors during on-site and off-site grading, excavation, and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. During the demolition and grading process, the archaeological monitor should be present to monitor freshly excavated soil and to identify, document, and further explore any intact artifact-filled deposits that may become unearthed. This would include field and laboratory analysis of any artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on the site map and described in detail. The archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the Soboba Band or Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Further comparative analysis of any recovered artifacts from CA-RIV-10950/H with other Archaic-age sites in the region and from CA-RIV-10949/H with other historic-age farmstead sites in the region and interpretation of the data should also be carried out by a County-qualified archaeologist".

30.PLANNING. 42

SP - MONITORING PLAN

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "Prior to the beginning of any ground-disturbing activities, the County-qualified archaeologist shall file a pre-grading report with the County (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Mitigation Measure F-2, the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42

SP - MONITORING PLAN (cont.)

NOTAPPLY

archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the appropriate local Soboba Band or Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Soboba Band or Pechanga Tribe monitors shall be allowed to monitor all on-site and off-site grading, excavation, and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist. The archaeologist shall also be responsible for a post-grading monitoring report to be submitted to the County, the Project Applicant, the Eastern Information Center, and the Pechanga Tribe and the Soboba Band of Luiseno Indians no later than 45 days after completion of all monitoring activities".

30.PLANNING. 43

SP - CA-RIV-10951/H

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "The Project Applicant, the Soboba Band or Pechanga Tribe, and the County-qualified archaeologist shall conduct controlled grading utilizing a paddle grader during construction impacts to CA-RIV-10951/H. The purpose of the controlled grading at and around the site as outlined in the area labeled as "Controlled Grade Area" is to afford the opportunity to determine whether any subsurface resources are associated with the site and if so, to collect the resources for appropriate treatment pursuant to Section V(g) of the Agreement and in the Monitoring Plan to be developed by the project archaeologist in consultation with the Soboba Band or Pechanga Tribe. The Developer shall only use a paddle grader, and no other ground disturbing equipment or methods, in the "Controlled Grade Area" delineated and labeled on the attached land use map. All controlled grading shall be monitored according to the provisions of Mitigation Measure F-2".

30.PLANNING. 44

SP - UNANTICIPATED RESOURCES

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: " If inadvertent

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44                      SP - UNANTICIPATED RESOURCES (cont.)                      NOTAPPLY

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

30.PLANNING. 45                      SP - ARTIFACT DISPOSITION                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project area to the appropriate local Soboba Band or Pechanga Tribe for proper treatment and disposition as outlined in the Treatment and Monitoring Agreement required in Mitigation Measure F-2".

30.PLANNING. 46                      SP - SACRED SITE AVOIDANCE                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible".

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 47

SP - IF HUMAN REMAINS FOUND

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in Mitigation Measure F-2".

30.PLANNING. 48

SP - MM-D-16

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of a building permit, the County Building Department shall ensure that the Project does not include hearths or includes only natural gas hearths.

30.PLANNING. 49

SP - MM-D-17

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(90 series):

Prior to issuance of a certificate of occupancy, the County Building Department shall ensure that the Project uses low VOC cleaning supplies.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 50                      SP - MM-D-18                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(90 series):

Prior to issuance of a certificate of occupancy, the County Waste Management Department shall ensure that the Project incorporates compost and recycling services.

30.PLANNING. 51                      SP - MM-D-19                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of a building permit, the County Building Department shall ensure that the Project incorporates water conservation strategies designed to meet CalGreen reductions of 20 percent in indoor water use. This should include incorporating low water, Energy Star-compliant appliances and furniture, dual flush or toilets that use less than 1.6 gallons per flush (gpm), install faucets and showerheads using 2.5 gpm or less, water-saving landscape techniques such as drip irrigation.

30.PLANNING. 52                      SP - MM-E-1                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project Applicant shall pay MSHCP Local Development Mitigation fees as established and implemented by the County.

30.PLANNING. 53                      SP - MM-E-3                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, a 30-day burrowing owl preconstruction survey shall be conducted immediately

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 53 SP - MM-E-3 (cont.)

NOTAPPLY

prior to the initiation of ground-disturbing construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. The survey shall be conducted in compliance with both MSHCP and CDFW guidelines. A report of the findings prepared by a qualified biologist shall be submitted to the County prior to any permit or approval for ground disturbing activities.

If burrowing owls are detected on-site during the 30-day preconstruction survey, during the breeding season (February 1 to August 31), then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are complete or not initiated. In addition to monitoring breeding activity, if during the breeding season, a burrowing owl mitigation plan shall be developed based on the County EPD, CDFW, and USFWS requirements for the active relocation of individuals to the Lake Mathews Preserve.

30.PLANNING. 54 SP - MM-E-2

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project Applicant shall pay the fees pursuant to County Ordinance 663.10 for the Riverside County SKR HCP Fee Assessment Area as established and implemented by the County.

30.PLANNING. 55 SP - MM-E-4

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Mitigation for potential direct/indirect impacts to common and MSHCP covered sensitive passerine and raptor species shall require compliance with the federal MBTA. Construction outside the nesting season (between September 1 and January 31) does not require pre-removal nesting bird surveys. If construction is proposed between February 1 and August 31, a qualified biologist shall conduct a



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 55

SP - MM-E-4 (cont.)

NOTAPPLY

nesting bird survey(s) no more than fourteen days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project site.

The survey(s) shall focus on identifying any raptors and/or passerines nests that could be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be deterred until the young birds have fledged. A minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to the County prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur.

A report of the findings prepared by a qualified biologist shall be submitted to the County prior to construction that has the potential to disturb any active nests during the nesting season. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA.

30.PLANNING. 56

SP - MM-E-5

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project Applicant shall provide the RCA or similar entity with fee title/ownership and management responsibilities for the 106.85-acre MSHCP Proposed Conservation Area designated by the County of Riverside EPD as illustrated on Figure III-1 (refer to Section III [Project Description]).

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 57

SP - MM-E-6

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To meet the criteria of a biologically equivalent or superior alternative, the Project Applicant shall offset impacts to 1.29 acre of MSHCP riparian/riverine habitat by restoring 2.58 acres of non-riparian/riverine habitat as directed by the RCA, USFWS, CDFW, USACE, and RWQCB. The 2.58 acres of mitigation lands shall be identified, restored and located adjacent to the existing, on-site riparian corridor. Specifically, the proposed restoration shall occur within the on-site MSHCP Proposed Conservation Area, which shall have been conveyed in fee title, or by conservation easement, to the RCA. An MSHCP DBESP shall be prepared and submitted to the County, RCA, and wildlife agencies for review and approval prior to issuance of a grading permit.

30.PLANNING. 58

SP - MM-E-7

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project Applicant shall obtain a 404 Nationwide Permit from the USACE, 1602 SAA from CDFW, and a 401 Certification issued by the RWQCB pursuant to the California Water Code Section 13260. During the permit process a Habitat Mitigation Monitoring Plan (HMMP) shall be developed and approved by the County EPD, RCA, and applicable regulatory and wildlife agencies. As outlined in E-6, mitigation ratios and restoration efforts shall occur on-site within the MSHCP Proposed Conservation Area adjacent to the riparian corridor (French Valley Creek). A total of 2.58 acres shall be restored.

30.PLANNING. 59

SP - MM-F-1

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 59

SP - MM-F-1 (cont.)

NOTAPPLY

Prior to the issuance of a grading permit for any Project construction, the Project Applicant shall retain a County-qualified archaeologist to monitor all ground-disturbing activities in an effort to identify any unknown historic archaeological resources. During the demolition and grading process, the archaeological monitor should be present to monitor freshly excavated soil and to identify, document, and further explore any intact artifact-filled deposits that may become unearthed. This would include field and laboratory analysis of any artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on a site map and described in detail. Further comparative analysis of the recovered artifacts from CA-RIV-10949/H with other historic-age farmstead sites in the region and interpretation of the data should also be carried out by a County-qualified archaeologist.

30.PLANNING. 60

SP - MM-G-1

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of a building permit, it shall be determined by the Project Developer and the County if structural improvements are proposed within the northwestern portion of the Project site where alluvium may extend to a depth of 25 feet. The removal depth within this area may be limited to a maximum of 10 feet (or 2 feet above groundwater level) as opposed to complete removal of alluvium. However, it is recommended that construction of buildings in areas underlain by compressible silt and clays (such as the vicinity of Boring B-7) be delayed at least 4 months after grading and excavation to allow for consolidation settlement to take place. After completion of the recommended removal and prior to placing additional fill, the approved surface should be scarified a minimum of 8 inches, moisture conditioned and compacted to a minimum 90 percent of the maximum dry density in accordance with ASTM D1557. Saturated soils may require drying back to near optimum moisture content or mixing with drier materials.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 61

SP - MM-G-2

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of grading permits, a detailed geotechnical investigation report shall be submitted to the County with engineered grading plans that provides site-specific recommendations to allow for development that meets the requirements of the State and County Building Code. The geotechnical report shall be prepared and signed/stamped by a Registered Civil Engineer specializing in geotechnical engineering and a Certified Engineering Geologist. This report shall include site-specific measures such as grading recommendations, foundation design recommendations, and slope stability recommendations, as appropriate.

30.PLANNING. 62

SP - MM-H-1

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of building permits, ensure that project design features specified in the Specific Plan are implemented.

30.PLANNING. 63

SP - MM-H-2

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of building permits, ensure that, through economically feasible installations, the Project achieves a 15 percent reduction in electricity and natural gas energy use beyond the 2008 Title 24 standards.

30.PLANNING. 64

SP - MM-I-1

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 64 SP - MM-I-1 (cont.)

NOTAPPLY

on the implementing project(60 series):

Prior to issuance of any grading permits, a detailed traffic control plan shall be prepared to coordinate lane closures, access, and construction work hours in order to minimize potential impacts associated with emergency response. The traffic control plan shall be approved by the County Transportation Department prior to implementation.

30.PLANNING. 65 SP - MM-K-1

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of building permits, the County shall ensure compliance with the Highway 79 Condition of Approval. The allowable number of units shall be determined utilizing the ITE Trip Generation in consideration of: (a) TDM measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b), and (c). If the County establishes a fee program to achieve compliance with the Highway 79 policies, the Project Applicant may participate in such program as an alternative to compliance with the Highway 79 Condition of Approval. If the Highway 79 policies are amended, the Highway 79 condition may be amended in a corresponding fashion. If the Highway 79 policies are repealed, the Highway Condition of Approval will terminate. In any such instance, the environmental impacts of developing 1,282 units have been evaluated throughout the Belle Terre Specific Plan EIR.

30.PLANNING. 66 SP - MM-L-1

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project developer shall prepare and submit for approval by the County a construction-related noise mitigation plan that is consistent with County Ordinance 847 and General Plan Policy N 12.3. The plan must depict the location of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 66 SP - MM-L-1 (cont.)

NOTAPPLY

construction equipment and how the noise from this equipment will be mitigated during construction of this Project. Examples of potential mitigation methods include the following:

Temporary noise attenuation fences (approximately 5 to 10 dBA reduction in noise)

Preferential location of equipment (a reduction of 3dBA for every doubling of distance)

Use of current noise suppression technology (e.g., mufflers and engine shrouds and equipment)

Notification to land uses in the vicinity of construction schedule

Posting of a contact name and number of contractor or County staff to receive complaints

30.PLANNING. 67 SP - MM-O-1

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Existing-With-Project (2012) - 360 Dwelling Units  
Prior to issuance of a Building Permit, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF, TUMF and RBBD fees in the amount and at the time specified for each funding program (refer to Table IV.O-17 in Section IV.O [Transportation/Traffic]) for the following improvements that are outside the County's jurisdiction:

Intersection 1: I-215 Southbound Ramps/Scott Road

Construct a second westbound left-turn lane

Intersection 7: Margarita Road/Murrieta Hot Springs Road

Modify the traffic signal to remove the southbound (west leg) crosswalk

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30.PLANNING. 67 SP - MM-O-1 (cont.)

NOTAPPLY

Intersection 8: SR-79/Domenigoni Parkway

Modify the traffic signal to implement overlap phasing on the northbound right turn lane

Modify the traffic signal to remove the eastbound (south leg) crosswalk

Intersection 9: SR-79/Holland Road

Install a traffic signal

Intersection 11: SR-79/Keller Road

"Install a traffic signal

Construct a northbound left-turn lane

Construct a southbound left-turn lane

Intersection 15: SR-79/Thompson Road

Construct a second northbound left-turn lane

Modify the traffic signal to implement overlap phasing on the eastbound right-turn lane

Intersection 19: SR-79/Murrieta Hot Spring Road

Construct a second southbound left-turn lane

Modify the traffic signal to implement overlap phasing on the southbound right-turn lanes

Modify the traffic signal to remove the southbound (west leg) crosswalk

Intersection 21: SR-79/Nicolas Road

Modify the traffic signal to implement overlap phasing on the northbound right-turn lane

Construct a second southbound left-turn lane

Intersection 22: SR-79/Margarita Road

Construct a southbound right-turn lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 67 SP - MM-O-1 (cont.) (cont.)

NOTAPPLY

Modify the traffic signal to implement overlap phasing on the southbound right turn lane

Intersection 23: SR-79/Ynez Road

Modify the traffic signal to implement overlap phasing on the eastbound right-turn lane

Intersection 24: SR-79/I-15 Northbound Ramps

Construct a southbound free-right-turn lane.

30.PLANNING. 68 SP - MM-O-2

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:

Intersection 27: Pourroy Road-West/Auld Road

Install a traffic signal

Intersection 33: Washington and Abelia Street

Install a traffic signal

If the improvements would not be completed through the DIF or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy, subject to reimbursement or fee credit issues by the County.

30.PLANNING. 69 SP - MM-O-3

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 69 SP - MM-O-3 (cont.)

NOTAPPLY

Existing-With-Project (2012) - 725 Dwelling Units  
Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF and RBBD fees (refer to Table IV.O-17) for the following improvements that are outside the County:

Intersection 6: Leon Road and Scott Road:

Install a traffic signal

Construct a northbound left turn lane

Construct a southbound left turn lane

Construct an eastbound left turn lane

Construct a westbound left-turn lane

Intersection 10: SR-79 and Scott Road:

Construct a westbound left-turn lane

Construct a westbound right-turn lane

30.PLANNING. 70 SP - MM-O-4

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Existing-Plus-Project (2012) - 1,282 Dwelling Units  
Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBD fees (refer to Table IV.O-17) for the following improvement that is outside the County:

Intersection 10: SR-79/Scott Road

Construct an eastbound left-turn lane.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 71

SP - MM-O-5

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Existing-Plus-Project (2012) - 1,282 Dwelling Units  
Prior to issuance of building permits, the Project Applicant shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County: Intersection 30: Washington Street/Keller Road (North Street):

Install a traffic signal

Construct a northbound left-turn lane

Construct a southbound left-turn lane

Construct an eastbound left-turn lane

Construct a westbound left-turn lane and a shared through-right-turn lane

If the improvements would not be completed through the DIF or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy and may seek a fee credit.

30.PLANNING. 72

SP - MM-O-6

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Near-Term (2014) and Long-Term (2035) Cumulative Conditions  
Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBB fees in the amount and at the time specified for each funding program (refer to Table IV.O-17 in Section IV.O [Transportation/Traffic]).

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 73

SP - MM-F-10

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of grading permits, the Project developer shall retain a qualified paleontologist to develop a Paleontological Resource Impact Mitigation Program (PRIMP) for the excavation phase of the Project shall be prepared. The PRIMP shall conform to the guidelines of the County and the Society of Vertebrate Paleontology and include the following steps:

A trained paleontological monitor shall be present during ground-disturbing activities within the Project area in sediments determined likely to contain paleontological resources. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.

Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques.

All fossils collected shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.

A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.

All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 74                      SP - PA NO. 1 PARK                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

The neighborhood parks within Planning Areas 6, 9, 11, and 12 shall be fully constructed and operational prior to the issuance of the final building permit in the associated planning area.

30.PLANNING. 75                      SP - PA NO. 3 PARK                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The neighborhood parks within Planning Areas 6, 9, 11, and 12 shall be fully constructed and operational prior to the issuance of the final building permit in the associated planning area.

30.PLANNING. 76                      SP - PA NO. 9 PARK                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

The neighborhood parks within Planning Areas 6, 9, 11, and 12 shall be fully constructed and operational prior to the issuance of the final building permit in the associated planning area.

30.PLANNING. 77                      SP - PA NO. 11 PARK                      NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

The neighborhood parks within Planning Areas 6, 9, 11, and 12 shall be fully constructed and operational prior to the issuance of the final building permit in the associated planning area.

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30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1                      SP - SP382/IMPROVEMENTS                      INEFFECT

All road improvements within the project boundaries shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval of the Director of Transportation.

30.TRANS. 3                      SP - SP382/TS REQUIRED                      INEFFECT

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 382.

30.TRANS. 4                      SP - SP382/CONDITIONS                      INEFFECT

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 a minimum of Level of Service æCÆ, except that Level of Service æDÆ may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

I-215 Southbound Ramps (NS) at:  
Scott Road (EW)

I-215 Northbound Ramps (NS) at  
Scott Road (EW)

Antelope Road (NS) at:  
Scott Road (EW)

Menifee Road (NS) at:  
Scott Road (EW)

Briggs Road (NS) at:

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30.TRANS. 4 SP - SP382/CONDITIONS (cont.)

INEFFECT

Scott Road (EW)

Leon Road (NS) at:  
Scott Road (EW)

Margarita Road (NS) at:  
Murrieta Hot Springs Road (EW)

Winchester Road (SR-79) (NS) at:  
Domenigonia Parkway (EW)  
Holland Road (EW)  
Scott Road (EW)  
Keller Road (EW)  
Abelia Street (EW)  
Pourroy Road (EW)  
Skyview Road (EW)  
Thompson Road (EW)  
Benton Road (EW)  
Auld Road (EW)  
Hunter Road (EW)  
Murrieta Hot Springs Road (EW)  
Willows Avenue (EW)  
Nicolas Road (EW)  
Margarita Road (EW)  
Ynez Road (EW)

I-15 Southbound Ramps (NS) at:  
Winchester Road (SR-79) (EW)

I-15 Northbound Ramps (NS) at:  
Winchester Road (SR-79) (EW)

Calistoga Drive (NS) at:  
Murrieta Hot Springs Road (EW)

Pourroy Road-West (NS) at:  
Auld Road (EW)

Pourroy Road-East (NS) at:  
Auld Road (EW)

Pourroy Road (NS) at:  
Murrieta Hot Springs Road (EW)

Washington Street (NS) at:  
Keller Road (North Street) (EW)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4                      SP - SP382/CONDITIONS (cont.) (cont.)                      INEFFECT

Fields Drive (EW)  
Autumn Glen Circle (South Street) (EW)  
Abelia Street (EW)  
Thompson Road (EW)  
Benton Road (EW)  
Auld Road (EW)

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.

30.TRANS. 5                      SP - SP382/INSTALLATION                      INEFFECT

The implementing projects of the specific plan shall be  
responsible for the design and construction of traffic  
signal(s) at the intersections of:

Signals not eligible for fee credit:

Winchester Road (SR-79) (NS) at Scott Road (EW) (725  
dwelling units) - signal modification

Signals eligible for fee credit if installed in the  
ultimate location:

Pourroy Road-West (NS) at Auld Road (EW) (360 dwelling  
units)  
Leon Road (NS) at Scott Road (EW) (725 dwelling units)  
Washington Street (NS) at Keller Road (EW) (1,282  
dwelling units)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project  
proponent shall contact the Transportation Department and  
enter into an agreement for signal mitigation fee credit or  
reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with  
the requirements of the Transportation Department and the  
public contract code in order to be eligible for fee credit  
or reimbursement.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - SP382/GEOMETRICS

INEFFECT

The following intersection improvements shall be provided prior to the issuance of the 360th residential occupancy permit or earlier if determined to be necessary on the basis of a project traffic study:

The intersection of Pourroy Road-West (NS) at Auld Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane  
Southbound: N/A  
Eastbound: one through lane, one right-turn lane  
Westbound: one left-turn lane, two through lanes

The following intersection improvements shall be provided prior to the issuance of the 725th residential occupancy permit or earlier if determined to be necessary on the basis of a project traffic study:

The intersection of Leon Road (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane  
Southbound: one left-turn lane, one through lane  
Eastbound: one left-turn lane, one through lane  
Westbound: one left-turn lane, one through lane

The intersection of Winchester Road (SR-79) (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes  
Southbound: one left-turn lane, two through lanes  
Eastbound: one left-turn lane, one through lane  
Westbound: one left-turn lane, one through lane, one right-turn lane

The following intersection improvements shall be provided prior to the issuance of the 1,282nd residential occupancy permit or earlier if determined to be necessary on the basis of a project traffic study:

The intersection of Washington Street (SR-79) (NS) at Keller Road (EW) shall be signalized and improved to provide the following geometrics:



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30.TRANS. 6 SP - SP382/GEOMETRICS (cont.)

INEFFECT

Northbound: one left-turn lane, one through lane  
Southbound: one left-turn lane, one through lane  
Eastbound: one left-turn lane, one through lane  
Westbound: one left-turn lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

30.TRANS. 7 SP - SP382/FEE OR CREDIT AGREE

INEFFECT

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

30.TRANS. 8 SP - SP382/SW RBBB ZONE D

INEFFECT

Prior to approval of an implementing project of the specific plan, the project shall be conditioned to pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District prior to the recordation of the final map, or any phase thereof. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in

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30.TRANS. 8                      SP - SP382/SW RBBB ZONE D (cont.)                      INEFFECT

effect at the time of issuance of the permit.

30.TRANS. 9                      SP - SP382/WRCOG TUMF                      INEFFECT

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

30.TRANS. 10                      SP - SP382/KELLER IC FAIRSHARE                      INEFFECT

In the event Keller Road provides a continuous linkage between Interstate 215 and State Route 79, the project proponent shall pay its fairshare contribution of improvements to mitigate its impact at the Interstate 215 and Keller Road interchange by participation in the Southwest Area Road and Bridge Benefit District, or as approved by the Director of Transportation.

30.TRANS. 11                      SP - SP382/(EIR MM-01)                      INEFFECT

360 DWELLING UNITS

Prior to issuance of a Building Permit No. 360, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF, TUMF and RBBB fees in the amount and at the time specified for each funding program (refer to Table IV.O-17) for the following improvements that are outside the County's jurisdiction:

- Intersection 1: I-215 Southbound Ramps/Scott Road  
Construct a second westbound left-turn lane
- Intersection 7: Margarita Road/Murrieta Hot Springs Road  
Modify the traffic signal to remove the southbound (west leg) crosswalk
- Intersection 8: SR-79/Domenigoni Parkway  
Modify the traffic signal to implement overlap phasing on the northbound right turn lane  
Modify the traffic signal to remove the eastbound (south leg) crosswalk
- Intersection 9: SR-79/Holland Road  
Install a traffic signal
- Intersection 11: SR-79/Keller Road

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30.TRANS. 11                      SP - SP382/(EIR MM-01) (cont.)                      INEFFECT

- Install a traffic signal
- Construct a northbound left-turn lane
- Construct a southbound left-turn lane
- Intersection 15: SR-79/Thompson Road
  - Construct a second northbound left-turn lane
  - Modify the traffic signal to implement overlap phasing on the eastbound right-turn lane
- Intersection 19: SR-79/Murrieta Hot Spring Road
  - Construct a second southbound left-turn lane
  - Modify the traffic signal to implement overlap phasing on the southbound right-turn lanes
  - Modify the traffic signal to remove the southbound (west leg) crosswalk
- Intersection 21: SR-79/Nicolas Road
  - Modify the traffic signal to implement overlap phasing on the northbound right-turn lane
  - Construct a second southbound left-turn lane
- Intersection 22: SR-79/Margarita Road
  - Construct a southbound right-turn lane
  - Modify the traffic signal to implement overlap phasing on the southbound right turn lane
- Intersection 23: SR-79/Ynez Road
  - Modify the traffic signal to implement overlap phasing on the eastbound right-turn lane
- Intersection 24: SR-79/I-15 Northbound Ramps
  - Construct a southbound free-right-turn lane

30.TRANS. 12                      SP - SP382/(EIR MM-02)                      INEFFECT

360 DWELLING UNITS

Prior to issuance of Building Permit No. 360, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:

- Intersection 27: Pourroy Road-West/Auld Road
  - Install a traffic signal
- Intersection 33: Washington and Abelia Street
  - Install a traffic signal

If the improvements would not be completed through the DIF or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy,

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30.TRANS. 12                      SP - SP382/(EIR MM-02) (cont.)                      INEFFECT

subject to reimbursement or fee credit issues by the  
County.

30.TRANS. 13                      SP - SP382/(EIR MM-03)                      INEFFECT

725 DWELLING UNITS

Prior to issuance of Building Permit No. 725, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF and RBBB fees (refer to Table IV.O-17) for the following improvements that are outside the County:

- Intersection 6: Leon Road and Scott Road:
  - Install a traffic signal
  - Construct a northbound left turn lane
  - Construct a southbound left turn lane
  - Construct an eastbound left turn lane
  - Construct a westbound left-turn lane
- Intersection 10: SR-79 and Scott Road:
  - Construct a westbound left-turn lane
  - Construct a westbound right-turn lane

30.TRANS. 14                      SP - SP382/(EIR MM-04)                      INEFFECT

1,282 DWELLING UNITS

Prior to issuance of Building Permit No. 1282, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBB fees (refer to Table IV.O-17) for the following improvement that is outside the County:

- Intersection 10: SR-79/Scott Road
  - Construct an eastbound left-turn lane.

30.TRANS. 15                      SP - SP382/(EIR MM-05)                      INEFFECT

Prior to issuance of building permits, the Project Applicant shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:

- Intersection 30: Washington Street/Keller Road (North

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 15                      SP - SP382/(EIR MM-05) (cont.)                      INEFFECT

Street):

- Install a traffic signal
- Construct a northbound left-turn lane
- Construct a southbound left-turn lane
- Construct an eastbound left-turn lane
- Construct a westbound left-turn lane and a shared through-right-turn lane

If the improvements would not be completed through the DIF or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy and may seek a fee credit.

30.TRANS. 16                      SP - SP382/(EIR MM-06)                      INEFFECT

Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBB fees in the amount and at the time specified for each funding program (refer to Table IV.O-17).

For those improvements not covered under one of the funding programs listed above, the project shall pay its fairshare to mitigate cumulative traffic impacts identified in the specific plan EIR.

30.TRANS. 17                      SP - LC LANDSCAPE CONCEPT PLAN                      INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Provide two (2) sets of plans on 24" x 36" sheet at 20 scale that includes a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 17

SP - LC LANDSCAPE CONCEPT PLAN (cont.)

INEFFECT

amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The conceptual landscape plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

The conceptual landscape plan shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect.

30.TRANS. 19

SP - LC LNDSCP CMN AREA MNTNNC

INEFFECT

Project is a candidate for a County CFD administered by the Transportation Department. Request a meeting with Transportation Department's LMD/Landscape Staff to discuss options further. WQMP BMPs (basins, etc) shall be CFD maintained or other Transportation Department approved maintenance entity.

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e., tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 19

SP - LC LNDSCP CMN AREA MNTNNC (cont.)

INEFFECT

- a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. 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 Riverside Guide to California Friendly Landscaping.
- d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN 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).

Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 19 SP - LC LNDSCP CMN AREA MNTNNC (cont.) (cont.INEFFECT  
following: Planning Area(s) \_\_\_\_\_.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SUBMIT ECS & FINAL MAP RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 4 MAP SHOW FLOODPLAIN ECS RECOMMND

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

50.FLOOD RI. 7 MAP ADP FEES RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Warm Springs Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside



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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP ADP FEES (cont.)

RECOMMND

County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 8 MAP SUBMIT PLANS

RECOMMND

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.

50.FLOOD RI. 10 MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the 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.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2                      MAP - SURVEYOR CHECK LIST (cont.)                      RECOMMND

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

B. All lots on the FINAL MAP shall have a minimum lot size of 20 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.

50.PLANNING. 13                      MAP - FINAL MAP PREPARER                      RECOMMND

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

50.PLANNING. 14                      MAP - ECS SHALL BE PREPARED                      RECOMMND

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

50.PLANNING. 20                      MAP - FEE BALANCE                      RECOMMND

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

50.PLANNING. 24                      MAP - ECS NO GRADING                      RECOMMND

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

"ENVIRONMENTAL CONSTRAINT NOTE: NO GRADING OR GROUND DISTURBANCE IS PERMITTED PURSUANT TO THIS MAP"

SURVEY DEPARTMENT

50.SURVEY. 1                      MAP - EASEMENT                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

TRANS DEPARTMENT

50.TRANS. 1                      MAP - CENTERLINE STUDY PROFIL                      RECOMMND

Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

50.TRANS. 2                      MAP - ACCESS RESTRICTION/SUR                      RECOMMND

Lot access shall be restricted on Washington Street and so noted on the final map.

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

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 4                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

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

50.TRANS. 5                      MAP - IMP PLANS                      RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6

MAP - R-O-W DEDICATION 1/SUR

RECOMMND

Sufficient public street right-of-way along Fields Drive (from the existing Fields Drive to approximately 620' east of intersection with Keller Road) shall be dedicated for public use to provide for 80 foot full-width right-of-way per modified County Standard No. 103, Section "A", Ordinance 461. (Modified for increased right-of-way from 74' to 80'.)

Sufficient public street right-of-way along Fields Drive (from approximately 620' east of the intersection with Keller Road to Autumn Glen Circle) shall be dedicated for public use to provide for a 74 foot full-width right-of-way per County Standard No. 103, Section "A", Ordinance 461.

Sufficient public street right-of-way along Keller Road between Fields Drive and Parcel 2 shall be dedicated for public use to provide for 80 foot full-width right-of-way per modified County Standard No. 103, Section "A", Ordinance 461. (Modified for increased right-of-way from 74' to 80'.)

Sufficient public street right-of-way along Keller Road (from the intersection with Washington Street to Parcel 3) shall be dedicated for public use to provide for 74 foot full-width right-of-way per County Standard No. 103, Section "A", Ordinance 461.

Sufficient public street right-of-way along Autumn Glen Circle (from the intersection with Fields Drive to the project boundary) shall be dedicated for public use to provide for 74 foot full-width right-of-way per County Standard No. 103, Section "A", Ordinance 461

Sufficient public street right-of-way along Washington Street shall be dedicated for public use to provide for a 76 foot half-width right-of-way per County Standard No. 91, Ordinance 461.

Sufficient public street right-of-way along Fields Drive (across existing channel) shall be dedicated for public use to provide for a 60 foot full-width right-of-way per County Standard No. 106, Section "A", Ordinance 461.

Sufficient public street right-of-way for the proposed roundabout at the intersection of Keller Road and Fields Drive shall be dedicated for public use as determine by the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6                      MAP - R-O-W DEDICATION 1/SUR (cont.)                      RECOMMND

Director of Transportation.

50.TRANS. 7                      MAP - NO DEVELOPMENT                      RECOMMND

PM36628 is for financing and conveyancing purposes only.  
Recordation of this map does not authorize development of  
or construction on any parcel. Each numbered parcel of the  
final map shall contain the following text:

"NOT FOR DEVELOPMENT PURPOSES - SUBJECT TO SUBSEQUENT  
DISCRETIONARY APPROVALS"

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP - NO GRADING PERMITS                      RECOMMND

A GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND  
SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION -  
UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED  
AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME  
PARCEL(S).

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                      MAP - NO BP'S W/O L.U. PRMT                      RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND  
SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION -  
UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED  
AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME  
PARCEL(S).

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1                      MAP - WRCOG TUMF                      RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

MAP - R & B B D

RECOMMND

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

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1

SP - TRAIL CONSTRUCTION COMPLE

NOTAPPLY

Prior to issuance of the occupancy permit for any unit beyond 50% of the total number of units within Planning Area 1, the applicant shall complete construction of the trails(s) in Planning Area 1 with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open Space District or its representative.

Prior to issuance of the occupancy permit for any unit beyond 50% of the total number of units within Planning Area 3, the applicant shall complete construction of the trail(s) in Planning Area 3 with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

Prior to issuance of the occupancy permit for any unit beyond 50% of the total number of units within Planning Area 10, the applicant shall complete construction of the walking trail in Planning Area 8 with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

Prior to issuance of the occupancy permit for any unit beyond 50% of the total number of units within Planning Area 13 or 14, the applicant shall complete construction of the decomposed granite trail along Rebecca Street with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PARKS. 2

SP - TRAIL MAINTENANCE MECHANI

NOTAPPLY

Prior to issuance of the occupancy permit for any unit beyond 50% of the total number of units within Planning Area 1, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open Space that the trail maintenance mechanism is in place.

Prior to issuance of the occupancy permit for any unit beyond 50% of the total number of units within Planning Area 3, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

Prior to issuance of the occupancy permit for any unit beyond 50% of the total number of units within occupancy permit for Planning Area 10, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place for the walking trail in Planning Area 8.

Prior to issuance of the occupancy permit for any unit beyond 50% of the total number of units within Planning Area 13 or 14, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place for the decomposed granite trail along Rebecca Street.

100.PARKS. 3

SP - TRAIL CASH BOND

NOTAPPLY

Prior to the issuance of building permit, the developer or the builder of each Planning Area shall post a cash bond for the development of trail system in each Planning Area.

PLANNING DEPARTMENT

100.PLANNING. 1

SP - PA 5 PARK CONSTRUCTION

NOTAPPLY

The public park in Planning Area 5 shall be constructed concurrently with development in Planning Area , 4 and/or 7. More specifically, prior to the issuance of the 58th final inspection within Planning Area 4 or the issuance of the 55th final inspection within Planning Area 7, or to the satisfaction of the Planning Director.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 2 SP - COUNT RES BUILD PERMITS

NOTAPPLY

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 1,282 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 3 SP - PA 5 PLANS REQUIRED

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1st final inspection within Planning Area No. 4, or 7 of the SPECIFIC PLAN, detailed park plans shall be submitted to the Planning Department and the French Valley Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - PA 8 PARK CONSTRUCTION

NOTAPPLY

The public park and trail in Planning Area 8 shall be constructed concurrently with development in Planning Area, 10. More specifically, prior to the issuance of, or the issuance of the 93th final inspection within Planning Area 10, or to the satisfaction of the Planning Director.

100.PLANNING. 5 SP - PA 8 PLANS REQUIRED

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1st occupancy permit final inspection within Planning Area 10 of the SPECIFIC PLAN, detailed park plans shall be submitted to the Planning Department and the French Valley Recreation and Parks



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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 5                    SP - PA 8 PLANS REQUIRED (cont.)                    NOTAPPLY

District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 8. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 8 and with the requirements of the French Valley Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 6                    SP - PA 15 PARK/DETENTION                    NOTAPPLY

The public park/detention basin in Planning Area 15 shall be constructed concurrently with development in Planning Area 13 and 14. More specifically, the public park shall be constructed prior to the issuance of the 60th final inspection for either Planning Area 13 or 14.

100.PLANNING. 7                    SP - PA 15/DETENTION PLAN                    NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1st final inspection within Planning Area 13 and 14 of the SPECIFIC PLAN, detailed park plans shall be submitted to the Planning Department and the French Valley Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 15. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 15 and with the requirements of the French Valley Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

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

DATE: February 2, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
Riv. Co. Surveyor – B. Robinson

Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Winchester MAC Advisory  
3rd District Supervisor  
3rd District Planning Commissioner  
Valley Wide Rec. & Parks District

Hemet Unified School District  
Eastern Municipal Water Dist.  
Southern California Edison  
Southern California Gas Co.  
Verizon  
Eastern Information Center (UCR)

**TENTATIVE PARCEL MAP NO. 36628** – EA42755 – Applicant: Regent French Valley LLC.– Engineer/Representative: Albert A. Webb and Associates – Third Supervisorial District – Rancho California Zoning Area – French Valley Community – North Lake Skinner Policy Area – Southwest Area Plan – Medium Density Residential (MDR) – Rural Mountainous (RM)(10 – acre minimum) – Public Facilities (PF) – Location: northerly of Yates Road, southerly of Keller Avenue and easterly of Washington Street and bisected by the San Diego Canal – 285.46 gross acres - Zoning: Specific Plan No. 382 - **REQUEST:** Schedule I subdivision to create ten (10) residential parcels for future planned residential development on 285.46 gross acres – APN No(s): 472-170-001, 472-170-003, 472-180-001, 472-180-003, 476-010-040, 476-010-045.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on February 26, 2015.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at **(951) 955-8631** or email at [mstraite@rctlma.org](mailto:mstraite@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.*



**Board of Directors**

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**Chairman of the Board,**  
**The Metropolitan Water**  
**District of So. Calif.**  
Randy A. Record

**Legal Counsel**  
Lemieux & O'Neill

March 09, 2015

Riverside County Planning Department  
P.O. Box 1409  
Riverside, Ca 92502-1409

Attention: Matt Straite

Gentlemen:

**Subject: Initial Case Transmittal Tentative Parcel Map No. 36628. Belle Terre, schedule I division to create ten (10) residential parcels for future planned residential development on 285.46 gross acres- APN No(s): 472-170-001, 472-170-003, 472-180-001, 472-180-003, 476-010-040, 476-010-045.**

The subject project requires water, sewer and recycled water services from EMWD. The details of said service connection points are further detailed in a separate document, known as EMWD's Plan of Service (POS), developed by the project proponent.

The subject project is an active project with EMWD's New Business Department, with a Work Order Number 15184, and a Record Number WS2012-238.

Attached, please find a copy of the latest POS for the subject project, as approved by EMWD.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

Maroun El-Hage, M.S., P.E.  
Senior Civil Engineer  
New Business Development  
(951) 928-3777 x4468  
[El-hagem@emwd.org](mailto:El-hagem@emwd.org)

ME:pn

Attachment: Webb Associates, Belle Terre, "Master Plan of Service," March 2014

**Mailing Address:** Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177  
**Location:** 2270 Trumble Road Perris, CA 92570 Internet: [www.emwd.org](http://www.emwd.org)



May 2, 2014

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**Treasurer**  
Joseph J. Kuebler, CPA

**Director of The  
Metropolitan Water  
District of So. Calif.**  
Randy A. Record

**Board Secretary and  
Assistant to the  
General Manager**  
Rosemarie V. Howard

**Legal Counsel**  
Lemieux & O'Neill

**Master Plan Of Service**

Regent French Valley, LLC  
Attn: Lenny Dunn, Vice President  
11990 San Vicente Blvd., Suite 200  
Los Angeles, CA 90049

Webb Associates  
Attn: Brad Sackett, P.E.  
3788 McCray Street  
Riverside, CA 92506

**Re: Belle Terre  
W.O. 15184 for Water, Sewer and Recycled Water Plan of Service  
Record Number: WS20120000238**

Dear Mr. Dunn

Thank you for inquiring about water, sewer, and recycled water services from Eastern Municipal Water District (EMWD). I hope the following information is useful.

The subject project is within EMWD's domestic water, sanitary sewer, and recycled water service areas. The project involves development of approximately 307-acres consisting of about 1,286 residential units (low, medium and high density), open space, and park. The project site is generally bounded by Washington Street and Sally Street on the west, and the San Diego Canal on the east. The proposed Belle Terre development is divided into three portions: the northeast, northwest, and southeast. The northeast portion is approximately 73 acres and is located east of the San Diego Canal with a land use of habitat conservation. No water demand or sewer generation is anticipated from this area. Northwest Belle Terre is approximately 215 acres, located on the west side of the San Diego Canal and is accessible from Washington Street/Keller Road, Fields Drive and Jean Nicholas Road and is planned to have 1,166 dwelling units. The southeast Belle Terre portion is approximately 55 acres and is located on the east side of the San Diego Canal and could potentially accommodate 120 dwelling units.

Based on the latest available information supplied by your engineer (Webb) we consider the Master Plan Of Service report (dated March 2014) represents the conceptual facilities required at this time to provide adequate service to subject project, which are based on the current available capacities in EMWD's system. These requirements are subject to change (along with this Master POS), based on further focused studies, changes in land use, or other

**Mailing Address:** Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177  
**Location:** 2270 Trumble Road Perris, CA 92570 Internet : [www.emwd.org](http://www.emwd.org)

updates submitted prior to final design, plan check and construction. Ultimately, services from EMWD will be dependent upon available capacity of EMWD's systems at the time prior to service agreement with EMWD.

In the future, and prior to final design, each portion of this project shall be required to develop their respective POS and Recycled Water Use Exhibit (RWUE) that complies with the latest version of this Master POS.

Please note that it is the developer and the engineer's responsibility to provide the District with the latest information on the subject project as changes to the Condition of Approval, Land Use or intended use of structures will likely require the Master POS to be revised and updated accordingly. If changes were to be found out later in the EMWD process it most likely will delay the project approval as we must update the POS to reflect changing conditions. Please note, an approved POS is only valid for six months, or until the first Plan Check is submitted, whichever occurs first.

Please feel free to contact me if you have any questions or need additional information.

Respectfully,



Fred Azimie  
Civil Engineering Associate II  
New Business Development  
Engineering Department  
(951) 928-3777, X 4447



Maroun El-Hage, P.E.  
Senior Civil Engineer  
New Business Development Dept.  
Plan of Service  
(951) 928-3777, X 4468

Attachments:

Cover page only, Master Plan Of Service report (dated March 2014)  
Figure 1-1 Land Use Plan  
Figure 2-1 Water Facilities  
Figure 2-2 Proposed Pressure Zone  
Figure 3-2a Proposed Sewer Facilities Option 1  
Figure 3-2b Proposed Sewer Facilities Option 2  
Figure 3-2c Proposed Sewer Facilities Option 3  
Figure 4-1 Proposed Recycled Water Facilities  
Attachment A: Belle Terre Tank Site Concept (dated 12/20/2013)



**REGENT PROPERTIES**

## **MEMORANDUM**

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**To:** Juan Perez, Director of Transportation and Land Management

**From:** Daniel Gryczman, Regent Properties

**Date:** September 22, 2014

**RE:** I-Map for Bell Terre (Specific Plan No. 382)

Dear Mr. Perez:

Thank you for discussing the Schedule I map process for our Belle Terre project (the "**Project**") with us over the phone on September 2, 2014. On that call, you requested that we put together an exhibit depicting the parcels we wish to create and identify means of primary and secondary access for each parcel. In addition, you requested that Regent address the County's concerns relative to alerting future buyers of parcels created by the Schedule I map of 1) the need for regional transportation improvements to serve the Belle Terre Specific Plan and 2) possible building permit limitations within the Belle Terre Specific Plan due to the current Highway 79 Policy requirements. Lastly, you requested that Regent provide documentation showing right of way access exists to the proposed Schedule I map. We have included the requested information as exhibits. **Exhibit "A"** shows the proposed parcels with acreage. The internal backbone streets are labeled as lettered lots which will be offered and dedicated to the County upon recordation of the map. **Exhibit "B"** contains language for the County's consideration that can be adopted as conditions to the Schedule I map to notify future buyers of the need for regional improvements as well as possible limitations on building permits. I have also included a "Notice of Special Restrictions" that would be recorded against each parcel when Regent sells the parcels, notifying the buyer of the requirements and timing for regional improvements and the possible limitation on building permits. **Exhibits "C", "D" and "E"** contain existing right of way dedications to the Project from Washington Street, consistent with the proposed access points shown on **Exhibit "A"**.

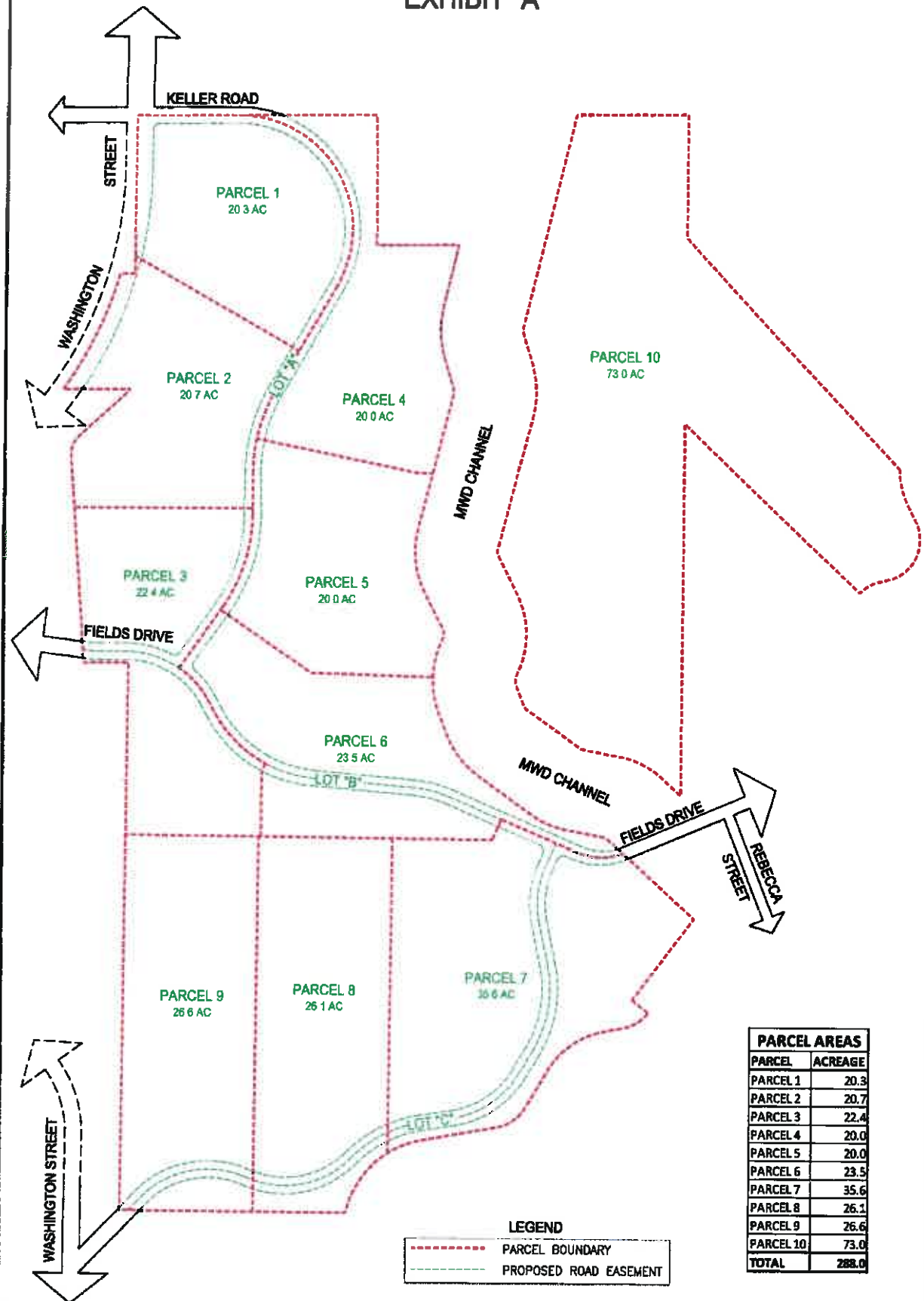
Please note on **Exhibit "A"**, all parcels have primary and secondary access to them except Parcel 10 which is east of the MWD canal. This 73 acre parcel is proposed to be open space in the Belle Terre Specific Plan. Access to this parcel is consistent with what is currently provided to all parcels east of the MWD canal. Please also note that the southerly access point in **Exhibit "E"** is shown on TTM 30837, which is currently undergoing final engineering. In the event this TTM 30837 is not recorded prior to recordation of the Schedule I map, Regent has entered into and recorded a reciprocal easement agreement with the owner of TTM 30837 which provides Regent vehicular and pedestrian ingress and egress from Washington Street to the Project, together with the right to construct the roadway improvements.

Thank you for your continued assistance. We welcome the opportunity to further discuss the items in this memo with you should you have any questions. As requested on the conference call, Regent will meet with Kevin Tsang and Matt Straite to review this memo and attachments.

Cc: Matt Straite, Riverside County Planning  
Kevin Tsang, Riverside County Transportation  
Bruce Davis, Albert A. Webb Associates  
Lenny Dunn, Regent Properties



# EXHIBIT "A"



PARCEL AREAS	
PARCEL	ACREAGE
PARCEL 1	20.3
PARCEL 2	20.7
PARCEL 3	22.4
PARCEL 4	20.0
PARCEL 5	20.0
PARCEL 6	23.5
PARCEL 7	35.6
PARCEL 8	26.1
PARCEL 9	26.6
PARCEL 10	73.0
TOTAL	288.0

BELLE TERRE  
SCHEDULE I PARCEL MAP LAYOUT

DATE: 11/11/11  
BY: [Signature]  
FOR: [Signature]

11/11/11

1

EXHIBIT A: BELL TERRE SCHEDULE I PARCEL MAP LAYOUT OF PARCELS 1-10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



## **Exhibit "B"**

**Issue:**

**Buyer acknowledgement of the Regional Circulation Improvement requirements and the Highway 79 Policy Area building permit restrictions associated with the Belle Terre Specific Plan.**

**Resolution:**

**Apply the following Condition of Approval to the Schedule I Parcel Map:**

**Prior to recordation of Parcel Map XXXXX, the following notice shall be recorded and also acknowledged on the Final Parcel Map. The notice shall contain at a minimum, the following language:**

**This project (Parcel Map XXXXX) lies within the boundaries of the Belle Terre Specific Plan (SP No. 382). SP No. 382 is required to complete various regional circulation improvements. Refer to the final Conditions of Approval for SP No. 382 to obtain a listing of regional improvements and associated timing of implementation for each.**

**SP No. 382 may be subject to various building permit restrictions and/or other measures related to the Highway 79 Policy Area. Refer to the final Conditions of Approval for SP No. 382 to obtain a listing of building permit restrictions, any potential fees, etc. related to compliance with policy requirements.**

## NOTICE OF SPECIAL RESTRICTIONS

### RECORDING REQUESTED BY and

When Recorded Mail to:

Regent Properties

11990 San Vincente Blvd #200

Los Angeles, CA 90049

)  
)  
)  
)  
)  
)  
)  
)  
)  
)  
)

**Space Above this Line For Recorder's Use**

## NOTICE OF SPECIAL RESTRICTIONS

Regent French Valley LLC. (Owner), the owner of that certain real property situated in the County of Riverside, State of California more particularly described in the attached sheet marked "Exhibit A" (Property), hereby gives notice that there are special restrictions on the use of said Property. Said restrictions consist of (I) conditions of approval attached to the Specific Plan No. 382 approved by the Board of Supervisors of the County of Riverside (County) on \_\_\_\_\_, as set forth in Board of Supervisors Resolution No. \_\_\_\_\_, as well as (II) an obligation for the Owner to record notice of the maximum number of units that may be developed on the Property or portions thereof.

### **I. Conditions of Approval**

The conditions of which notice is hereby given are:

#### **Condition of Approval XX**

The applicant shall demonstrate compliance with General Plan Circulation Policy C 2.7 and Southwest Area Plan Policy 9.2 to "ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations."

If the County establishes a fee program to achieve compliance with the Highway 79 policies, the applicant may participate in such program as an alternative to compliance with this condition. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this condition amended in a corresponding fashion. If the Highway 79 policies are repealed, this condition shall automatically terminate.

## **NOTICE OF SPECIAL RESTRICTIONS**

If the Highway 79 policies remain in effect in their current form, the allowable number of units shall be determined utilizing the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c).

### **TDM Measures and Product Types**

The applicant shall have the discretion to select a mix of uses and total number of units, provided that: (1) the uses are in substantial conformance with those in the Belle Terre Specific Plan, (2) the total unit count does not exceed the unit count allowed under the Belle Terre Specific Plan, and (3) the number of trips associated with the selected uses does not exceed 6,892 unless transportation improvements are implemented, as described below.

#### ***TDM Measures***

Should the applicant desire to implement TDM measures to reduce trip generation, the applicant shall prepare a TDM plan and submit it to the Director of Transportation and Land Management (Director) for review and approval. The TDM plan should include (1) a detailed description of the proposed TDM measures and their expected trip reduction benefits, based on Table 1 (Transportation Demand Management Measures), below, or other accepted, industry-wide studies; (2) a mechanism to identify how the measures will be implemented, maintained and funded in perpetuity after approval of the TDM plan; (3) other components as required by the Director. Note that sample percent reductions included in Table 1 are provided as ranges and may be exceeded if supported. The Director shall make the final determination on the adequacy of, and be the approving authority for, the TDM plan.

**Table 1 - Transportation Demand Management Measures**

## NOTICE OF SPECIAL RESTRICTIONS

Measure	Description	Range of Effectiveness
Locate Project near Bike Path/Bike Lane	A Project that is designed around an existing or planned bicycle facility encourages alternative mode use. The project will be located within 1/2 mile of an existing Class I path or Class II bike lane. The project design should include a comparable network that connects the project uses to the existing offsite facilities.	0.5-1.0%
Provide Ride-Sharing Programs	Increasing the vehicle occupancy by ride sharing will result in fewer cars driving the same trip, and thus a decrease in trips. The project will include a ride-sharing program as well as a permanent transportation management association membership and funding requirement. Funding may be provided by Community Facilities, District, or County Service Area, Homeowners Association, or other non-revocable funding mechanism.	1.0-15.0%
Implement Car-Sharing Program	This project will implement a car-sharing project to allow people to have on-demand access to a shared fleet of vehicles on an as-needed basis. User costs are typically determined through mileage or hourly rates, with deposits and/or annual membership fees. The car-sharing program could be created through a local partnership or through one of many existing car-share companies. Residential-based programs work to substitute entire household based trips.	0.4-1.0%
Expand Transit Network	The project will expand the local transit network by adding or modifying existing transit service to enhance the service near the project site. This will encourage the use of transit and therefore reduce trips.	0.1-8.2%
Increase Transit Frequency/Speed	This project will reduce transit-passenger travel time through more reduced headways and increased speed and reliability. This makes transit service more attractive and may result in a mode shift from auto to transit which reduces trips.	0.1-2.5%
Provide Local Shuttles	The project will provide local shuttle service through coordination with the local transit operator or private contractor. The local shuttles will provide service to transit hubs, commercial centers, and residential areas. The benefits of Local Shuttles alone have not been quantified and should be grouped with Expand Transit Network and Increase Transit Frequency/Speed.	See: Expand Transit Network and Increase Transit Frequency/Speed

<sup>1</sup> Source: California Air Pollution Control Officers Association (CAPCOA): Quantifying Greenhouse Gas Mitigation Measures August, 2010.

### Product Types

If the applicant proposes a residential use other than Single Family Detached Residential, the County shall use Table 2 (Trip Generation Rates) to determine applicable trip generation rates.

**Table 2 - Trip Generation Rates**

Land Use	Single Family Detached Residential	Condominium/Townhome	Apartment	Senior Adult Housing - Detached	Senior Adult Housing-Attached
ITE Land Use Code	210	230	220	251	252
Daily Trip	9.52	5.81	6.65	3.68	3.44

## NOTICE OF SPECIAL RESTRICTIONS

Generation Rate per Dwelling Unit					
--------------------------------------	--	--	--	--	--

Source: ITE Trip Generation, 9<sup>th</sup> Edition, 2012.

### ***Transportation Improvements***

The applicant may propose to pay for or construct off-site transportation improvements that would improve transportation conditions within the Highway 79 Policy Area in excess of those improvements that are required as mitigation measures by the Belle Terre Specific Plan EIR or as conditions of approval and in excess of what has been included in the 2003 General Plan buildout network as shown in the General Plan Circulation Element and Southwest Area Plan. In making such proposal, the applicant shall submit a letter report demonstrating how additional trips may be accommodated by the transportation improvements and whether the improvements would require additional environmental review under CEQA Section 21166. The Director may make findings that the purposes of the Highway 79 policies have been satisfied through the additional transportation improvements and that the 6,892 trip cap may be exceeded for the Belle Terre project. The applicant shall then have the discretion to select a mix of uses and total number of units utilizing the methodology described above up to the new trip cap, provided that: (1) the uses are in substantial conformance with those in the Belle Terre Specific Plan and (2) the total unit count does not exceed the unit count allowed under the Belle Terre Specific Plan.

### **Condition of Approval XX**

#### **Mitigation Measure O-1: Intersection and Roadway Segment LOS**

##### ***Existing-With-Project (2012) – 360 Dwelling Units***

Prior to issuance of a Building Permit, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF, TUMF and RBBD fees in the amount and at the time specified for each funding program (refer to Table IV.O-17 in Section IV.O [Transportation/Traffic]) for the following improvements that are outside the County's jurisdiction:

##### **Intersection 1: I-215 Southbound Ramps/Scott Road**

- Construct a second westbound left-turn lane

##### **Intersection 7: Margarita Road/Murrieta Hot Springs Road**

- Modify the traffic signal to remove the southbound (west leg) crosswalk

##### **Intersection 8: SR-79/Domenigoni Parkway**

- Modify the traffic signal to implement overlap phasing on the northbound right turn lane
- Modify the traffic signal to remove the eastbound (south leg) crosswalk

##### **Intersection 9: SR-79/Holland Road**

## **NOTICE OF SPECIAL RESTRICTIONS**

- Install a traffic signal

### **Intersection 11: SR-79/Keller Road**

- Install a traffic signal
- Construct a northbound left-turn lane
- Construct a southbound left-turn lane

### **Intersection 15: SR-79/Thompson Road**

- Construct a second northbound left-turn lane
- Modify the traffic signal to implement overlap phasing on the eastbound right-turn lane

### **Intersection 19: SR-79/Murrieta Hot Spring Road**

- Construct a second southbound left-turn lane
- Modify the traffic signal to implement overlap phasing on the southbound right-turn lanes
- Modify the traffic signal to remove the southbound (west leg) crosswalk

### **Intersection 21: SR-79/Nicolas Road**

- Modify the traffic signal to implement overlap phasing on the northbound right-turn lane
- Construct a second southbound left-turn lane

### **Intersection 22: SR-79/Margarita Road**

- Construct a southbound right-turn lane
- Modify the traffic signal to implement overlap phasing on the southbound right turn lane

### **Intersection 23: SR-79/Ynez Road**

- Modify the traffic signal to implement overlap phasing on the eastbound right-turn lane

### **Intersection 24: SR-79/I-15 Northbound Ramps**

- Construct a southbound free-right-turn lane

## **Condition of Approval XX**

### **Mitigation Measure O-2: Intersection and Roadway Segment LOS**

Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:

### **Intersection 27: Pourroy Road-West/Auld Road**

## NOTICE OF SPECIAL RESTRICTIONS

- Install a traffic signal

Intersection 33: Washington and Abelia Street

- Install a traffic signal

If the improvements would not be completed through the DIF or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy, subject to reimbursement or fee credit issues by the County.

### Condition of Approval XX

#### Mitigation Measure O-3: Intersection and Roadway Segment LOS

*Existing-With-Project (2012) – 725 Dwelling Units*

Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF and RBBD fees (refer to Table IV.O-17) for the following improvements that are outside the County:

Intersection 6: Leon Road and Scott Road:

- Install a traffic signal
- Construct a northbound left turn lane
- Construct a southbound left turn lane
- Construct an eastbound left turn lane
- Construct a westbound left-turn lane

Intersection 10: SR-79 and Scott Road:

- Construct a westbound left-turn lane
- Construct a westbound right-turn lane

### Condition of Approval XX

#### Mitigation Measure O-4: Intersection and Roadway Segment LOS

*Existing-Plus-Project (2012) – 1,282 Dwelling Units*

Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBD fees (refer to Table IV.O-17) for the following improvement that is outside the County:

Intersection 10: SR-79/Scott Road

Construct an eastbound left-turn lane.

### Condition of Approval XX

## **NOTICE OF SPECIAL RESTRICTIONS**

### **Mitigation Measure O-5: Intersection and Roadway Segment LOS**

#### ***Existing-Plus-Project (2012) – 1,282 Dwelling Units***

Prior to issuance of building permits, the Project Applicant shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:

#### **Intersection 30: Washington Street/Keller Road (North Street):**

- Install a traffic signal
- Construct a northbound left-turn lane
- Construct a southbound left-turn lane
- Construct an eastbound left-turn lane
- Construct a westbound left-turn lane and a shared through-right-turn lane

If the improvements would not be completed through the DIF or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy and may seek a fee credit.

### **Condition of Approval XX**

#### **Mitigation Measure O-6: Intersection and Roadway Segment LOS**

#### ***Near-Term (2014) and Long-Term (2035) Cumulative Conditions***

Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBD fees in the amount and at the time specified for each funding program (refer to Table IV.O-17 in Section IV.O [Transportation/Traffic]).

## **II. Future Notice of Maximum Units**

Upon sale of any portion of the Property to a subsequent owner, Owner shall record notice of the maximum number of units that may be developed on that portion of the Property. In the event that such units are not constructed, subsequent owners may transfer units within the boundaries of Specific Plan No. 382.



REGENT FRENCH VALLEY, LLC, a California limited liability company

By: \_\_\_\_\_

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT A**

[Legal Description]



401  
2006-0322791  
ORIGINAL

# Exhibit "D"

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

## TRACT NO. 29962

BEING A SUBDIVISION OF PARCELS 4 AND LOTS C, F, J, L AND M AS SHOWN BY PARCEL MAP NO. 13080, ON FILE IN BOOK 43, PAGE 80 THROUGH 82, INCLUSIVE, OF PARCEL MAPS, D.R. Lying WITHIN SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.  
THIELMANN ENGINEERS MAY 2004  
BOUNDARY SHEET AND SHEET INDEX MAP

SHEET 2 OF 13 SHEETS

GRAPHIC SCALE



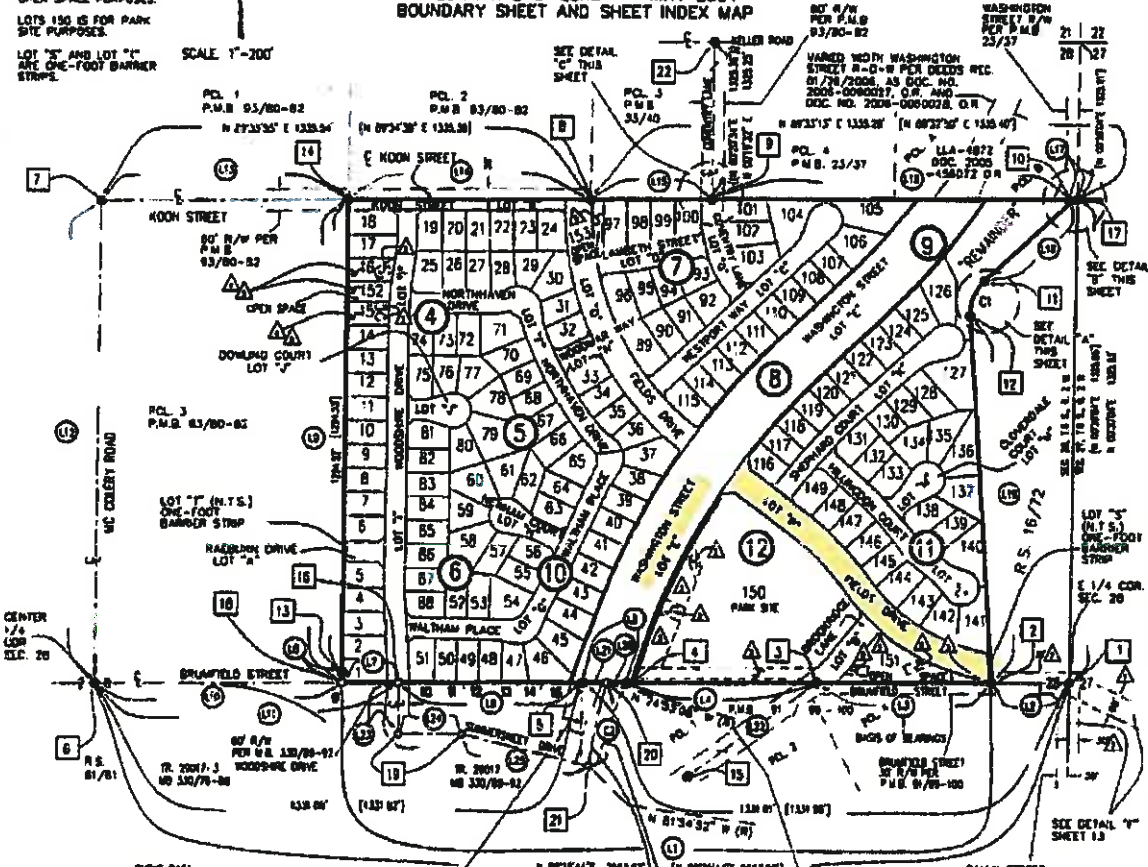
SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES, ENGINEER'S NOTES.

NOTE: LOTS 151 THROUGH 154 INCLUSIVE ARE FOR OPEN SPACE PURPOSES.

LOTS 150 IS FOR PARK SITE PURPOSES.

LOT "T" AND LOT "I" ARE ONE-FOOT BARRIER STRIPS.

SCALE 1"=200'



CURVE DATA

NUMBER	ANGLE	TAN	CHORD	LENGTH
1	97°12'30"	57.83'	100.00'	117.29'
2	97°12'30"	57.83'	100.00'	117.29'
3	97°12'30"	57.83'	100.00'	117.29'

ALL CALC'D PER TR. NO. 29017, MB. 330/89-92, REVISED PER RESOLUTION NO. 2004-001, REC. 12/23/05 AS PG. 1 2004-1012431 AND STREET IMPROVEMENT PLAN NO. 927-Q, DATED 3-30-04.

LINE DATA

NUMBER	DIRECTION	DISTANCE	DIRECTION	DISTANCE
1	N 89°35'44" E	178.83'	N 89°35'44" E	178.83'
2	N 89°35'44" E	210.80'	N 89°35'44" E	210.80'
3	N 89°35'44" E	488.81'	N 89°35'44" E	488.81'
4	N 89°35'44" E	317.25'	N 89°35'44" E	317.25'
5	N 89°35'44" E	118.55'	N 89°35'44" E	118.55'
6	N 89°35'44" E	380.25'	N 89°35'44" E	380.25'
7	N 89°35'44" E	198.45'	N 89°35'44" E	198.45'
8	N 89°35'44" E	30.25'	N 89°35'44" E	30.25'
9	N 89°35'44" E	104.34'	N 89°35'44" E	104.34'
10	N 89°35'44" E	888.08'	N 89°35'44" E	888.08'
11	N 89°35'44" E	871.17'	N 89°35'44" E	871.17'
12	N 89°35'44" E	1324.15'	N 89°35'44" E	1324.15'
13	N 89°35'44" E	807.21'	N 89°35'44" E	807.21'
14	N 89°35'44" E	807.21'	N 89°35'44" E	807.21'
15	N 89°35'44" E	210.80'	N 89°35'44" E	210.80'
16	N 89°35'44" E	888.08'	N 89°35'44" E	888.08'
17	N 89°35'44" E	104.34'	N 89°35'44" E	104.34'
18	N 89°35'44" E	30.25'	N 89°35'44" E	30.25'
19	N 89°35'44" E	198.45'	N 89°35'44" E	198.45'
20	N 89°35'44" E	380.25'	N 89°35'44" E	380.25'
21	N 89°35'44" E	118.55'	N 89°35'44" E	118.55'
22	N 89°35'44" E	317.25'	N 89°35'44" E	317.25'
23	N 89°35'44" E	488.81'	N 89°35'44" E	488.81'
24	N 89°35'44" E	210.80'	N 89°35'44" E	210.80'
25	N 89°35'44" E	178.83'	N 89°35'44" E	178.83'

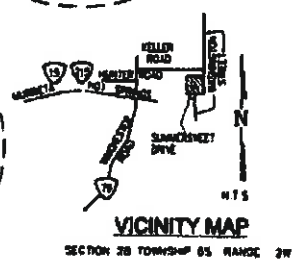
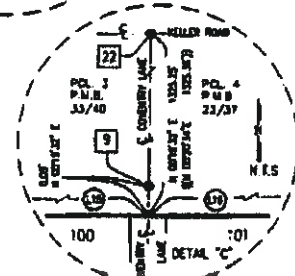
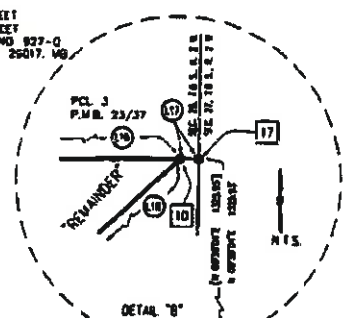
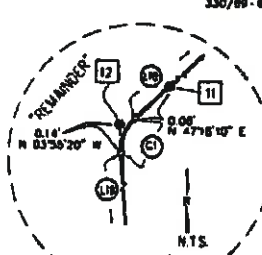
ALL DISTANCE CALC'D PER STREET IMPROVEMENT PLAN NO. 927-Q, DATED 3-30-04.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS N 89°35'44" E BEING THE CENTERLINE OF BRIMFIELD STREET FOR PARCEL MAP NO. 13080, PARCEL MAP 8008 51, PAGES 80-82.

ENVIRONMENTAL CONSTRAINTS NOTE: ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN E.C.S.

BOOK 382 PAGE 5

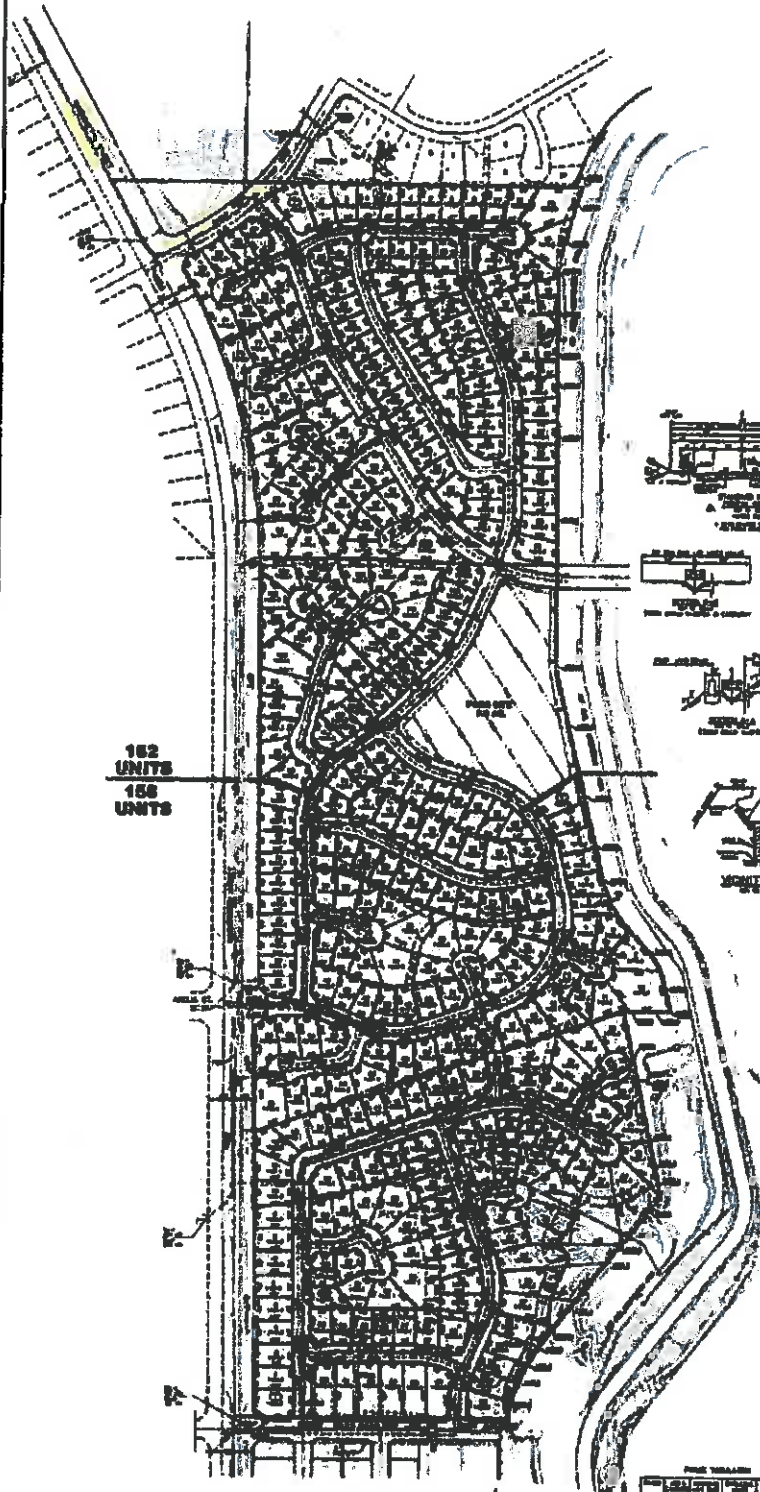


SECTION 28 TOWNSHIP 6S RANGE 2W

EXHIBIT "E"

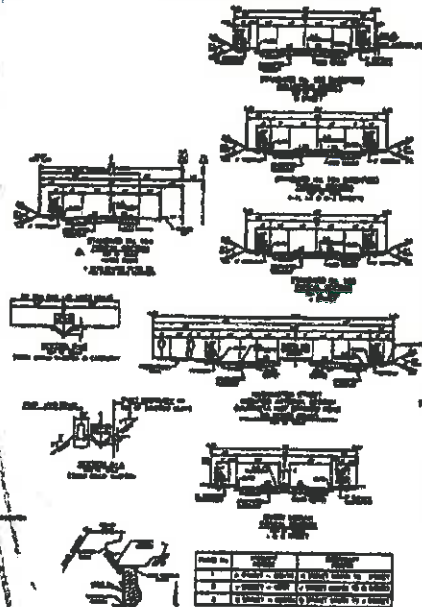
**TENTATIVE  
TRACT No. 30837  
IN THE COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA**

BEING THE SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER  
OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 3 WEST, S.B.M.  
AUGUST, 1904  
AMENDED No. 3



**LEGEND**

LOT	1/4	1/2	3/4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**UNIT MAP**

UNIT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**UNIT MAP**

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**UNIT MAP**

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W. H. & P. H. Co., Inc.  
Engineering, Surveying, Planning, Consulting Engineers  
1000 Broadway, New York, N.Y.  
1904

**From:** [Bruce Davis](#)  
**To:** [Perez, Juan](#); [Straite, Matt](#)  
**Cc:** [Daniel Gryczman](#); [Lenny Dunn](#); [Robert Bernje Berndt](#); [Tsang, Kevin](#)  
**Subject:** FW: I-Map for Belle Terre (Specific Plan 382)  
**Date:** Tuesday, November 11, 2014 8:30:59 PM  
**Attachments:** [I-Map Memo to Juan Perez 9.22.14.pdf](#)

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Juan,

Following up on the discussion last Thursday with you, me and Matt Straite regarding Regent's proposal to add notes to a Schedule I map, conditions and recording a notice of special restrictions. During our meeting the County agreed to allow a Schedule I map to be processed on the property without requiring infrastructure design and bonding prior to recordation of the parcel map. Regent understands it is requesting the County exercise its exception for Schedule I maps in Specific Plans by not requiring this map to be conditioned to design and bond for infrastructure. The purpose of the notes, conditions and special restrictions will be full disclosure to future buyers, insure development of the property consistent with the specific plan conditions of approval and put limitations on building permits without further mapping. In addition to the notes, conditions and special restrictions outlined in the September 22, 2014 memo (attached) and the email below, Webb will identify all drainage and utility easements needed to allow each proposed parcel to stand completely on its own from a right of way stand point. All drainage and utility easements identified will be recorded as shown on the map.

If I missed anything, please let me know. Also, let me know if there are any questions or if more information is needed.

Thank you,

Bruce

***Bruce A. Davis, PE***

Senior Vice President

Albert A. **WEBB** Associates

T. 951.686.1070

[bruce.davis@webbassociates.com](mailto:bruce.davis@webbassociates.com)

---

**From:** Bruce Davis  
**Sent:** Monday, November 03, 2014 5:37 PM  
**To:** Juan Perez ([jcperez@rctlma.org](mailto:jcperez@rctlma.org))  
**Cc:** Lenny Dunn ([ldunn@regentproperties.com](mailto:ldunn@regentproperties.com)); Daniel Gryczman ([dgryczman@regentproperties.com](mailto:dgryczman@regentproperties.com))  
**Subject:** I-Map for Belle Terre (Specific Plan 382)

Hi Juan,

Daniel Gryczman mentioned the two of you spoke Friday October 24, 2014 regarding Regent's proposal to process and record a Schedule "I" map on their Belle Terre Specific Plan property in French Valley. Regent's goal is to record a map similar to what is commonly called a "Financing Map" in other jurisdictions, which does not require improvements to be designed and bonded for

prior to recordation. Since submittal of the September 22, 2014 memorandum from Regent to the County (copy attached), Webb and Regent have been working with Matt Straite and Kevin Tsang of the County to identify County concerns and attempting to establish a means to address them. Discussions have been productive, however staff let us know that they will not recommend to you that the County allow recordation of a parcel map without posting bonds for improvements even though the I-map ordinance does allow for this with staff approval. Staff has indicated the County is in the early stages of amending its development ordinance to allow "Financing Maps". The timing of completion is undefined. Regent's goal is to initiate this process and record Builder type lots as soon as practical.

In general we understand the County is concerned with four issues, 1) notification to future buyers of the 20 acre minimum lots of the need to construct regional transportation improvements at various unit thresholds as the project develops, 2) notification to future buyers of the 20 acre minimum lots of the possible building permit limitations within the Belle Terre Specific Plan due to current Highway 79 policy, 3) insuring future buyers of the 20 acre minimum lots are not allowed to pull a building permit without needed improvements in place and 4) all future development is implemented in accordance with conditions of approval adopted for the Belle Terre SP.

To address concerns related to items 1 and 2, Regent proposes to record a "Notice of Special Restrictions" as summarized in the attached September 22, 2014 memorandum. To address item 3 and 4, Regent proposes the following conditions be added to the Schedule "I" map – "No residential building permit shall be issued on any lot created by PM XXXXX. Building permit(s) shall only be issued in accordance with conditions of approval of a subsequent Tentative Tract map or maps." and "All development approved within PM XXXXX shall be in accordance with SP 382 conditions of approval." Additionally, Regent proposes to add notes summarizing the above to the notes section of the final map. I hope this proposal addresses all of the County's concerns with allowing recordation of a "Financing Map" on this project. Let me know if you have any questions or need more information.

***Bruce A. Davis, PE***

Senior Vice President

Albert A. **WEBB** Associates

T. 951.686.1070

[bruce.davis@webbassociates.com](mailto:bruce.davis@webbassociates.com)





# BELLE TERRE

## Master Plan of Service

For: REGENT FRENCH VALLEY, LLC  
& EATERN MUNICIPAL WATER DISTRICT

Prepared by

Albert A. Webb Associates

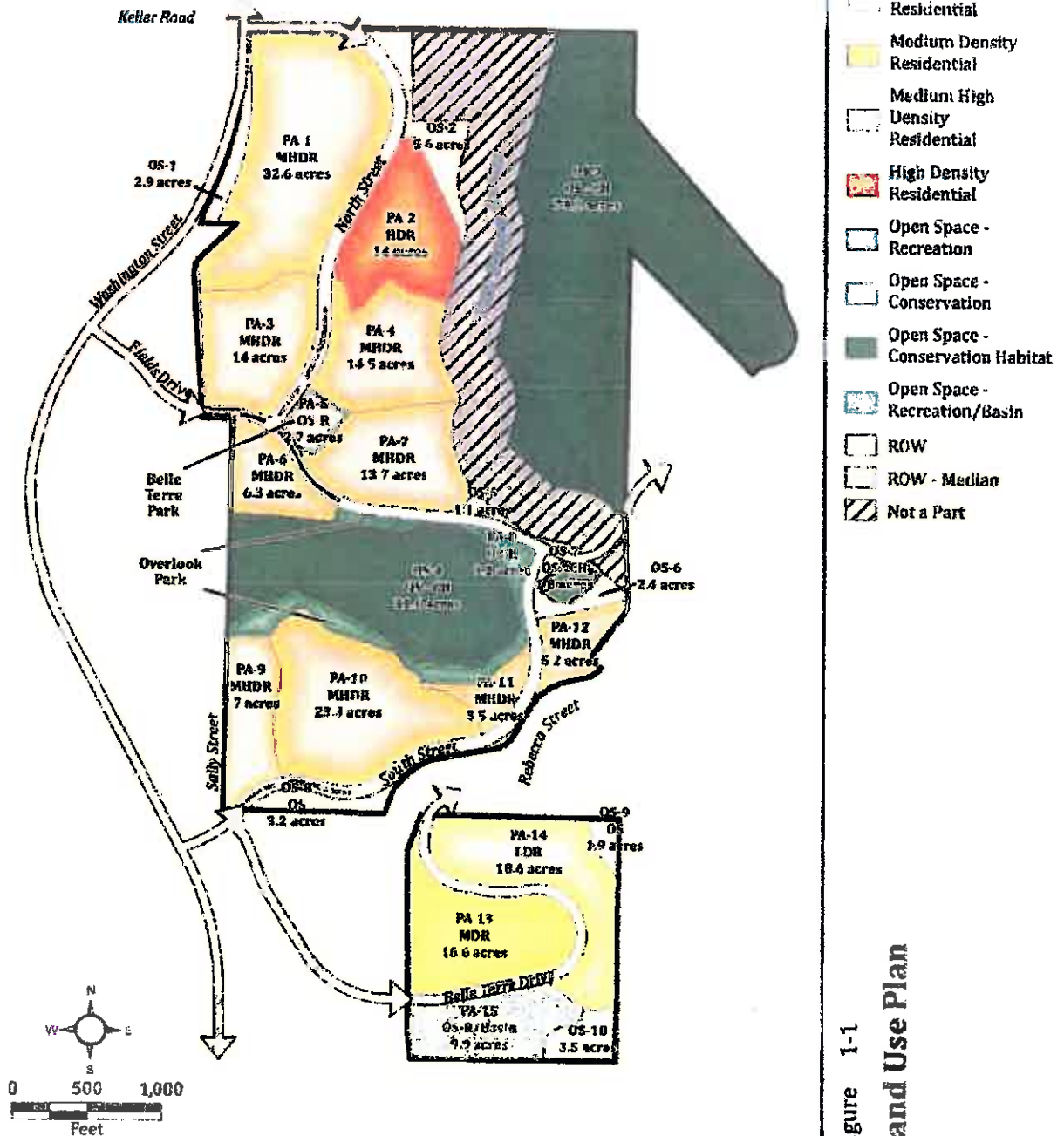


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Bradley Sackett, P.E.

March 2014

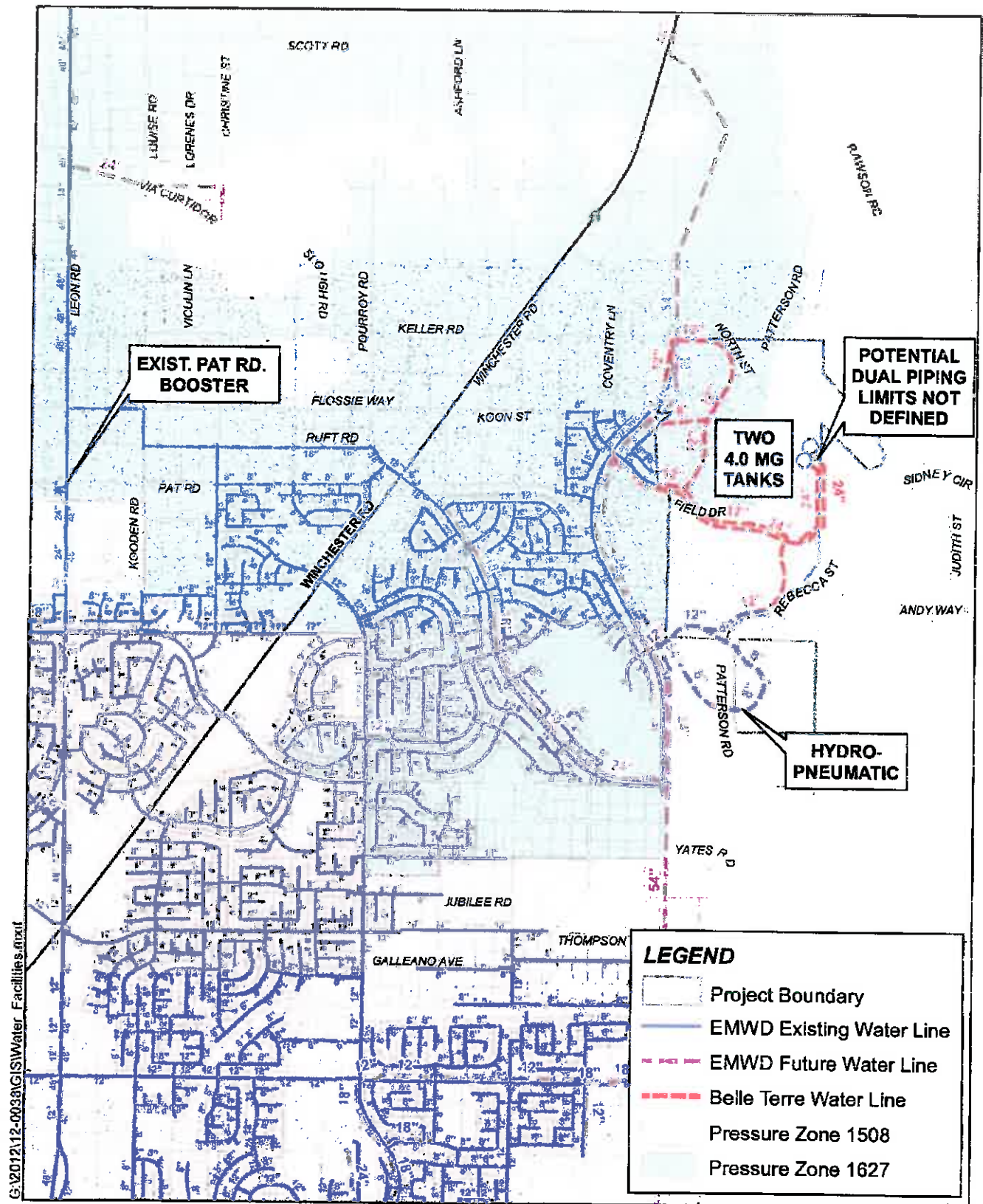




Source: County of Riverside, 2012; ESR Imagery, 2010

Albert A. WEBB Associates

Figure 1-1  
**Land Use Plan**



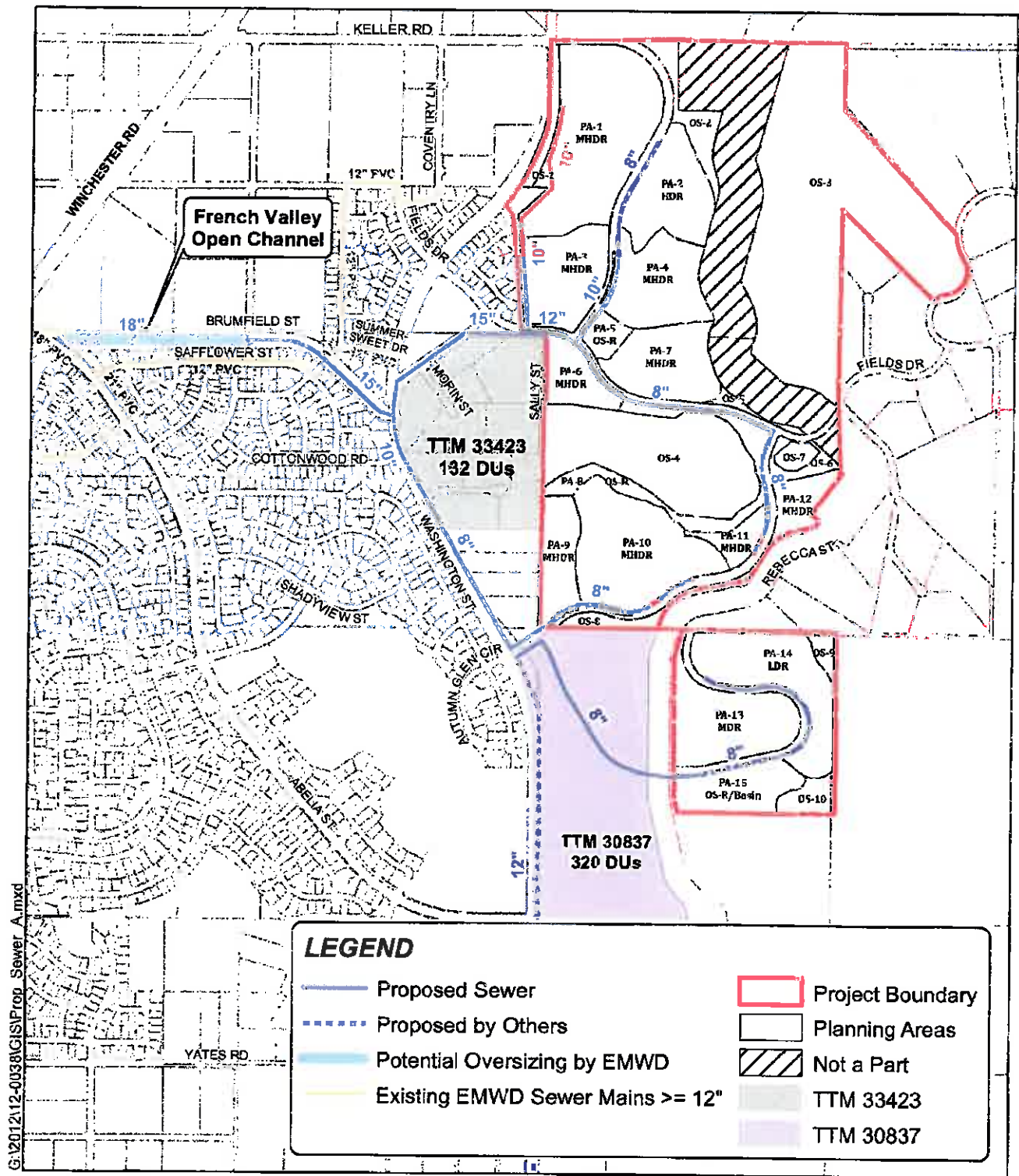
**Figure 2-1 Water Facilities**

French Valley



Page 8 of 45

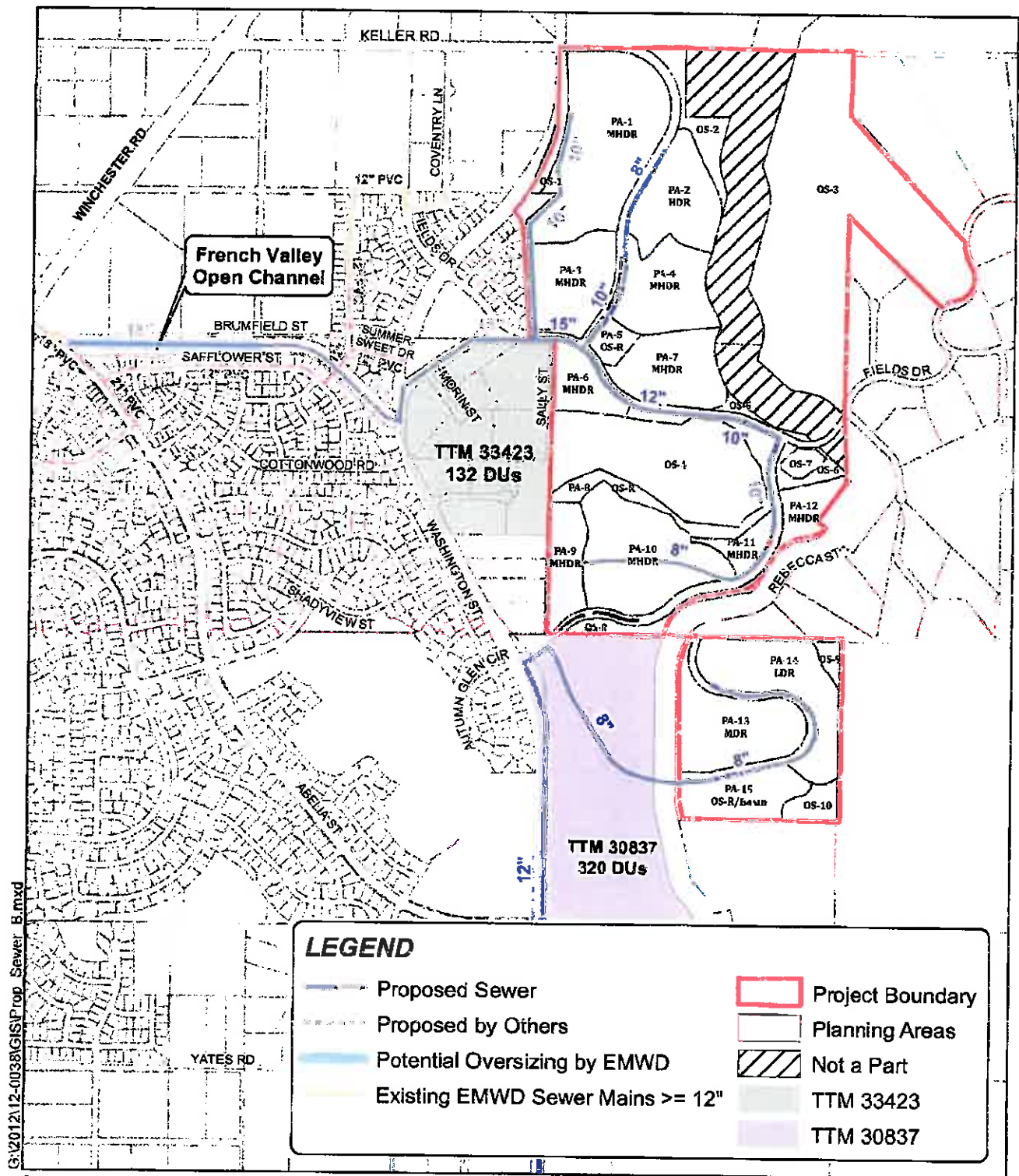




**Figure 3-2a**  
**Proposed Sewer Facilities Option 1**

0 1,000 2,000 3,000 Feet



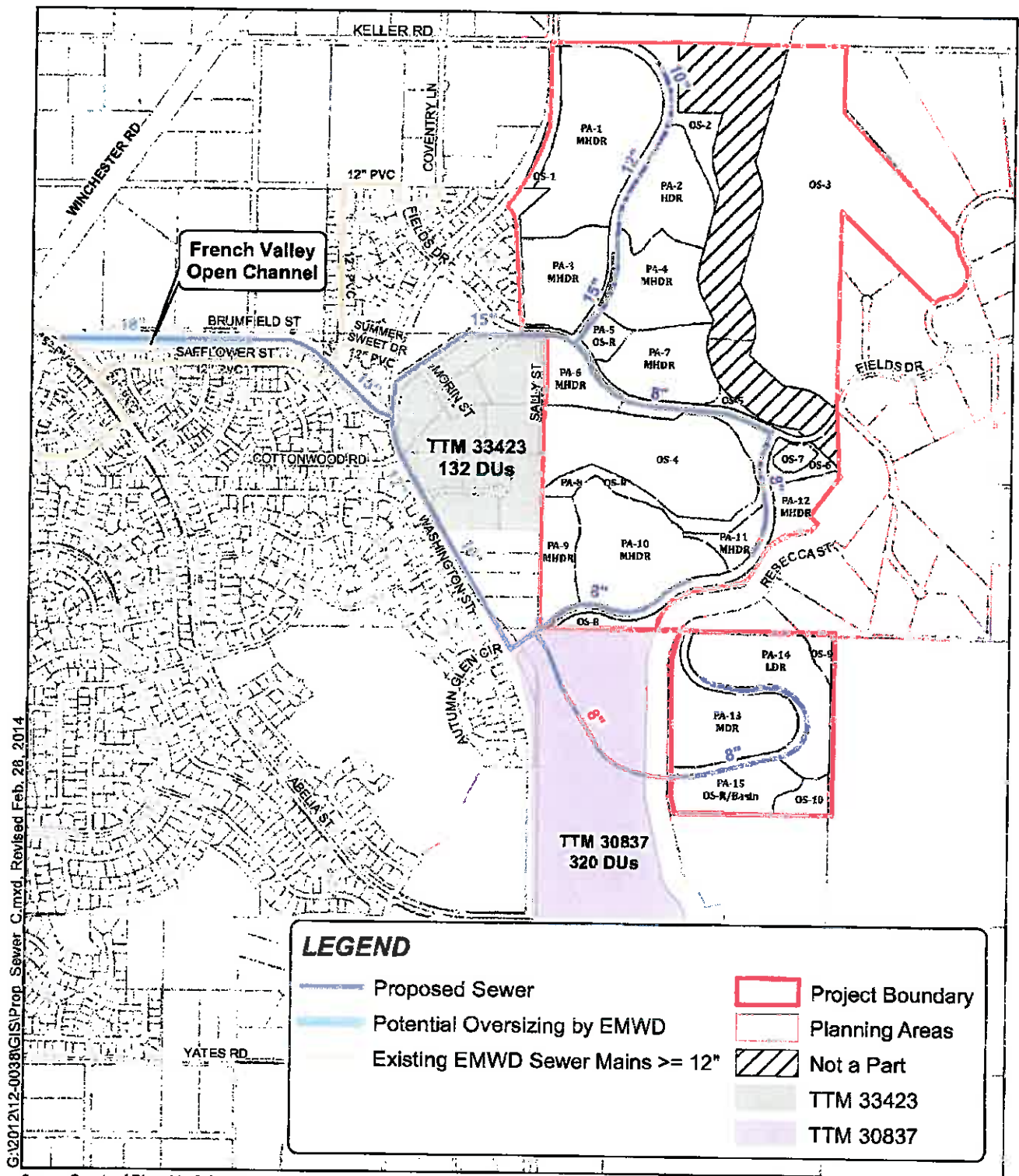


Source: County of Riverside GIS, 2013

**Figure 3-2b**  
**Proposed Sewer Facilities Option 2**

0 1,000 2,000 3,000 Feet

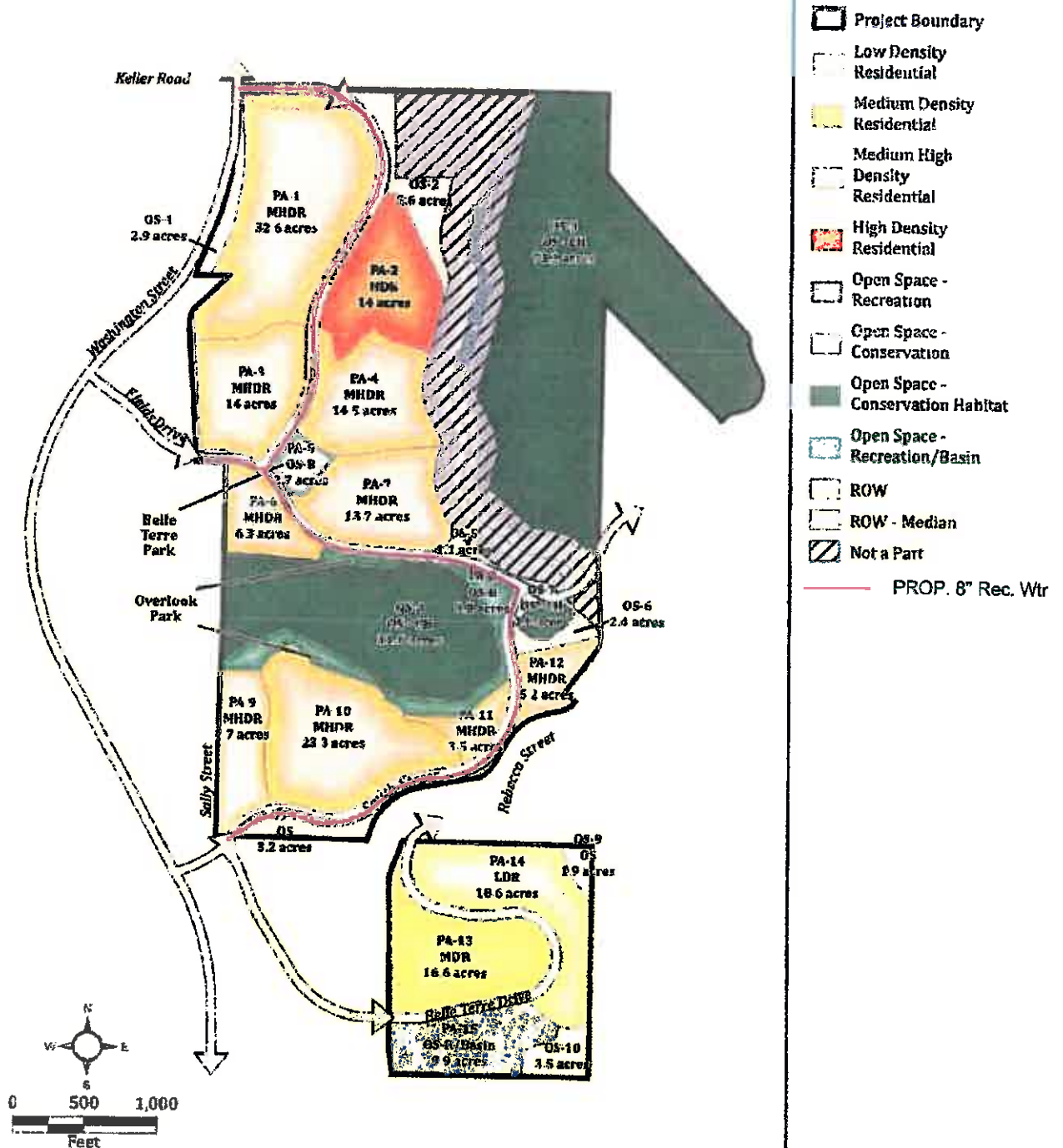




**Figure 3-2c**  
**Proposed Sewer Facilities Option 3**





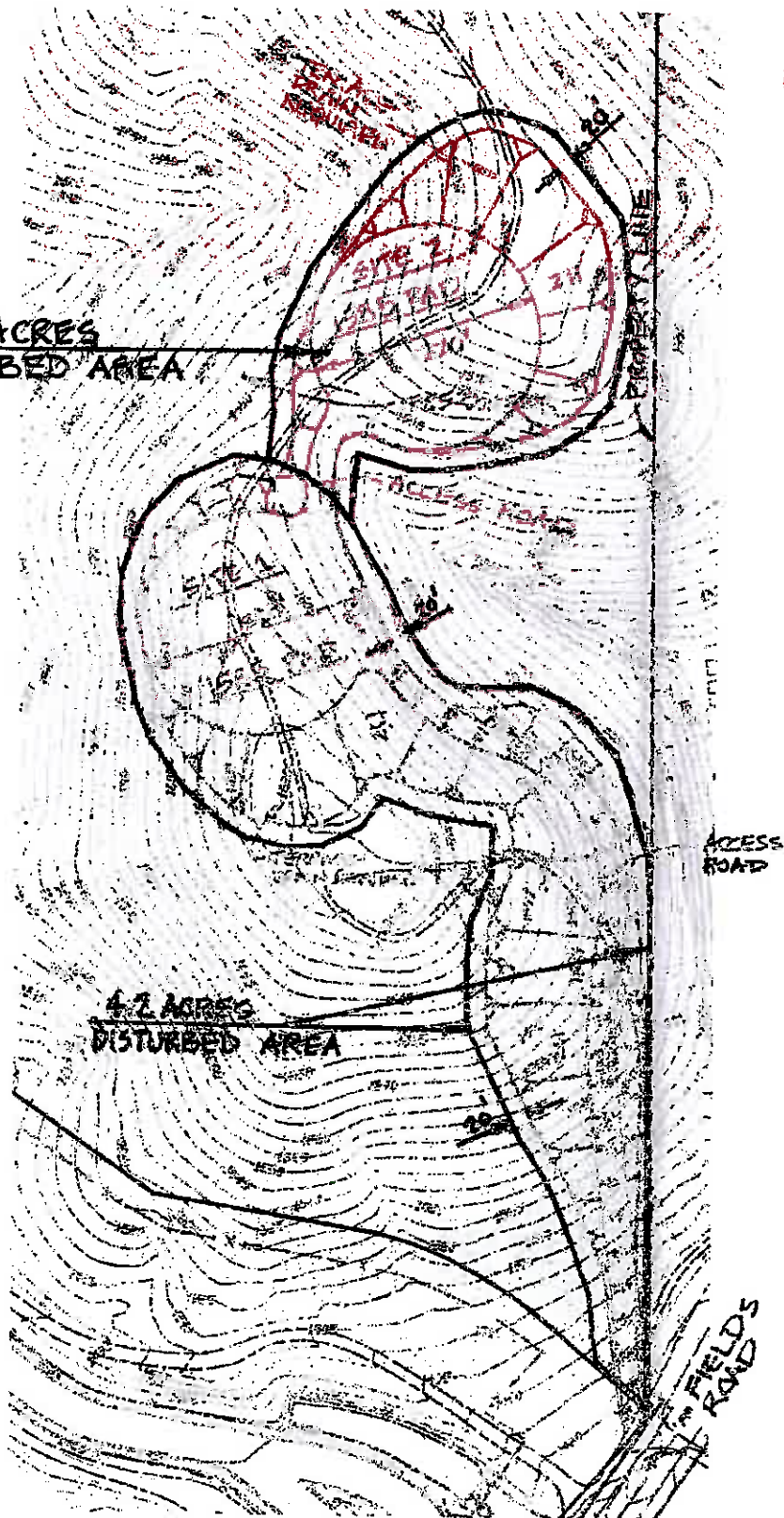


Source: County of Riverside, 2012; ESRI Imagery, 2010

Allen A. WEBB Associates

Figure 4-1: Proposed Recycled Water Facilities

2.2 ACRES  
DISTURBED AREA



BELLE TERRE TANK SITE CONCEPT

12-20-13

Attachment A





## Memorandum

G:\2014\14-0278\Project Management\Meetings, Minutes, Agendas\WEBBmemo-response to RivCo comments.doc

To: Matt Straite – RivCo Planning Department  
Lenny Dunn – Regent Properties  
Daniel Gryczman – Regent Properties  
Bruce Davis – Webb Associates

From: Robert Berndt, Project Manager

Date: Friday, February 13, 2015

Re: County comments regarding Belle Terre project (TPM 36628)

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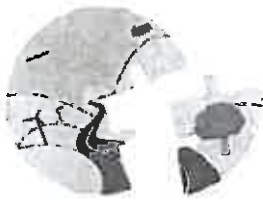
During the processing of Tentative Parcel Map 36628, certain concerns were expressed regarding the thought process behind the currently proposed parcel layout and why it didn't follow the exact lines of the project's original Planning Areas.

Pursuant to a telephone conversation with Juan Perez on September 2, 2014, which was followed up with a memorandum of that discussion from Daniel Gryczman of Regent Properties to Mr. Perez, dated September 22, 2014, and reaffirmed via an e-mail from Bruce Davis of Webb to Mr. Perez, dated November 11, 2014, our client's proposal for the project's "Schedule I" Parcel Map was acceptable and there would be no requirement for infrastructure design or bonding (memo attached for your reference).

The proposed parcel configuration shown on the Tentative Parcel Map was created to maintain 20-acre minimum parcels. We don't see the minor deviations between the parcel boundaries and the planning area boundaries having a substantial effect on the Specific Plan, since a majority of the planning areas are based on the same medium high density residential designation. The planning areas still dictate the number of units allowed within the Specific Plan

The backbone alignments for Fields Drive, North Street, and South Street remained unchanged, as these alignments all tied into existing or planned connections to adjacent developments along the project's perimeter (refer to Exhibit "A" of the memo). Said street connections are based on alignments shown on Parcel Map 7375 for Keller Road, Tract No. 29962 for Fields Drive, and Tentative Tract No. 30837 for Autumn Glen Circle.

As a requirement to this agreement, specific wording is to be placed on the final Parcel Map noting the property lies within the Belle Terre Specific Plan (SP No. 382) and the Specific Plan requires the completion of various regional circulation improvements. Notation is also to be added alerting future buyers that the Specific Plan may be subject to various building permit restrictions or other measures related to the Highway 79 Policy Area (refer to Exhibit "B" of memo).



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM36628 DATE SUBMITTED: 12-23-14

### APPLICATION INFORMATION

Applicant's Name: Regent French Valley, LLC c/o Lenny Dunn E-Mail: Ldunn@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200  
Los Angeles CA 90049  
City State ZIP

Daytime Phone No: ( 310 ) 806-9818 Fax No: ( 310 ) 806-9801

Engineer/Representative's Name: A.A. Webb Associates c/o Robert Berndt E-Mail: robert.berndt@webbassociates.com

Mailing Address: 3788 McCray Street  
Riverside CA 92506  
City State ZIP

Daytime Phone No: ( 951 ) 686-1070 Fax No: ( 951 ) 788-1256

Property Owner's Name: Regent French Valley, LLC E-Mail: ldunn@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200  
Los Angeles CA 90049  
City State ZIP

Daytime Phone No: ( 310 ) 806-9818 Fax No: ( 310 ) 806-9801

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

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

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Daniel Gryczman

PRINTED NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

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

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

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

Daniel Gryczman

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 476-010-045, -040; 472-170-001, -003, -008; 472-180-001, -003

Section: 26,27,28,34

Township: 6S

Range: 2W

Approximate Gross Acreage: 289 Acres

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Thompson Avenue, South of

Keller Road, East of Washington Street, West of \_\_\_\_\_

Thomas Brothers map, edition year, page number, and coordinates: 2010, Page 899, Grid: F3,F4,G3,G4,G5,G6, H4,H5

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

Subdivide 289+/- acres into 10 parcels for future planned residential development under schedule I in corresponding planning areas of Specific Plan #382.

Related cases filed in conjunction with this request:

Active cases: CZ7775, GPA1013, GPA1014, GPA1113 (approvals in progress).

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

If yes, provide Case No(s). CZ7775, GPA1013, GPA1014, GPA1113 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 42506 E.I.R. No. (if applicable): 531, clearinghouse# 2012111070

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

If yes, indicate the type of report(s) and provide a copy: Yes, as part of SP382 and EIR 531

Is water service available at the project site: Yes ☒ No ☐

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

Is sewer service available at the site? Yes ☒ No ☐

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

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A - No grading proposed. Schedule I Map.

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards N/A - no grading proposed. Schedule I Map.

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

Import N/A - Schedule I Map Export N/A - Schedule I Map Neither N/A - Schedule I Map

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

N/A - No grading proposed. Schedule I Map.

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

N/A - No grading proposed. Schedule I Map

How many anticipated truckloads? N/A - Schedule I Map truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A - Schedule I Map sq. ft.

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

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

Dedicate land ☐ Pay Quimby fees ☐ Combination of both ☐ N/A Schedule I Map

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

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

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

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

N/A - Schedule I Map

☐ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

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

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

Owner/Representative (1) \_\_\_\_\_

Date

12/17/14

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

Date

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

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

**TENTATIVE PARCEL MAP NO. 36628** – Intent to Adopt a Negative Declaration - Applicant: Regent French Valley LLC.– Engineer/Representative: Albert A. Webb and Associates – Third Supervisorial District – Rancho California Zoning Area – French Valley Community – North Lake Skinner Policy Area – Southwest Area Plan – Medium Density Residential (MDR) – Rural Mountainous (RM)(10 – Acre Minimum) – Public Facilities (PF) – Location: northerly of Yates Road, southerly of Keller Avenue and easterly of Washington Street and bisected by the San Diego Canal – 285.46 gross acres - Zoning: Specific Plan No. 382 - **REQUEST:** Schedule I subdivision to create ten (10) residential parcels for future planned residential development on 285.46 gross.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter  
**DECEMBER 7, 2015**  
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR, CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

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

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/12/2015.

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

APN (s) or case numbers Pm 36628 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

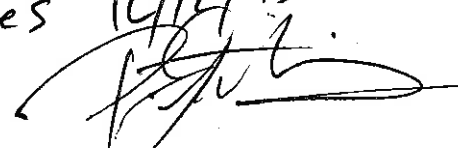
NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

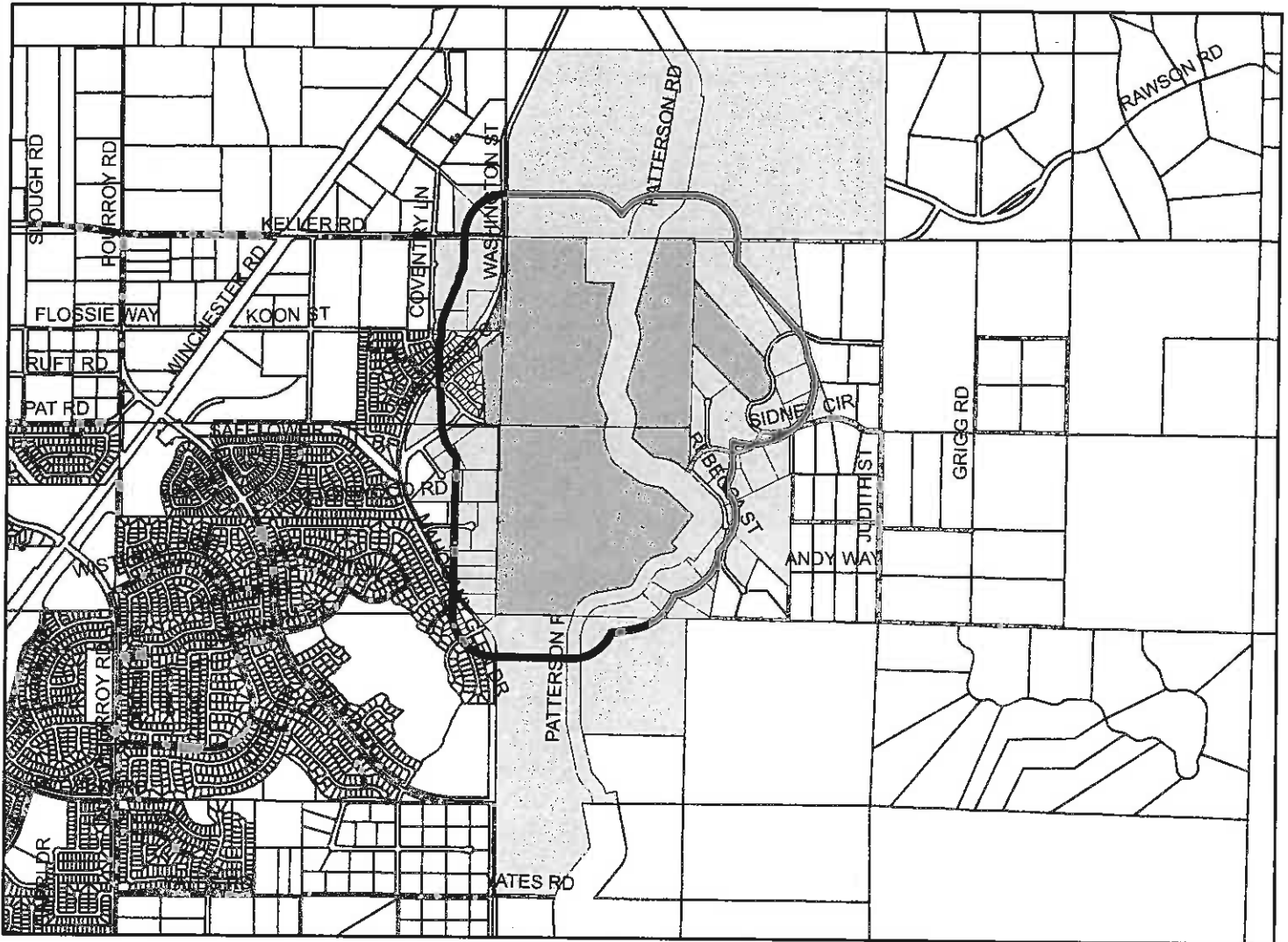
Riverside, Ca. 92502

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

Expires 12/12/15  




## **PM36628 (600 feet buffer)**



### **Selected Parcels**

476-340-021	472-110-040	476-333-005	476-340-005	476-340-008	472-180-013	476-340-029	472-180-012	476-360-002	476-360-003
476-360-004	476-361-001	476-361-002	476-361-003	476-361-004	476-362-003	476-333-003	476-340-034	476-333-010	476-090-002
476-090-003	476-090-004	476-090-006	476-090-007	476-090-009	476-090-010	476-090-011	476-340-004	472-170-015	476-090-012
476-340-003	476-340-015	476-340-020	476-340-025	476-090-015	476-010-051	476-010-052	476-010-053	476-340-022	476-340-011
476-020-013	476-363-001	476-363-002	476-340-027	476-340-006	472-170-009	476-090-014	476-340-009	476-340-007	476-360-005
476-340-019	472-110-029	476-362-004	476-340-028	472-170-016	476-340-001	476-340-031	472-180-011	476-333-011	476-333-002
472-180-008	472-170-011	476-360-006	472-180-007	476-340-017	476-333-012	472-180-005	476-340-010	476-360-008	476-333-004
476-360-007	476-090-001	472-130-003	472-130-004	472-170-002	472-180-002	472-200-001	476-340-033	476-340-018	476-340-013
476-333-006	472-180-004	476-340-023	472-180-010	476-333-009	472-170-001	472-170-003	472-170-008	472-180-001	472-180-003



2,400 1,200 0 2,400 Feet

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

ASMT: 472110029, APN: 472110029  
SHERYL GREENSTEIN, ETAL  
32960 KELLER RD  
WINCHESTER CA 92596

ASMT: 472170012, APN: 472170012  
TAVARR INC  
P O BOX 1341  
SANTA ANA CA 92702

ASMT: 472110040, APN: 472110040  
CAROLYN CONARD, ETAL  
33975 WASHINGTON RD  
WINCHESTER CA 92596

ASMT: 472170015, APN: 472170015  
DAWN DELLE  
2855 HOLMES AVE  
ONTARIO CA 91761

ASMT: 472130002, APN: 472130002  
WW 550  
C/O DOMENIGONI BARTON PROP MGMT CO  
33011 HOLLAND RD  
WINCHESTER CA 92596

ASMT: 472170016, APN: 472170016  
FLORENCE ADAMS, ETAL  
33745 SIDNEY CIR  
WINCHESTER, CA. 92596

ASMT: 472170005, APN: 472170005  
S GADAHN  
P O BOX 4315  
SANTA ANA CA 92702

ASMT: 472170017, APN: 472170017  
THOMAS SANDOVAL  
33787 SIDNEY CIR  
WINCHESTER, CA. 92596

ASMT: 472170009, APN: 472170009  
GREGORY SCHLINDWEIN  
16582 GOTHARD ST STE D  
HUNTINGTON BEACH CA 92647

ASMT: 472180004, APN: 472180004  
PEARL HUDSON  
322 CABRILLO ST  
COSTA MESA CA 92627

ASMT: 472170010, APN: 472170010  
LAURA HENNENFENT, ETAL  
33570 FIELDS  
WINCHESTER, CA. 92596

ASMT: 472180005, APN: 472180005  
ROBERT BRADSHAW, ETAL  
34610 REBECCA ST  
WINCHESTER, CA. 92596

ASMT: 472170011, APN: 472170011  
LAUREL SOLON  
10773 LITTLE LAKE RD  
DOWNEY CA 90241

ASMT: 472180006, APN: 472180006  
SIMON NGUYEN  
13775 CALLE SECO  
POWAY CA 92064



ASMT: 472180007, APN: 472180007  
LEE WONG  
12561 LULL ST  
N HOLLYWOOD CA 91605

ASMT: 472200001, APN: 472200001  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 472180008, APN: 472180008  
LARRY HENDON  
34710 REBECCA ST  
WINCHESTER CA 92596

ASMT: 476010042, APN: 476010042  
SHIRLEY SABA, ETAL  
41309 AVENIDA BIONA  
TEMECULA CA 92519

ASMT: 472180009, APN: 472180009  
DEBORAH GUTIERREZ, ETAL  
34990 REBECCA ST  
WINCHESTER CA 92596

ASMT: 476010045, APN: 476010045  
REGENT FRENCH VALLEY  
C/O JEFF DINKIN  
11990 SAN VICENTE STE 200  
LOS ANGELES CA 90049

ASMT: 472180010, APN: 472180010  
RANDALL LUNG  
34910 REBECCA ST  
WINCHESTER, CA. 92596

ASMT: 476010053, APN: 476010053  
EPC HOLDINGS 781  
3161 MICHELSON DR STE 425  
IRVINE CA 92612

ASMT: 472180011, APN: 472180011  
KEITH MILLER  
34880 REBECCA ST  
WINCHESTER, CA. 92596

ASMT: 476020014, APN: 476020014  
PARK DIST, ETAL  
901 W ESPLANADE AVE  
SAN JACINTO CA 92581

ASMT: 472180012, APN: 472180012  
CHRISTINE HOLGUIN, ETAL  
34800 REBECCA ST  
WINCHESTER, CA. 92596

ASMT: 476090001, APN: 476090001  
MORIN ROBERT J REVOCABLE LIVING TRUST  
5 MARTINGALE DR  
RANCHO PALOS VERDES CA 90275

ASMT: 472180013, APN: 472180013  
MARCELINE RENNIE, ETAL  
34770 REBECCA ST  
WINCHESTER, CA. 92596

ASMT: 476090011, APN: 476090011  
CV COMMUNITIES  
3121 MICHELSON DR STE 150  
IRVINE CA 92612



ASMT: 476090012, APN: 476090012  
KEVIN YECKLEY, ETAL  
C/O KEVIN YECKLEY  
34795 SALLY ST  
WINCHESTER, CA. 92596

ASMT: 476333004, APN: 476333004  
MATTHEW CADY  
32852 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476090013, APN: 476090013  
JANET STOCKTON, ETAL  
34835 SALLY ST  
WINCHESTER, CA. 92596

ASMT: 476333005, APN: 476333005  
JUAN RODRIGUEZ, ETAL  
32881 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476090014, APN: 476090014  
PENNY BOTTOMLY, ETAL  
34878 WASHINGTON ST  
WINCHESTER, CA. 92596

ASMT: 476333006, APN: 476333006  
OTAVIS HALL  
32869 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476090015, APN: 476090015  
DONALD LANDRETH, ETAL  
34925 WASHINGTON ST  
WINCHESTER, CA. 92596

ASMT: 476333007, APN: 476333007  
MARIE FREDERICK, ETAL  
32857 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333001, APN: 476333001  
RYAN EVANCIK  
34252 COVENTRY LN  
WINCHESTER, CA. 92596

ASMT: 476333008, APN: 476333008  
KIM BARRIGA, ETAL  
32845 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333002, APN: 476333002  
MARISOL BRONSON, ETAL  
34264 COVENTRY LN  
WINCHESTER, CA. 92596

ASMT: 476333009, APN: 476333009  
RAYMOND DELNEGRO  
6647 GOLDEN WEST AVE  
ARCADIA CA 91007

ASMT: 476333003, APN: 476333003  
CALLE CORAL INV  
5312 BOLSA AVE STE 200  
HUNTINGTON BEACH CA 92649

ASMT: 476333010, APN: 476333010  
CHRISTOPHER LOREDO  
32821 WESTPORT WAY  
WINCHESTER, CA. 92596



ASMT: 476333011, APN: 476333011  
KELLY SMITH  
32809 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476340006, APN: 476340006  
HAMIDA SAHAR, ETAL  
32888 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476333012, APN: 476333012  
ERICA VILLALOBOS, ETAL  
32797 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476340007, APN: 476340007  
MARTHA HARPER, ETAL  
32900 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340001, APN: 476340001  
KATHERINE FARIAS, ETAL  
32828 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340008, APN: 476340008  
MARIA MAPLE, ETAL  
32912 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340002, APN: 476340002  
REGIS KEEFE  
32840 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340009, APN: 476340009  
RACHEL DUFFY, ETAL  
32924 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340003, APN: 476340003  
JUANITA RISELING, ETAL  
32852 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340010, APN: 476340010  
DANIELLE EDGREN, ETAL  
32936 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340004, APN: 476340004  
DAVID MILLER  
32864 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340011, APN: 476340011  
ESTEVAN ESTRELLA  
32939 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340005, APN: 476340005  
KARISSA HARRILL, ETAL  
32876 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340012, APN: 476340012  
ZACHARY WILSON  
32927 SHEPHARD CT  
WINCHESTER, CA. 92596



ASMT: 476340013, APN: 476340013  
DAYRIN MAGADAN, ETAL  
32915 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340014, APN: 476340014  
ANAIS GRACIA, ETAL  
32903 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340015, APN: 476340015  
JOHN SANMIGUEL, ETAL  
32891 SHEOHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340016, APN: 476340016  
DOUGLAS DICKSON, ETAL  
34376 HILLINGDON CT  
WINCHESTER, CA. 92596

ASMT: 476340017, APN: 476340017  
MIRIAM GOMEZ GONZALEZ, ETAL  
34388 HILLINGDON CT  
WINCHESTER, CA. 92596

ASMT: 476340018, APN: 476340018  
KAYLEE FIGUEROA, ETAL  
34400 HILLINGDON CT  
WINCHESTER, CA. 92596

ASMT: 476340019, APN: 476340019  
JASON SEAS  
32922 CLOVERDALE CT  
WINCHESTER, CA. 92596

ASMT: 476340020, APN: 476340020  
DREW LOCKSTEDT  
36448 SICILY LN  
WINCHESTER CA 92596

ASMT: 476340021, APN: 476340021  
JORDAN CRAIGHEAD, ETAL  
32937 CLOVERDALE CT  
WINCHESTER, CA. 92596

ASMT: 476340022, APN: 476340022  
EQUITY TRUST CO  
46102 TOY CT  
TEMECULA CA 92592

ASMT: 476340023, APN: 476340023  
SOCORRO MARTINEZ, ETAL  
34424 HILLINGDON CT  
WINCHESTER, CA. 92596

ASMT: 476340024, APN: 476340024  
ELIZABETH NAJIEB, ETAL  
34436 HILLINGDON CT  
WINCHESTER, CA. 92596

ASMT: 476340025, APN: 476340025  
ROSEMARIE REYES, ETAL  
29116 SMOKEWOOD DR  
MURRIETA CA 92563

ASMT: 476340027, APN: 476340027  
KIMBERLY STORTS, ETAL  
34463 HILLINGDON CT  
WINCHESTER, CA. 92596



ASMT: 476340028, APN: 476340028  
JENNY CHAMBERLIN  
34451 HILLINGDON CT  
WINCHESTER, CA. 92596

ASMT: 476340035, APN: 476340035  
PARK DIST, ETAL  
P O BOX 907  
SAN JACINTO CA 92581

ASMT: 476340029, APN: 476340029  
TRUDY WOODY, ETAL  
34439 HILLINGDON CT  
WINCHESTER, CA. 92596

ASMT: 476340037, APN: 476340037  
SIENNA II AVANTE II  
2900 ADAMS ST NO C25  
RIVERSIDE CA 92503

ASMT: 476340030, APN: 476340030  
JENNIFER DUSTMAN, ETAL  
34427 HILLINGDON CT  
WINCHESTER, CA. 92596

ASMT: 476360005, APN: 476360005  
CHANEL NAVARRO, ETAL  
35316 MAHOGANY GLEN DR  
WINCHESTER, CA. 92596

ASMT: 476340031, APN: 476340031  
LEAH POND, ETAL  
34415 HILLINGDON CT  
WINCHESTER, CA. 92596

ASMT: 476360006, APN: 476360006  
MARTHA DELAROSA, ETAL  
35328 MAHOGANY GLEN DR  
WINCHESTER, CA. 92596

ASMT: 476340032, APN: 476340032  
STEPHEN ESPINOSA  
36294 VERAMONTE AVE  
MURRIETA CA 92562

ASMT: 476360007, APN: 476360007  
AMBER NEWMAN, ETAL  
35340 MAHOGANY GLEN DR  
WINCHESTER, CA. 92596

ASMT: 476340033, APN: 476340033  
NAFEESA PASHTOON  
9423 BLACK FARM LN NW  
ALBUQUERQUE NM 87114

ASMT: 476360008, APN: 476360008  
MARK GRASSO  
35352 MAHOGANY GLEN DR  
WINCHESTER, CA. 92596

ASMT: 476340034, APN: 476340034  
DAIHUI TAN, ETAL  
1404 OLD CEDAR RD  
ESCONDIDO CA 92125

ASMT: 476362003, APN: 476362003  
BROOKFIELD 30069  
C/O RICHARD A CUOCO  
3090 BRISTOL ST STE 300  
COSTA MESA CA 92626



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ASMT: 476363002, APN: 476363002  
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3rd Supervisor District  
Chuck Washington, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1003

Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris CA 92570

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Eastern Information Center  
University of California, Riverside  
900 University Ave.  
Riverside, CA 92521

GARRETT HOLDING  
ADAMS ST STE C25  
RIVERSIDE CA  
Zip: 92504

ALBERT A WEBB AND ASSOCIATES  
3788 MCCRAY ST  
RIVERSIDE CA 92506

ATTN: Ruthanne Taylor Berger  
Planning Commission, Riverside  
County  
c/o Mary Stark, Planning Commission  
Secretary"  
Mail Stop 1070

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

ATTN: Samuel W. Goepp, General  
Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

Transportation Department,  
Riverside County  
Mail Stop 1080

REGENT FRENCH VALLEY LLC  
11990 SAN VICENTE BLVD  
STE 200  
LOS ANGELES CA 90049

ALBERT A WEBB AND ASSOCIATES  
3788 MCCRAY ST  
RIVERSIDE CA 92506

Hemet Unified School District  
1791 W. Acacia Ave.  
Hemet, CA 92545

~~1st Supervisor District  
Robert Buster, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1001~~

Verizon Engineering  
9 South 4th St.  
Redlands CA 92373

GARRETT HOLDING  
ADAMS ST STE C25  
RIVERSIDE CA 92504

REGENT FRENCH VALLEY LLC  
11990 SAN VICENTE BLVD  
STE 200  
LOS ANGELES CA 90049





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss AICP**  
**Planning Director**

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

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

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

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

**Parcel Map No. 36628**

*Project Title/Case Numbers*

**Matt Straite**

*County Contact Person*

**(951) 955-1811**

*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**Regent French Valley LLC**

*Project Applicant*

**11990 San Vicente Blvd. Ste. 200, Los Angeles, Ca 90049**

*Address*

**Northerly of Yates Road, southerly of Keller Avenue and easterly of Washington Street and bisected by the San Diego Canal.**

*Project Location*

**Parcel Map No. 36628 proposes a Schedule I subdivision to create ten (10) residential parcels (within Planning Area Nos. 1 thru 12) for future planned residential development on 285.46 gross acres. The proposed Parcel Map is situated within the Belle Terre Specific Plan (SP 382). Lettered Lots A thru I total 17.42 acres and will serve for future road easements within the Parcel Map and for dedications along Washington Street. The Parcel Map is intended for financing purposes only. individual grading and building permits will not result from this map. All future actions will require additional CEQA processing.**

*Project Description*

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

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

*Signature*

**Project Planner**

*Title*

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1413771

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: REGENT FRENCH VALLEY LLC \$50.00  
paid by: CK 5337  
EA42755  
paid towards: CFG06141 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Dec 23, 2014 15:07  
MGARDNER posting date Dec 23, 2014

\*\*\*\*\*  
\*\*\*\*\*

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

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