



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

PLANNING COMMISSIONERS 2013

1st District
Charissa Leach

2nd District
Ed Sloman

3rd District
John Petty
Chairman

4th District
Bill Sanchez
Vice Chairman

5th District
Jan Zuppardo

Planning Director
Carolyn
Syms Luna

Legal Counsel
Michelle Clack
*Deputy County
Counsel*

Phone
951 955-3200

Fax
951 955-1811

9:00 A.M.

MAY 15, 2013

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR BOARD CHAMBERS
RIVERSIDE, CA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the TLMA Commission Secretary. 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 any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at mcstark@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR

- 1.1 **SPECIFIC PLAN NO. 375 SUBSTANTIAL CONFORMANCE NO. 1-** No Further Environmental Document Required - Applicant: Black Emerald LLC - Fourth/Fourth Supervisorial District - Location: Easterly and westerly of Highway 86 south northerly of the Imperial County line and southerly of 81st Avenue - **REQUEST:** The project proposes to make the following minor alterations to the Specific Plan – A) slightly revise Exhibit 3-30 the Specific Plan to reflect an increased height along the western and southern edge of the project as well as a slight change in the alignment of the fence line. B) Modify 30.Planning.160 and 161 to require a higher fenceline. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 NONE

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

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

3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:**3.1 SPECIFIC PLAN NO. 256, AMENDMENT NO. 2 (SYCAMORE CREEK), CHANGE OF ZONE NO.**

7786 and TENTATIVE TRACT MAP NO. 36316 – Consider Addendum No. 3 to EIR No. 325 – Applicant: Sycamore Creek Holdings, LLC – First/First Supervisorial District – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – **REQUEST:** The Specific Plan Amendment proposes to decrease the total residential acreage of the SP from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,734, while the net residential density would increase to 4.1 D.U./Ac.; areas proposed for commercial retail would remain unchanged at 14.6 acres; areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area 9 would remain unchanged at 10.4 acres; areas dedicated to park and greenbelts (i.e., “Open Space – Recreation”) would increase from 56.6 acres to 123.1 acres; areas devoted to open space (“Open Space – Conservation” and “Open Space – Conservation Habitat”) has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area 22; and, acreage for internal roadways would remain unchanged at 40.7 acres. The Change of Zone proposes to revise the zoning ordinance for the Specific Plan and formalize the boundaries for the following Planning Areas 3, 4, 5a, 5b, 6, 7, 8, 9, 11, 16, 17a, 17b, 17c, 18, 20a, 23a, 23b, 23c, 23d, 24a, 24b, 24c, 24d, 26, and 27 of the Specific Plan. The Tentative Tract Map is a Schedule “A” a subdivision of 25.13 gross acres into 87 lots with an average size of 4,269 square feet for single family residential development within Planning Areas 7 and 9 of the Specific Plan. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

3.2 PUBLIC USE PERMIT NO. 919 – Intent to Adopt Mitigated Negative Declaration - Applicant: Imperial

Irrigation District – Fourth/Fourth Supervisorial District - Location: Northerly of State Highway 111 and 70th Avenue, southerly of 68th Avenue, easterly of Arthur Street, and westerly of Cleveland Street in Mecca – **REQUEST:** The Public Use Permit proposes to relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line consisting of 13 utility poles varying in height from 66 feet to 75 feet maximum at the northeast property corner of a 482 acre site to run parallel along Cleveland Street and 68th Avenue, with maximum span between the poles of 296 feet (approximately 3,100 lineal feet), that connects the IID North Shore and Mecca Substations as part of the approved Colgreen North Shore 75 Megawatt Photovoltaic Generation Facility (CUP03635). All proposed relocated poles and transmission lines will remain on and within the 482 acre property, and no public roads or other easements are proposed to be crossed. Project Planner: Jay Olivas at 951-955-1195 or email at jolivas@rctlma.org (Quasi judicial)

4.0 WORKSHOPS:**4.1 HIGHWAY 79 POLICY AREA UPDATE****4.2 WALL DESIGN GUIDELINES – FRANK COYLE, PLANNING DEPUTY DIRECTOR****4.3 GPIP UPDATE****5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA****6.0 DIRECTOR'S REPORT****7.0 COMMISSIONER'S COMMENTS**

Agenda Item No.: 7.01
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth/Fourth
Project Planner: Matt Straite
Planning Commission: May 15, 2013

SPECIFIC PLAN NO. 375, SUBSTANTIAL
CONFORMANCE NO. 1
Applicant: Black Emerald LLC
Engineer/Rep.: Innovative Land Concepts

COUNTY OF RIVERSIDE PLANNING DIRECTORS REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 375 Substantial Conformance No. 1 proposes to:

- A. Slightly revise Exhibit 3-30 the Specific Plan to reflect an increased fence height along the western and southern edge of the project as well as a slight change in the alignment of the fence line.
- B. Revise two of the conditions of approval as follows (shown in redline-strikeout):

30. PLANNING.160

SP - TEMP PERIM FENCING

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 temporary construction fencing (chain link) shall be installed along the project's entire western perimeter as shown in exhibit 3-30 of the SPECIFIC PLAN. If said fencing has already been installed and is in place, this condition shall be set to not apply.

*This Condition was added as a result of discussions at the December 13, 2011 Board Hearing and revised through SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. 1.

30. PLANNING.161

SP - PERMANENT PERIM FENCING

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 BUILDING PERMIT the temporary fencing required in Condition of Approval 30.PLANNING.160 for the area that borders the entire planning area where this development is being proposed (regardless of the proximity of the proposed development to the actual edge of the SPECIFIC PLAN), shall be replaced with permanent fencing that shall consist of tube steel, wrought iron, block wall, or similar permanent fencing as shown in exhibit 3-30 of the SPECIFIC PLAN. Said Permanent Perimeter fencing shall be a minimum of 7 feet tall. If said fencing has already been installed and is in place, this condition shall be set to not apply. To be clear, it is the responsibility of the first proposed development (commercial or residential) within the Planning Area to construct all fencing for the entire Planning Area as it relates to the western edge of the SPECIFIC PLAN. Permanent Perimeter Fencing will be constructed based on the following triggers:

10.M.

- a. Prior to the issuance of any building permit, in any portion of Planning Areas 2-1 through 2-16, the Permanent Fence shall be placed along the western and northern borders of the project, up to and including that portion of the project along 84th Avenue to Buchanan Street. This trigger shall apply to a building permit, for some type of permanent, non-agricultural, habitable structure, and not a grading permit.
- b. Prior to the issuance of any building permit in District 2 Planning Areas 2-17 through 2-20, or any portion of Planning Areas 4-1 and 4-2, the Permanent Fence shall be placed along the western and southern portions of those Planning Areas, from the intersection of 84th Avenue and Buchanan Street to the southeast corner of Planning Area 2-18. This trigger shall apply to a building permit, for some type of permanent, non-agricultural, habitable structure, and not a grading permit.
- c. Prior to the issuance of any building permit in any portion of Planning Areas 4-3 and 4-4, or any portion of Planning Areas 5-1 through 5-8, the Permanent Fence shall be placed along the western, northern and southern portions of those Planning Areas. This trigger shall apply to a building permit, for some type of permanent, non-agricultural, habitable structure, and not a grading permit.
- d. Prior to the issuance of any building permit in any portion of Planning Areas 5-12 or 5-13, the last section of the Permanent Fence protecting Travertine Rock (eastern portion abutting Planning Area 5-14) shall be constructed. This trigger shall apply to a building permit, for some type of permanent, non-agricultural, habitable structure, and not a grading permit.
- e. Prior to the issuance of the 4,500 residential dwelling unit building permit on the west side of SR 86S, notwithstanding the triggers in 30. PLANNING.161 a through d above, all portions of the Permanent Fence shall be installed.

With respect to the fencing along the edge of Planning Area 1-17, permanent fencing that shall consist of tube steel, wrought iron, block wall, or similar permanent fencing as shown in exhibit 3-30 of the SPECIFIC PLAN shall be installed prior to the operation of any portion of the site that would constitute any use other than the current (as of 2012) waste management use of the site.

*This Condition was added as a result of discussions at the December 13, 2011 Board Hearing and revised through SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO.1.

BACKGROUND:

The Specific Plan was adopted on February 7, 2012.

The ordinance does not require a hearing on the item, unless the Planning Commission directs staff to do so. The Director is required to make a recommendation to the Commission and then forward the recommendation to the Planning Commission for decision. The decision is required to go to the Board for receive and file.

No further CEQA documents are required because the changes proposed are not impacting mitigation in any way, and will therefore have no alterations or impacts to the existing EIR. The proposed change is therefore consistent with the CEQA provisions in Section 15061 because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

PROJECT DATA:

1. Existing General Plan Land Use (Ex. #5): Various designations as reflected on the Specific Plan land Use Plan.
2. Existing Zoning (Ex. #2): Specific Plan (SP)
3. Surrounding Zoning (Ex. #2): Heavy Agriculture with a 10 and 20 acre minimum (A-2-10 and A-2-20) to the north, east and west, Controlled Development (W-2) to the north, east and west, and Watercourse, Watershed & Conservation Areas (W-1) to the northeast. Imperial County to the south.
4. Existing Land Use (Ex. #1): Agriculture and Single Family
5. Surrounding Land Use (Ex. #1): Agriculture and Single Family to the north, south, east and west
6. Project Data: Total Acreage proposed in Riverside County: 3,938
Units proposed: 16,655

THE PLANNING DIRECTOR RECOMMENDATIONS:

APPROVAL of **SPECIFIC PLAN NO. 375, SUBSTANTIAL CONFORMANCE NO. 1**, based on the findings and conclusions incorporated in the staff report; and,

FINDINGS:

1. The project site is designated with various Land Use Designations as reflected on the Specific Plan Land Use Plan in the Eastern Coachella Valley Area Plan. Upon adoption of the General Plan Amendment the project will be consistent with the Land Uses as proposed on the Specific Plan Land Use Plan.
2. The project site is surrounded by properties which are designated Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CD:CT), Open Space – Water (OS-W), Commercial Retail (CR), Indian Land (IND), and Medium Density Residential (MDR) in the Eastern Coachella Valley Area Plan Area plan. The County of Imperial is located to the south.
3. The current land uses on surrounding parcels include vacant land in the County of Imperial to the south, the Salton Sea to the east, vacant land and farming to the west, and some single family residential and farming to the north.
4. The zoning for the subject site is Specific Plan (SP).
5. Section 2.11 of Ordinance No. 348 explains that a substantial conformance to a Specific Plan is a non-substantial modification of a condition of approval, diagram, or text of the specific plan that does not change the basic design or improvements required and is consistent with the original resolution adopting the specific plan, the conditions of approval, and the specific plan text. The proposed revision is consistent with these provisions because the changes to the fencing are not substantial and will not alter the resolution or the design of the project in any way. The resolution lists mitigation, these changes are not considered substantial changes to mitigation.

6. The proposed uses are consistent with the development standards set forth in the Specific Plan and the Specific Plan zoning ordinance.
7. The project site is surrounded by properties which are zoned Heavy Agriculture with a 10 and 20 acre minimum (A-2-10 and A-2-20) to the north, east and west, Controlled Development (W-2) to the north, east and west, and Watercourse, Watershed & Conservation Areas (W-1) to the northeast. Imperial County to the south.
8. Agricultural, limited residential, and limited commercial uses have been constructed and are operating in the project vicinity.
9. This project is not located within the Coachella Valley Multi-Species Habitat Conservation Plan, this project will not hinder the requirements of the plan.
10. Environmental Impact Report (EIR) No. 514 was prepared and circulated as required by the California Environmental Quality Act (CEQA). The proposed project is consistent with, and will not alter or impact, the EIR. No further CEQA documents are required because the changes proposed are not impacting mitigation in any way, and will therefore have no alterations or impacts to the existing EIR. The proposed change is therefore consistent with the CEQA provisions in Section 15061 because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

CONCLUSIONS:

1. The proposed project is in conformance with the Land Use Designations as illustrated in the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348.
3. The proposed project is consistent with all other applicable provisions of Ordinance No. 348.
4. The proposed project does not require any additional CEQA review pursuant to CEQA section 15061.
5. The public's health, safety, and general welfare are protected through project design.
6. The proposed project is compatible with the present and future logical development of the area.
7. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing no letters have been received for the project.
2. The Project site is not located within:

SPECIFIC PLAN NO. 375, SUBSTANTIAL CONFORMANCE NO. 1

Planning Commission Staff Report: May 15, 2013

Page 5 of 5

- a. A City of sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - c. Fringe Toed Lizard sand source area;
 - d. A high fire area;
 - e. An Area drainage plan area; or,
 - f. A dam inundation area.
3. The Project site is located within (or contains):
- a. Agriculture Preserve- Coachella Valley No. 27, 31, and 97;
 - b. CSA #125 – Thermal-Street Lighting;
 - c. The Coachella Valley Recreation and Parks District;
 - d. The boundaries of the Coachella Valley Unified School District; and,
 - e. A low, moderate and high liquefaction area.

The subject site is currently designated as Assessor's Parcel Numbers: 737090002, 737110001, 737110004, 737110006, 737110009, 737120005-9, 737140002, 737140003, 737140009, 737140010, 737170003, 737170004, 737170006-8, 737170010-15, 737180001, 737180002, 737180004, 737180007, 737180009-14, 737190001-7, 737190009-13, 737200002, 737200003, 737200004, 737200006-10, 737200016-20, 737200023, 737200024, 737200026-32, 737210001, 737210007-13, 737220001-7, 737220009, 737220010, 737230006, 737230013-15, 737240002, 737240003, 737240004, 737250002, 737260003, 737260005, 737260007-17, 737270001, 737270003, 737270005-11, 737280001-8, 737290001, 737290004, 737290005, 737290006, 737290011, 737290012, 737290014-19, 755270015, 755270016, 755270021, 755270022, 755270023, 755270024, 755300016, 755300017, 755300022-26, 755310012, 755310013, 755310015, 755310028-32, 755310035, 755310037, 755310038, 755310040, 755310042-45

MS

Y:\Planning Case Files-Riverside office\SP00375S1\DH-PC-BOS Hearings\DH-PC\Staff Report for SP375S1 4-9-13.doc

Date Prepared: 5/11/11

Date Revised: 4/9/13

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00910 CZ07623 SP00375 EIR514
VICINITY/POLICY AREAS

Date Drawn: 8/15/11
 Vicinity Map

Supervisor Benoit
 District 4



Assessors Bk. Pg. 737-09 > 29, 755-27 > 31
 Thomas Bros. Pg. 683 E5
 Edition 2009



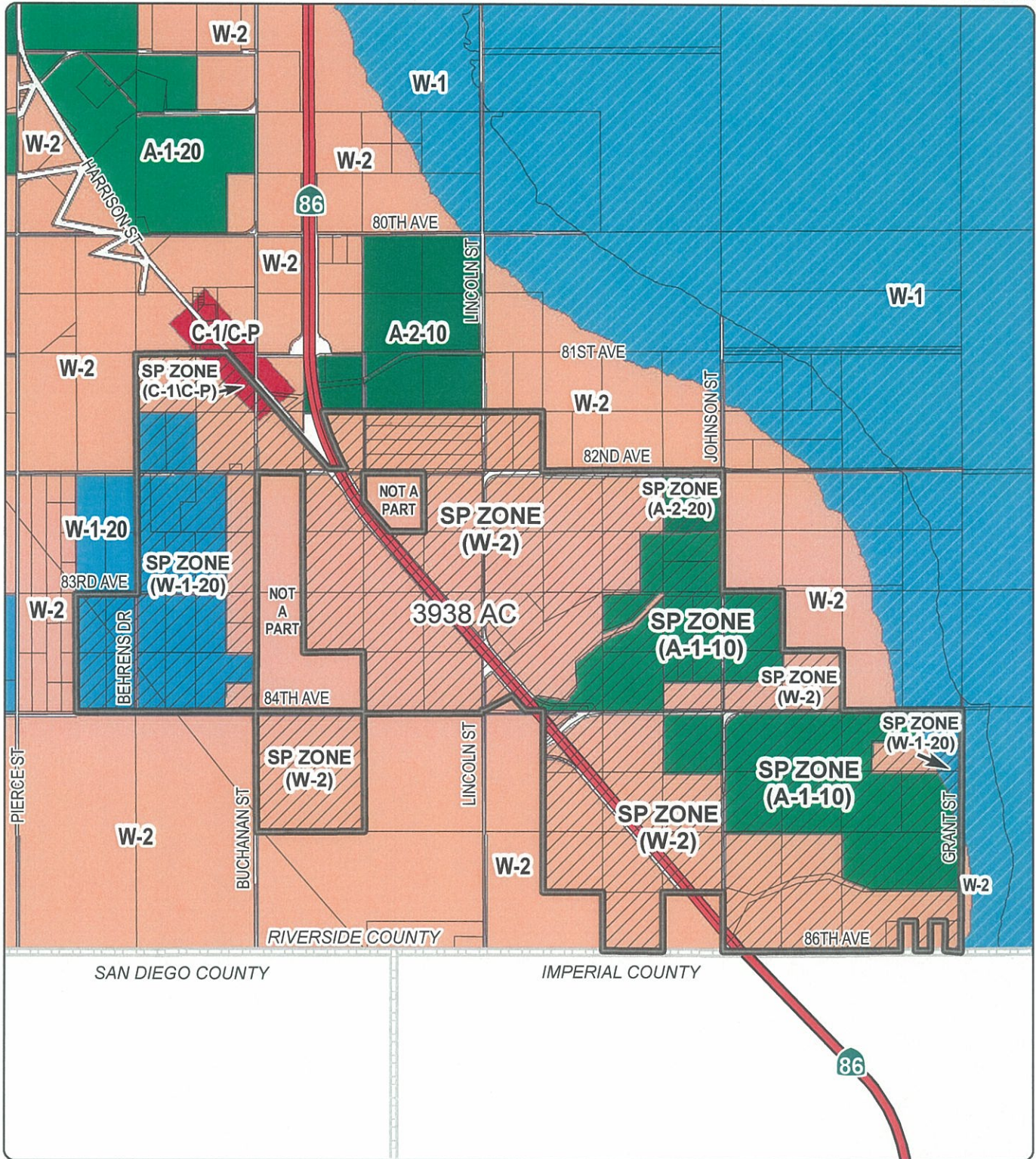
Zoning District: Lower Coachella Valley
 Township/Range: T8SR8E & T8SR9E
 Section: 19, 20, 25, 28, 29, 31, 32, 33, & 34
 DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00910 CZ07623 SP00375 EIR514

Supervisor Benoit
 District 4

Date Drawn: 8/15/11
 Exhibit 3

PROPOSED ZONING



Zoning District: Lower Coachella Valley
 Township/Range: T8SR8E & T8SR9E
 Section: 19, 20, 25, 28, 29, 31, 32, 33, & 34



Assessors Bk. Pg. 737-09 > 29, 755-27 > 31
 Thomas Bros. Pg. 683 E5
 Edition 2009

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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00910 CZ07623 SP00375 EIR514

Supervisor Benoit
 District 4

LAND USE

Date Drawn: 8/15/11
 Exhibit 1



Zoning District: Lower Coachella Valley
 Township/Range: T8SR8E & T8SR9E
 Section: 19, 20, 25, 28, 29, 31, 32, 33, & 34





Assessors Bk. Pg. 737-09 > 29, 755-27 > 31
 Thomas Bros. Pg. 683 E5
 Edition 2009



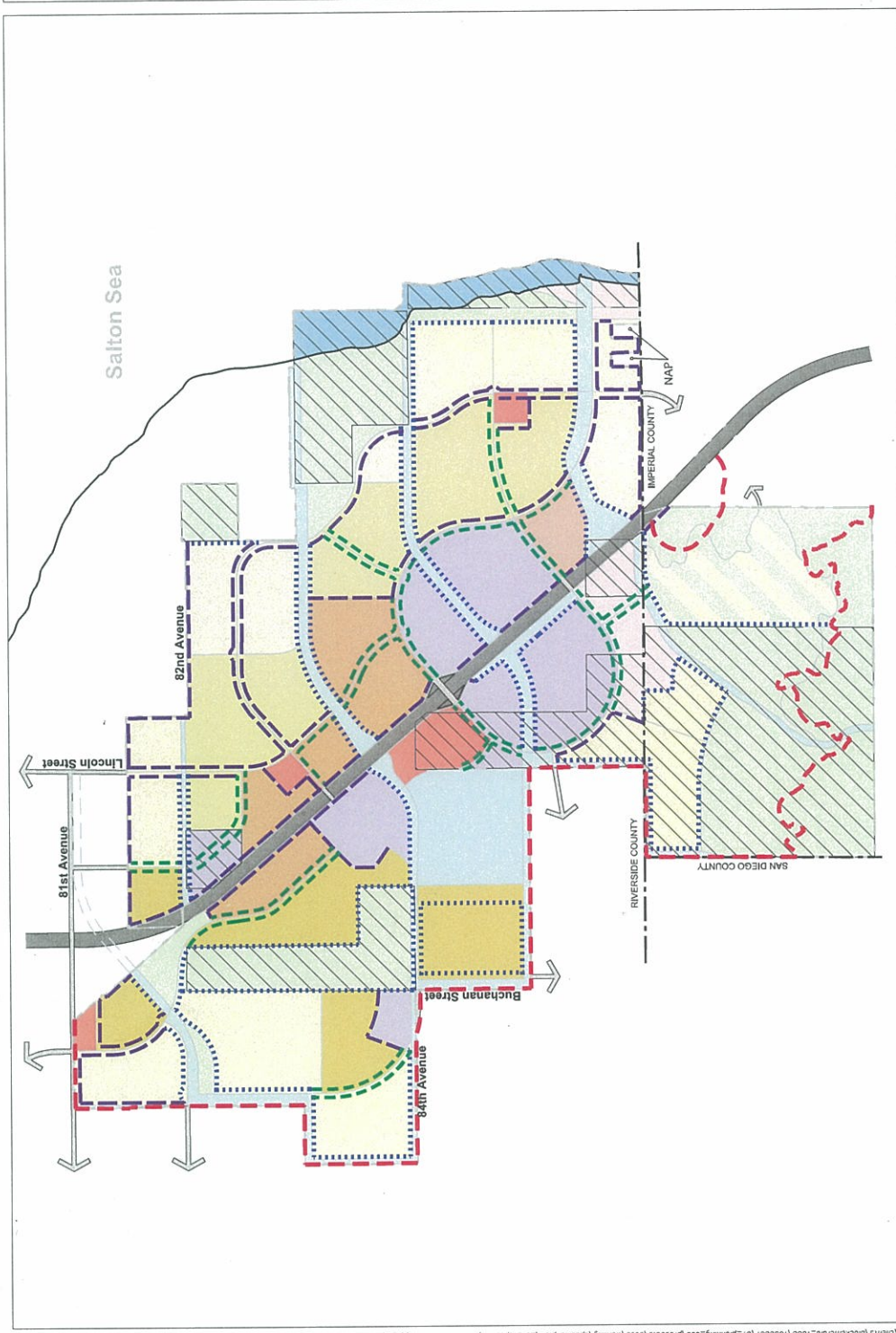
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



LEGEND

-  6' Masonry Wall
-  Low Stone Wall (42" Max. Ht.)
-  View Fence
(wrought iron, tubular steel/aluminum, glass, or plexi-glass; low masonry base - optional)
-  7' Required Restrictive Fence

NOTE:
This plan is conceptual in nature and is **not** intended to require any wall or fence in the locations shown, except for the required restrictive fence. The purpose of the plan is to suggest the most appropriate type of wall or fence should the developer/builder propose and fencing materials are permissible. Conditions that may arise at future development stages may require a variation from this plan without a Specific Plan amendment.



SP375 Exhibit 3-30

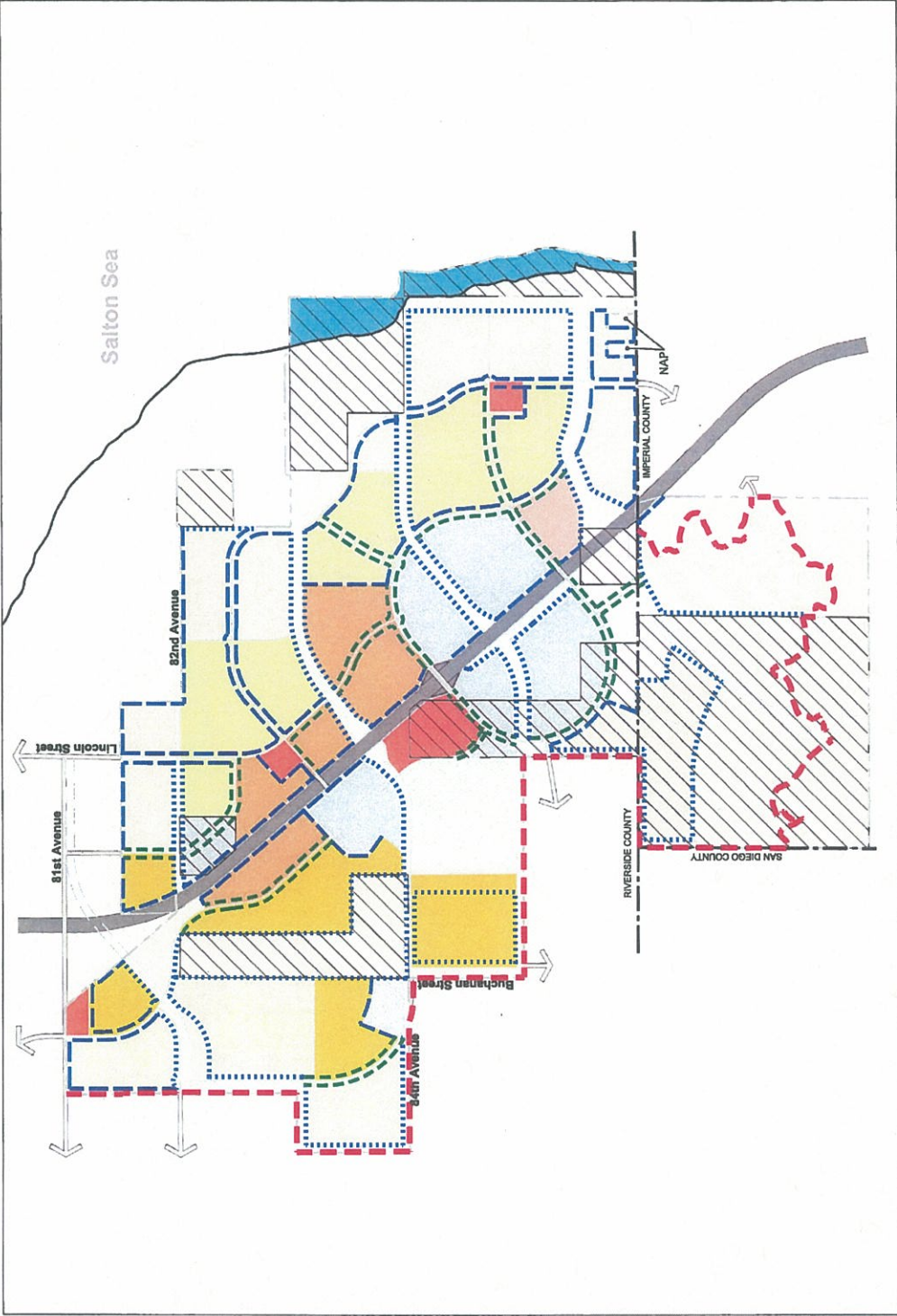
Wall and Fence Concept Plan



Travertine Point Specific Plan

Black Emerald, LLC

Modified Exhibit



LEGEND

- 6' Masonry Wall
- Low Stone Wall (42" Max. Ht.)
- View Fence (wrought iron, tubular steel/aluminum, glass, or plexi-glass; low masonry base - optional)
- 6' Restrictive Fence

NOTE:
 This plan is conceptual in nature and is not intended to require any wall or fence in the locations shown, except for the required restrictive fence. The purpose of the plan is to suggest the most appropriate type of wall or fence should the developer/builder propose the same. Adjustments for wall heights and fencing materials are permissible. Conditions that may arise at future development stages may require a variation from this plan without a Specific Plan amendment.

SP375 Exhibit 3-30
 Wall and Fence
 Concept Plan

Travertine Point Specific Plan

Black Emerald, LLC



Original Exhibit

SUBST CONFORMANCE - SP Case #: SP00375S1

Parcel: 737-190-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPSC - SPSC DESCRIPTION RECOMMND

This SPECIFIC PLAN SUBSTANTIAL CONFORMANCE proposes to make the following minor alterations to the SPECIFIC PLAN:

A. slightly revise Exhibit 3-30 the Specific Plan to reflect an increased height along the western and southern edge of the project as well as a slight change in the alignment of the fence line.

B. Modify 30.Planning.160 and 161 to require a higher fenceline.

10. EVERY. 2 SPSC - 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 SPECIFIC PLAN SUBSTANTIAL CONFORMANCE; 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 SUBSTANTIAL CONFORMANCE, 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

SUBST CONFORMANCE - SP Case #: SP00375S1

Parcel: 737-190-003

10. GENERAL CONDITIONS

10. EVERY. 2 SPSC - HOLD HARMLESS (cont.) RECOMMND

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. 3 SPSC - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 375 Substantial Conformance No. 1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 375.

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE = Substantial Conformance No. 1 to Specific Plan No. 375.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SPSC - SC DOCUMENT TO BE PREPA RECOMMND

Within ninety (90) days of the approval of the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, the applicant shall provide to the Planning Department fifteen (15) copies of the final SPECIFIC PLAN SUBSTANTIAL CONFORMANCE document. The document shall illustrate the differences between the current proposal and the SPECIFIC PLAN. The final documents shall replace the approved SPECIFIC PLAN.

20.PLANNING. 4 SPSC- CONDITION MODIFIED RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall delete conditions 30.PLANNING.160 and 30.PLANNING.161 of the SPECIFIC PLAN and replace it with the following:

30. PLANNING.160 SP - TEMP PERIM FENCING

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 temporary construction fencing (chain link) shall be installed along

SUBST CONFORMANCE - SP Case #: SP00375S1

Parcel: 737-190-003

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4

SPSC- CONDITION MODIFIED (cont.)

RECOMMND

the projects entire western perimeter as shown in exhibit 3-30 of the SPECIFIC PLAN. If said fencing has already been installed and is in place, this condition shall be set to not apply.

*This Condition was added as a result of discussions at the December 13, 2011 Board Hearing and revised through SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO.1.

30. PLANNING.161 SP - PERMANENT PERIM FENCING

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 BUILDING PERMIT the temporary fencing required in Condition of Approval 30.PLANNING.160 for the area that borders the entire planning area where this development is being proposed (regardless of the proximity of the proposed development to the actual edge of the SPECIFIC PLAN), shall be replaced with permanent fencing that shall consist of tube steel, wrought iron, block wall, or similar permanent fencing as shown in exhibit 3-30 of the SPECIFIC PLAN. Said Permanent Perimeter fencing shall be a minimum of 7 feet tall. If said fencing has already been installed and is in place, this condition shall be set to not apply. To be clear, it is the responsibility of the first proposed development (commercial or residential) within the Planning Area to construct all fencing for the entire Planning Area as it relates to the western edge of the SPECIFIC PLAN. Permanent Perimeter Fencing will be constructed based on the following triggers:

a.Prior to the issuance of any building permit, in any portion of , Planning Area's 2-1 through 2-16, the Permanent Fence shall be placed along the western and northern borders of the project, up to and including that portion of the project along 84th Avenue to Buchanan Street. This trigger shall apply to a building permit, for some type of permanent, non-agricultural, habitable structure, and not a grading permit.

b.Prior to the issuance of any building permit in District 2 Planning Areas 2-17 through 2-20, or any portion of

SUBST CONFORMANCE - SP Case #: SP00375S1

Parcel: 737-190-003

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 SPSC- CONDITION MODIFIED (cont.) (cont.) RECOMMND

Planning Areas 4-1 and 4-2, the Permanent Fence shall be placed along the western and southern portions of those Planning Areas, from the intersection of 84th Avenue and Buchanan Street to the southeast corner of Planning Area 2-18. This trigger shall apply to a building permit, for some type of permanent, non-agricultural, habitable structure, and not a grading permit.

c.Prior to the issuance of any building permit in any portion of Planning Areas 4-3 and 4-4, or any portion of Planning Areas 5-1 through 5-8, the Permanent Fence shall be placed along the western, northern and southern portions of those Planning Areas. This trigger shall apply to a building permit, for some type of permanent, non-agricultural, habitable structure, and not a grading permit.

d.Prior to the issuance of any building permit in any portion of Planning Areas 5-12 or 5-13, the last section of the Permanent Fence protecting Travertine Rock (eastern portion abutting Planning Area 5-14) shall be constructed. This trigger shall apply to a building permit, for some type of permanent, non-agricultural, habitable structure, and not a grading permit.

e.Prior to the issuance of the 4,500 residential dwelling unit building permit on the west side of SR 86S, notwithstanding the triggers in 30. PLANNING.161 a through d above, all portions of the Permanent Fence shall be installed.

With respect to the fencing along the edge of Planning Area 1-17, permanent fencing that shall consist of tube steel, wrought iron, block wall, or similar permanent fencing as shown in exhibit 3-30 of the SPECIFIC PLAN shall be installed prior to the operation of any portion of the site that would constitute any use other than the current (as of 2012) waste management use of the site.

*This Condition was added as a result of discussions at the December 13, 2011 Board Hearing and revised through SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO.1.

Agenda Item No.:
 Area Plan: Temescal Canyon
 Zoning Area: Alberhill, Glen Ivy, and Temescal
 Supervisorial District: First/First
 Project Planner: Matt Straite
 Planning Commission: May 15, 2013

SPECIFIC PLAN NO. 256, AMENDMENT NO. 2,
 CHANGE OF ZONE NO. 7786
 TENTATIVE TRACT MAP NO. 36316
 ADDENDUM NO. 3 to EIR NO. 325
 Applicant: Sycamore Creek Holdings, LLC
 Engineer/Representative: T & B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 256 Amendment No. 2 (Sycamore Creek)(SP256A2) proposes:

- Total residential acreage would decrease from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan would decrease from 1,765 to 1,737, while the net residential density would increase to 4.1 D.U./Ac.;
- Areas proposed for commercial retail would remain unchanged at 14.6 acres;
- Areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area No. 9 would remain unchanged at 10.4 acres;
- Areas dedicated to park and greenbelts (i.e., "Open Space – Recreation") would increase from 56.6 acres to 123.1 acres;
- Areas devoted to open space ("Open Space – Conservation" and "Open Space – Conservation Habitat") has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area No. 22; and,
- Acreage for internal roadways would remain unchanged at 40.7 acres.
- Planning Area Land Use designations have been modified to match the General Plan.

To accommodate proposed residential land uses, SP256A2 would to modify the Circulation Plan to allow three new local street designs (40', 46', and 56' right-of-way widths). In addition, SP256A2 modifies the Project's Design Guidelines to include new development standards affecting Planning Area Nos 7 and 17A through D accommodating three lot dimensions (3,600 s.f. lots, 5,000 s.f. lots, and 6,000 s.f. lots).¹

Change of Zone No. 7786 proposes to amend the existing approved Specific Plan Zoning Ordinance to reflect the revisions proposed to the Specific Plan and to formalize the boundaries of Planning Area Nos 3, 4, 5A, 5B, 6, 7, 8, 9, 11, 16, 17A, 17B, 17C, 17D, 18, 20A, 23A, 23B, 23C, 23D, 24A, 24B, 24C, 24D, 26, 27, and 29.

Tentative Tract Map No. 36316 is a gated Schedule "A" map subdividing (the new) Planning Area No. 7 into 87 residential lots with sizes ranging from 3,600 square feet (s.f.) to 7,576 s.f. Common open space lots and private rights-of-way also will be defined. The streets will be private streets. Additionally, the map identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines.

The project is located in the Temescal Canyon Area Plan, more specifically it is southerly of Campbell Ranch Road and westerly of Interstate Highway 15.

ISSUES OF POTENTIAL CONCERN:

¹ For a more detailed project description see attached Environmental Assessment for Addendum No. 3 to EIR No. 325.

Multi Family Housing Supply

The Tentative Map and Specific Plan Amendment propose to reduce the density in the new Planning Area No. 7 from a higher, multi-family density (High Density Residential) to a more traditional single family detached product type on smaller lots. The Planning Department has expressed concern regarding any reduction of designations that foster multi-family housing within the entire Temescal Canyon area.

The original Sycamore Creek Specific Plan (SP256) was originally approved in 2004. However, in 2010 the Board of Supervisors adopted the neighboring Serrano Commerce Center Specific Plan (SP353) which is an industrial Specific Plan featuring over 6,000,000 square feet of job generating uses. Once the Board adopted such a significant job generating use in this area of the County, it became critical that housing in the area be able to respond to such needs. A successful business park/light industrial area needs to have a range of housing types in close proximity to the jobs. Surrounding housing should include larger lot single family homes for management of the future use, as well as multifamily housing for the working force. Without a proper mix of housing, not only will future employees of the Specific Plan No. 353 be required to drive great distances to work, but the business park may have trouble attracting successful business and companies to fill the six million square feet of space. A proper mix of housing is a significant factor in many businesses models when determining where they will locate their businesses.

Additionally, in order to create healthy communities, as required by the General Plan, the County needs to assure that any work force lives within a reasonable drive, and possibly a reasonable walk, to their employment centers. Any erosion of the multi-family housing stock will require many low wage earners to commute from the Corona or Elsinore area. Such a concept works against the goals of the General Plan and healthy communities.

However, market realities and General Plan ideologies do not always mix. The Serano Commerce Center Specific Plan is not yet constructed. There is currently no surge of jobs in this area. As a result there is less demand for multi-family housing. Requests by developers to implement the current market demand are understandable. The market demand *today* in this area is single family detached housing. However, it is critical to keep in mind that implementation of the General Plan requires a long range perspective; even if that perspective clashes with current market forces.

Therefore, any request to reduce multi-family housing is a concern to Planning. Because the revisions to the Sycamore Creek Specific Plan proposed to eliminate all multi-family opportunities from the plan, Planning requested that T&B, the applicant's representatives, do an analysis of all multi-family opportunities up and down the Temescal corridor. Based on that analysis it appears that a sufficient amount of other multi-family housing opportunities exist in the area to support the changes proposed by the applicant. However, the Planning Department would not advise any further reduction in the multi-family housing stock in the Temescal Canyon area for the reasons stated above.

Higher Density Small Lot Subdivisions

The Planning Commission in the past has expressed concern with residential subdivisions generally under 5,000 square feet. The Commission has often indicated that as the density increases, the level of detail provided by the applicant should increase. Details become increasing important to issues of compatibility, livability, and function. Support of a project can often hinge on very specific detail such as

the design of a fence, and the placement of windows and street furniture. The proposed tract map was designed to address many of these concerns, and has provided exhibits to explain and illustrate these details. Floor Plans, elevations, maintenance plans and landscape plans have been provided and are attached. In addition, staff was concerned with the possible overwhelming presence of garage doors in the street scene, as can often be the case with small lots. Often an alternative product design like alley loaded units or zipper lots can address this by pulling the architecture to the street and placing garages to the rear of the units. This proposed map as addressed this issue by requiring deep front porches with pony walls in the front of some structures in an attempt to break up the street scene. This approach was satisfactory to staff. A rendering was provided to illustrate these and is attached to the staff report.

Neighbors Concerns

There are three neighbors that have expressed concerns with the project

- **Werner Mines.** To the west of the project site is a collection of mining projects that is currently under many ownerships, but mostly the Werner Corporation. The applicants for the Project have been working closely with Staff and the neighboring mines to assure that the changes to the Specific Plan do not negatively impact the mines, and to assure the inverse is also true, that the mines do not impact the Specific Plan. Part of the proposed changes to the Specific Plan includes increasing the density in area now called Planning Area Nos. 17a, b, and c. These were designated for low density development previously, but now these areas are proposed to be Medium Density Residential (MDR). The original Specific Plan called for a buffer, and that has remained in the new version of the plan. The applicant's representatives have crafted the new Planning Areas to address the viewshed with berms and landscaping. Most other compatibility issues were addressed in the EIR and their addenda.
- **Ms. Gray.** Ms. Gray lives on a small parcel of land also to the west of the proposed Planning Area Nos. 17a, b, and c. She currently takes access through the project site. Her concerns are more specifically addressed in the design of the neighboring proposed Tentative Tract Map No. 36317, which is not part of this project and will be coming soon to the Planning Commission for a hearing. However, she has concerns with privacy and access. The applicant and Staff have worked with Ms. Gray to address her concerns. This is not to imply that she has expressed support for the project; however, we have met with her and made modifications to the design to address her concerns. A berm has been placed between her existing structure and the proposed residential units in the Specific Plan. Additionally, Ms. Gray will have access through Planning Area No. 17d.
- **Mr. Kiley.** Located just south of Planning Area No. 15b and east of Planning Area Nos. 17a, b, c, and 27, Mr. Kiley has also indicated a desire to develop his property. The Specific Plan has been crafted to facilitate future access to Mr. Kiley's property and all drainage for the Sycamore Creek Specific Plan has been designed to accept Mr. Kiley's offsite flows and to accommodate eventual development. Mr. Kiley's property is part of GPA960, the County General Plan update, to revise his Land Use designations to accommodate development and conservation on his land.

Fuel Modification Areas

The proposed map includes fuel modification areas within residential backyards. This means that the homeowner must plant specific fuel modification zone plants and not place any combustible structures in this area including wood porches and/or play structures. An easement has been required in condition

50.Planning.26 to inform the homeowners as soon as possible. In addition, staff had concerns that the homeowner may not adhere to the planting requirements; thus condition 90.Planning.15² has been added to the project requiring all backyards in a fuel modification area to be planted prior to sale by the developer with appropriate landscaping. The intent is that a homeowner will be less likely to replace all the landscaping if it exists at the point of sale.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR), Public Facilities (PF), Medium Density Residential (MDR) (2-5 D.U./Ac.), Medium High Density Residential (MHDR) (5-8 D.U./Ac.), and Very Low Density Residential (VLDR) (1 Ac. Min.), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), and Open Space: Conservation Habitat (OS:CH) as reflected on the Specific Plan Land Use Plan
2. Surrounding General Plan Land Use (Ex. #5): Light Industrial (LI) to the north and east, Open Space: Mineral (OS:M) to the west, Rural Residential (RR) and Open Space - Conservation Habitat (OS:CH) to the south and east.
3. Existing Zoning (Ex. #2): Specific Plan (SP)
4. Surrounding Zoning (Ex. #2): Manufacturing Service Commercial (M-SC) to the north and east, Mineral Resources (MRA) to the west, Rural Residential (RR) and Natural Assets (NA) to the south.
5. Existing Land Use (Ex. #1): Single Family, School, Retail, Conservation Habitat and Vacant Land.
6. Surrounding Land Use (Ex. #1): Vacant land to the north and east (except the 15 freeway), mining to the west, Conservation Habitat and a Nudist Resort to the south.
7. Project Data: Total Acreage: 345.4 Acres (PA 1, 23.5 acres; PA 2, 32.1 Acres; PA 10, 23.6 acres; PA 12, 35.6 acres; PA 13, 26 acres; PA 14, 22.4 acres; PA 15a, 23.3 acres; PA 15b, 21 acres, PA 19, 11.9 acres; PA 20b, 4.9 acres, PA 21, 85.3 acres; PA 22, 9.6 acres; PA 25, 25 acres; PA 28, 1.2 acres)
Total Planning Areas: 14
8. Environmental Concerns: See attached Addendum No. 3 to EIR No. 325

² Please note, the conditions provided in this staff report do not reflect the tract map being 'attached' to the Specific Plan. That means the Specific Plan conditions of approval are not reflected in the tract map conditions. This is done intentionally to make the review of the conditions easier. If the map were 'attached' to the Specific Plan, than the Specific Plan conditions of approval would be included in the tract map conditions. Planning was trying to avoid having the same conditions shown twice in the full set of conditions, which would be confusing. The map will be 'attached' to the Specific Plan prior to the creation of the final documents (called 'pinks').

RECOMMENDATIONS:

CONSIDERATION of a **ADDENDUM NO.3** to **ENVIRONMENTAL IMPACT REPORT NO. 325**, based on the findings incorporated in the initial study and Addendum No. 3 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 256 AMENDMENT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7786**, formalizing the Planning Area Boundaries for Planning Areas 3, 4, 5A, 5B, 6, 7, 8, 9, 11, 16, 17A, 17B, 17C, 17D, 18, 20A, 23A, 23B, 23C, 23D, 24A, 24B, 24C, 24D, 26, 27, and 29 of Specific Plan No. 256, the Sycamore Creek Specific Plan in accordance with attached exhibit, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT NO. 36316**, 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 which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR), Public Facilities (PF), Medium Density Residential (MDR) (2-5 D.U./Ac.), Medium High Density Residential (MHDR) (5-8 D.U./Ac.), and Very Low Density Residential (VLDR) (1 Ac. Min.), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), and Open Space: Conservation Habitat (OS:CH) as reflected on the Specific Plan Land Use Plan.
2. The project site is surrounded by properties which are designated Light Industrial (LI) to the north and east, Open Space: Mineral (OS:M) to the west, Rural Residential (RR) and Open Space-Conservation Habitat (OS:CH) to the south and east.
3. Several mitigation measures and the design of the project mitigate the potential impacts of the neighboring mining uses.
4. The zoning for the subject site is Specific Plan (SP).
5. The project site is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC) to the north and east, Mineral Resources (MRA) to the west, Rural Residential (RR) and Natural Assets (NA) to the south.
6. The project is consistent with the Specific Plan. Additionally, similar uses have been constructed and are operating in the project vicinity.
7. This Specific Plan is located within Criteria Area 3348, 3349, 3448, 3546, and 3545 of the Western Riverside County Multiple Species Habitat Conservation Plan. MSHCP dedication of

conservation area was required of the first Amendment to the Specific Plan. There are no additional land dedication requirements in order to comply with the MSHCP.

8. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
9. Pursuant to CEQA section 15164, overall, the proposed SP256A2 would result in impacts that are less than or equal to those addressed in EIR No. 325. Approval of SP256A2 would result in a decrease in the total number of units allocated to the Specific Plan from 1,765 to 1,737 dwelling units. SP256A2 also would result in a net reduction in the acreage devoted to residential uses from 440.2 acres to 426.2 acres, resulting in a slight increase in the area devoted to open space and recreational uses from 211.2 acres to 222.9 acres. As demonstrated in the accompanying Environmental Assessment No. 40780 (EA40780), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR No. 325 and addenda thereto. More specifically:
 - a. Subsequent to the certification of EIR No. 325 and approval of SP No. 256, no new information of substantial importance has become available which was not known at the time the previous EIR was prepared.
 - c. As proposed, the Project would not involve any land uses which were not included in the analysis contained in FEIR 325, and would therefore not result in any new significant effects that were not previously identified.
 - d. The proposed Project would result in a comparable level of development permitted under the approved SP No. 256, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous FEIR No. 325.
 - e. Updated reports were prepared for traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in FEIR No. 325. Specifically, these updated technical reports concluded as follows:
 1. The traffic report reaffirmed the findings and mitigation measures established within SP No. 256 and FEIR No. 325, and found that no new traffic impacts requiring mitigation would occur as a result of SP256A2;
 2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
 3. The noise impact analysis fulfills the requirement of FEIR No. 325 Noise Mitigation Measure 2, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. With construction of the noise barriers identified in the noise impact analysis and imposition of measures to reduce construction-related noise impacts, the noise study concludes that no new impacts to noise would occur as a result of the Project;
 4. The updated biology reports were prepared to demonstrate consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in FEIR No. 325;

5. The hydrology/water quality reports fulfill the mitigation requirements of FEIR No. 325, which requires the preparation of site-specific hydrology studies and water quality management plans for implementing tract map approvals (as required pursuant to Riverside County Flood Control District requirements), and did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
6. The updated cultural resources investigation did not identify any new impacts to historical, archaeological, or paleontological resources beyond that which was already identified and mitigated by FEIR No. 325.
- f. In order to ensure Project consistency with applicable MSHCP requirements, approximately 9.6 acres of open space have been accommodated within Planning Area No. 22. Conservation of Planning Area No. 22 ensures that SP No. 256 is fully consistent with the MSHCP requirements, and reduces previously identified impacts to biological resources.
- g. Mitigation measures identified in EIR No. 325, other than those that have changed as a result of updated technical studies and/or negotiations to obtain required permits and authorizations, would still be appropriate and feasible for the proposed Project.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR), Public Facilities (PF), Medium Density Residential (MDR) (2-5 D.U./Ac.), Medium High Density Residential (MHDR) (5-8 D.U./Ac.), and Very Low Density Residential (VLDR) (1 Ac. Min.), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), and Open Space: Conservation Habitat (OS:CH) as reflected on the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan and the Specific Plan.
2. The proposed project is consistent with the proposed Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. Through mitigation the project is consistent with the neighboring mining uses.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project 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 project site is not located within:
 - a. an area drainage plan, or dam inundation area;

SPECIFIC PLAN NO. 256, AMENDMENT NO. 2, CHANGE OF ZONE NO. 7786 and TENTATIVE TRACT MAP NO. 36316

Planning Commission Staff Report: May 15, 2013

Page 8 of 8

- b. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
- a. The city of Corona sphere of influence;
 - b. The boundaries of the County Service Area No. 134;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. A fault zone;
 - e. An area subject to low to moderate liquefaction;
 - f. Several MSHCP criteria cells; and,
 - g. Partially within a 100-year flood plain.

See attached list for all APN's associated with the Specific Plan.

MS

Y:\Planning Case Files-Riverside office\SP00256A2\New 2010 LDC\PC\Staff Report .docx

Date Prepared: 01/01/01

Date Revised: 04/08/13

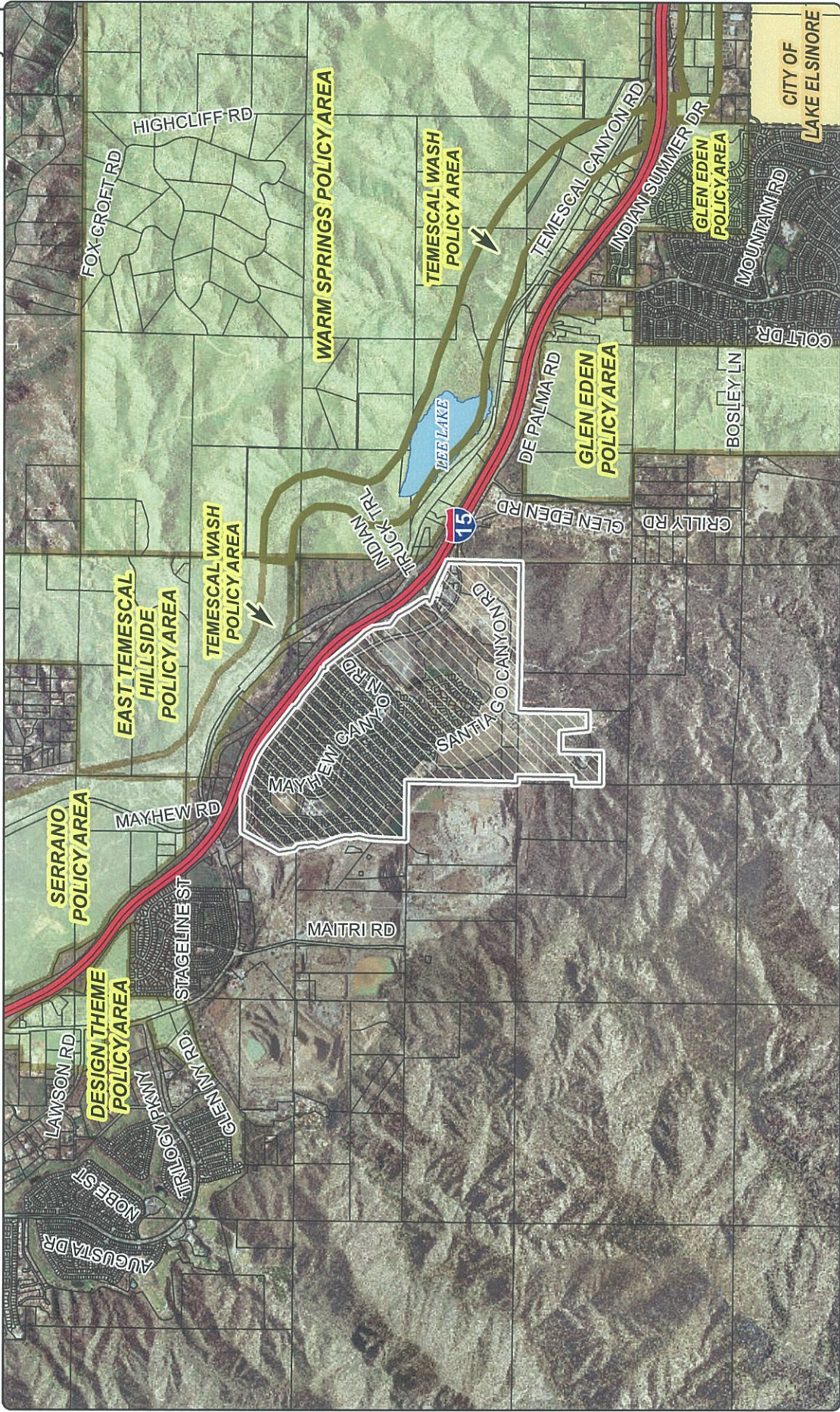
Sycamore Creek SPA No. 256
APN List (Updated August 30, 2011)

290060067, 290060068, 290060069, 290060070, 290080025, 290110042, 290110045, 290110047, 290110050, 290130032, 290130044, 290130066, 290130067, 290160017, 290430001, 290430002, 290430003, 290430004, 290430005, 290430006, 290430007, 290430008, 290430009, 290430010, 290430011, 290430012, 290430013, 290430014, 290430015, 290430016, 290430017, 290430018, 290430019, 290430020, 290430021, 290430022, 290430023, 290430024, 290430025, 290430026, 290430027, 290430028, 290430029, 290430030, 290430031, 290430032, 290430033, 290430034, 290430035, 290430036, 290430037, 290430038, 290430039, 290430040, 290430041, 290430042, 290430043, 290430044, 290430045, 290431001, 290431002, 290431003, 290431004, 290431005, 290431006, 290431007, 290431008, 290431009, 290431010, 290431011, 290431012, 290431013, 290431014, 290431015, 290431016, 290431017, 290431018, 290431019, 290431020, 290431021, 290431022, 290431023, 290431024, 290431025, 290431026, 290431027, 290431028, 290432001, 290432002, 290432003, 290432004, 290432005, 290432006, 290432007, 290432008, 290432009, 290432010, 290432011, 290432012, 290432013, 290432014, 290432015, 290432016, 290432017, 290432018, 290432019, 290432020, 290432021, 290432022, 290432023, 290432024, 290432025, 290432026, 290432027, 290432028, 290432029, 290432030, 290432031, 290432032, 290440001, 290440002, 290440003, 290440004, 290440005, 290440006, 290440007, 290440008, 290440009, 290440010, 290440011, 290440012, 290440013, 290440014, 290440015, 290440016, 290440017, 290440018, 290440019, 290440020, 290440021, 290440022, 290440023, 290440024, 290440025, 290440026, 290440027, 290440028, 290440029, 290440030, 290440031, 290440032, 290440033, 290440034, 290440035, 290440036, 290440037, 290440038, 290440039, 290440040, 290440041, 290440042, 290440043, 290440044, 290440045, 290440046, 290440047, 290440048, 290440049, 290440050, 290440051, 290440052, 290440053, 290440054, 290440055, 290440056, 290440057, 290440058, 290440059, 290440060, 290440061, 290440062, 290440063, 290440064, 290440065, 290440066, 290440067, 290440068, 290440069, 290440070, 290440071, 290440072, 290440073, 290440074, 290440075, 290440076, 290440077, 290441001, 290441002, 290441003, 290441004, 290441005, 290441006, 290441007, 290441008, 290441009, 290441010, 290441011, 290441012, 290441013, 290441014, 290441015, 290441016, 290441017, 290441018, 290441019, 290441020, 290441021, 290441023, 290441024, 290450001, 290450002, 290450003, 290450004, 290450005, 290450006, 290450007, 290450008, 290450009, 290450010, 290450011, 290450012, 290450013, 290450014, 290450015, 290450016, 290450017, 290450018, 290450019, 290450020, 290450021, 290450022, 290450023, 290450024, 290450025, 290450026, 290450027, 290450028, 290450029, 290450030, 290450031, 290450032, 290450033, 290450034, 290450035, 290450036, 290450037, 290451001, 290451002, 290451003, 290451004, 290452001, 290452002, 290452003, 290452004, 290452005, 290452006, 290452007, 290452008, 290452009, 290452010, 290452011, 290452012, 290452013, 290452014, 290452015, 290452016, 290452017, 290452018, 290452019, 290452020, 290452021, 290452022, 290452023, 290460001, 290460002, 290460003, 290460004, 290460005, 290460006, 290460007, 290460008, 290460009, 290460010, 290460011, 290460012, 290460013, 290460014, 290460015, 290460016, 290460017, 290460018, 290460019, 290460020, 290460021, 290460022, 290460023, 290460024, 290460025, 290460026, 290460027, 290460028, 290460029, 290460030, 290460031, 290460032, 290460033, 290460034, 290460035, 290460036, 290460037, 290460038, 290460039, 290460040, 290460041, 290460042, 290460043, 290460044, 290460045, 290460046, 290460047, 290460048, 290460049, 290460050, 290460051, 290460052, 290460053, 290460054, 290460055, 290460056, 290460057, 290460058, 290460059, 290460060, 290460061, 290460062, 290460063, 290460064, 290460065, 290460066, 290460067, 290460068, 290460069, 290460070, 290460071, 290460072, 290460073, 290460074, 290460075, 290460076, 290460077, 290460078, 290460079, 290460080, 290460081, 290460082, 290460083, 290460084, 290460085, 290461001, 290461002, 290461003, 290461004, 290461005, 290461006, 290461007, 290461008, 290461009, 290461010, 290461011, 290470001, 290470002, 290470003, 290470004, 290470005, 290470006, 290470007, 290470008, 290470009, 290470010, 290470011, 290470012, 290470013, 290470014, 290470015, 290470016, 290470017, 290470018, 290470019, 290470020, 290470021, 290470022, 290470023, 290470024, 290470025, 290470026, 290470027, 290470028, 290470029, 290470030, 290470031, 290470032, 290470033, 290470034, 290470035, 290470036, 290470037, 290470038, 290470039, 290470040, 290470041, 290470042, 290470043, 290470044, 290470045, 290470046, 290470047, 290470048, 290470049, 290470050, 290470051, 290470052, 290470053, 290470054, 290470055, 290470056, 290470057, 290470058, 290470059, 290470060, 290470061, 290470062, 290470063, 290470064, 290471001, 290471002, 290471003, 290471004, 290471005, 290471006, 290471007, 290471008, 290471009, 290471010, 290471011, 290471012, 290471013, 290471016, 290471017, 290471018, 290471019, 290471020, 290471021, 290471022, 290471023, 290471024, 290471025, 290471026, 290471027, 290471028, 290471029, 290471030, 290471031, 290471032, 290471033, 290471034, 290471035, 290471036,

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07317/SP00256A2/TR36316/TR36317
VICINITY/POLICY AREAS

Supervisor Buster
 District 1

Date Drawn: 8/29/11
 Vicinity Map



Zoning Area: Temescal, Alberhill and Glen Ivy
 Township/Range: T5SR6W
 Section: 12

Assessors Bk. Pg. 943-14
 Thomas Bros. Pg. 834 2G
 Edition 2009

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 types 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) 955-5200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.riverside.ca.us/index.html>



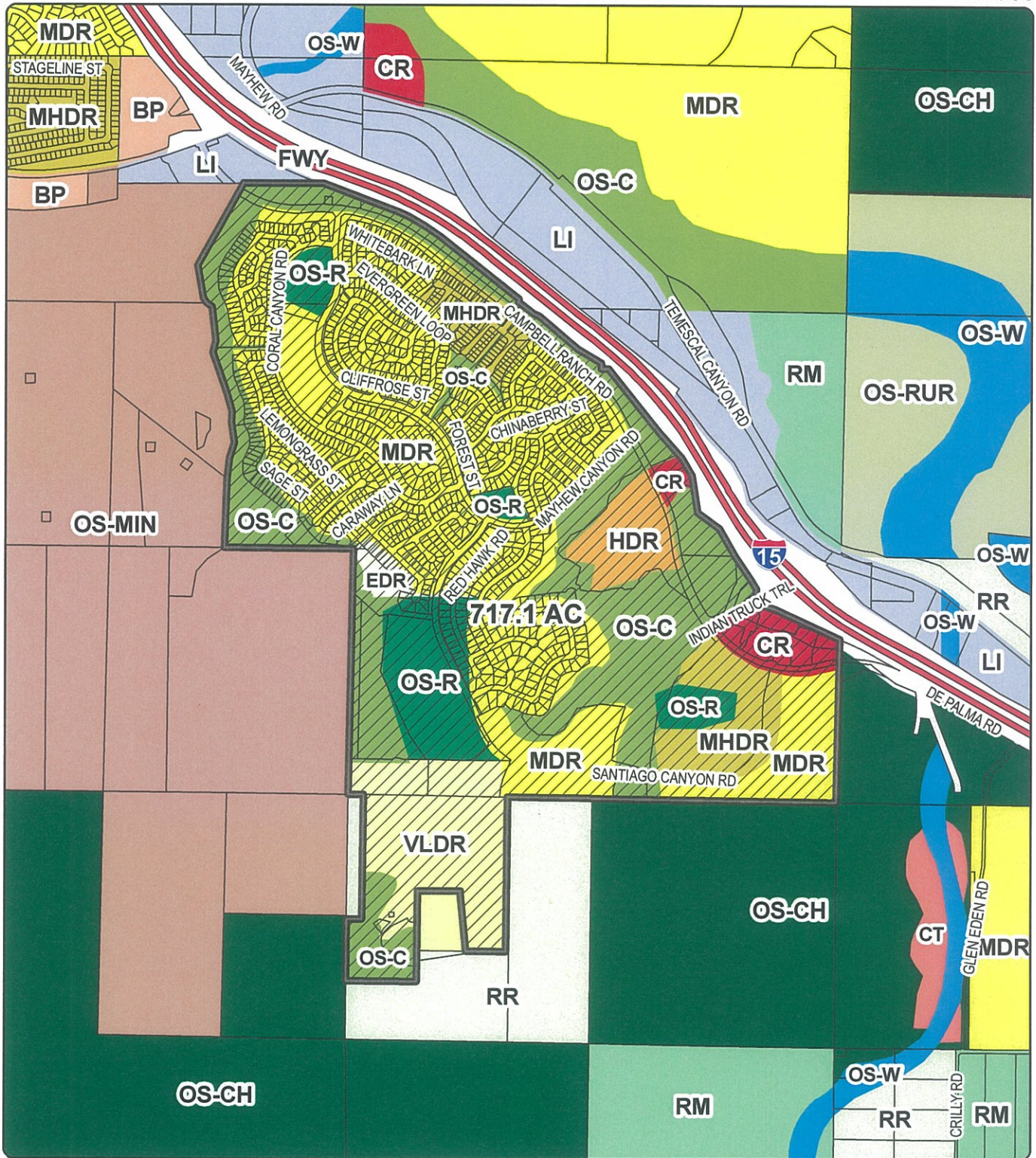
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07317/SP00256A2/TR36316/TR36317

Date Drawn: 8/29/11

Supervisor Buster
 District 1

EXISTING GENERAL PLAN

Exhibit 5



Zoning Area: Temescal, Alberhill and Glen Ivy
 Township/Range: T5SR6W
 Section: 12

Assessors Bk. Pg. 290-06, 08,11,13,14,16, 43-48, 53-65
 Thomas Bros. Pg. 834 2G
 Edition 2009

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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07317/SP00256A2/TR36316/TR36317

Supervisor Buster
 District 1

Date: 8/29/11
 Exhibit 1

LAND USE



Zoning Area: Temescal, Alberhill and Glen Ivy
 Township/Range: T5SR6W
 Section: 12

Assessors Bk. Pg. 290-06, 08, 11, 13, 14, 16, 43-48, 53-65
 Thomas Bros. Pg. 834 2G
 Edition 2009

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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

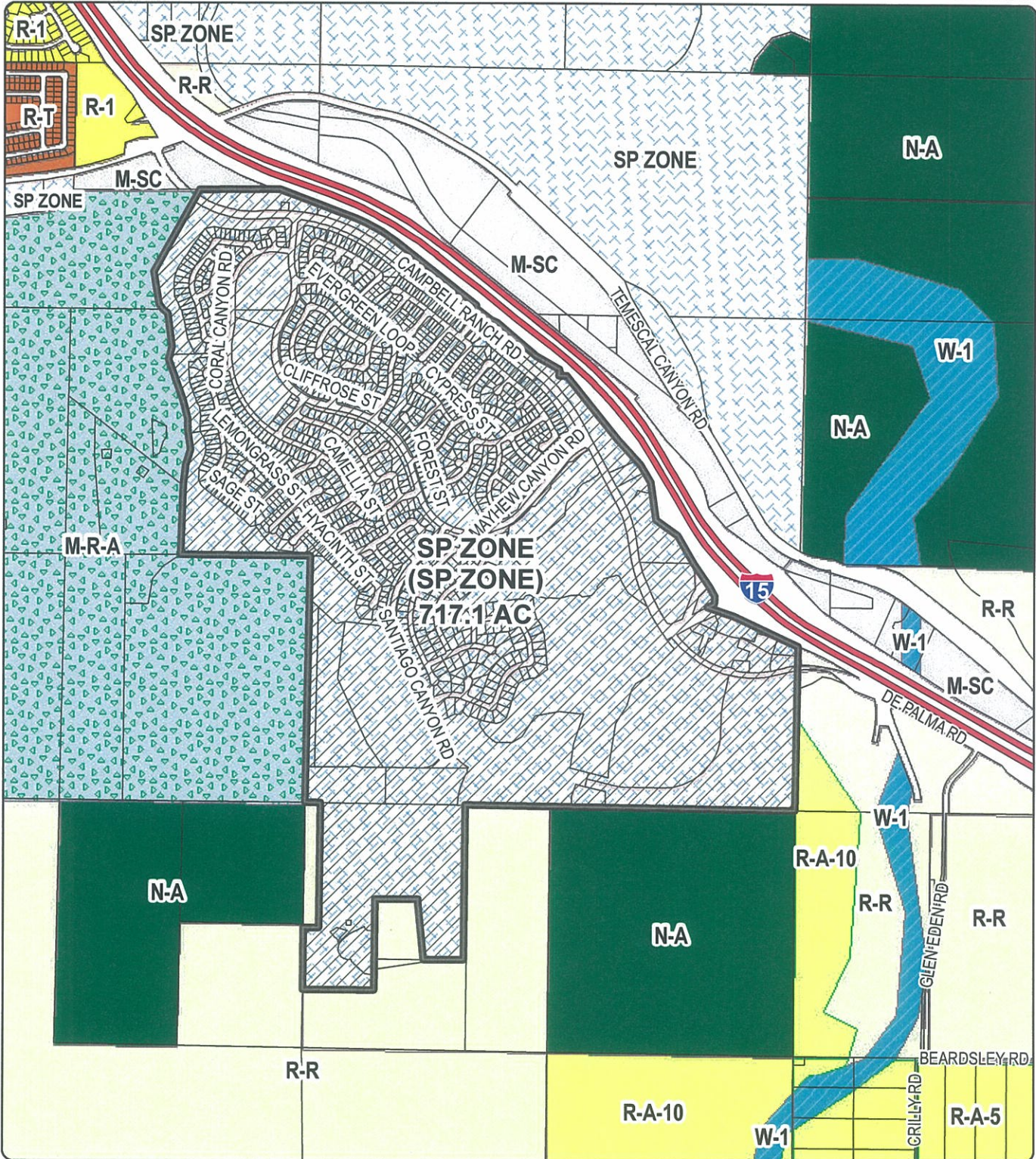


RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07317/SP00256A2/TR36316/TR36317

Supervisor Buster
 District 1

Date: 8/29/11
 Exhibit 3

PROPOSED ZONING



Zoning Area: Temescal, Alberhill and Glen Ivy
 Township/Range: T5SR6W
 Section: 12

Assessors Bk. Pg. 290-06, 08, 11, 13, 14, 16, 43-48, 53-65
 Thomas Bros. Pg. 834 2G
 Edition 2009

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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>



Sycamore Creek SPECIFIC PLAN LAND USE PLAN

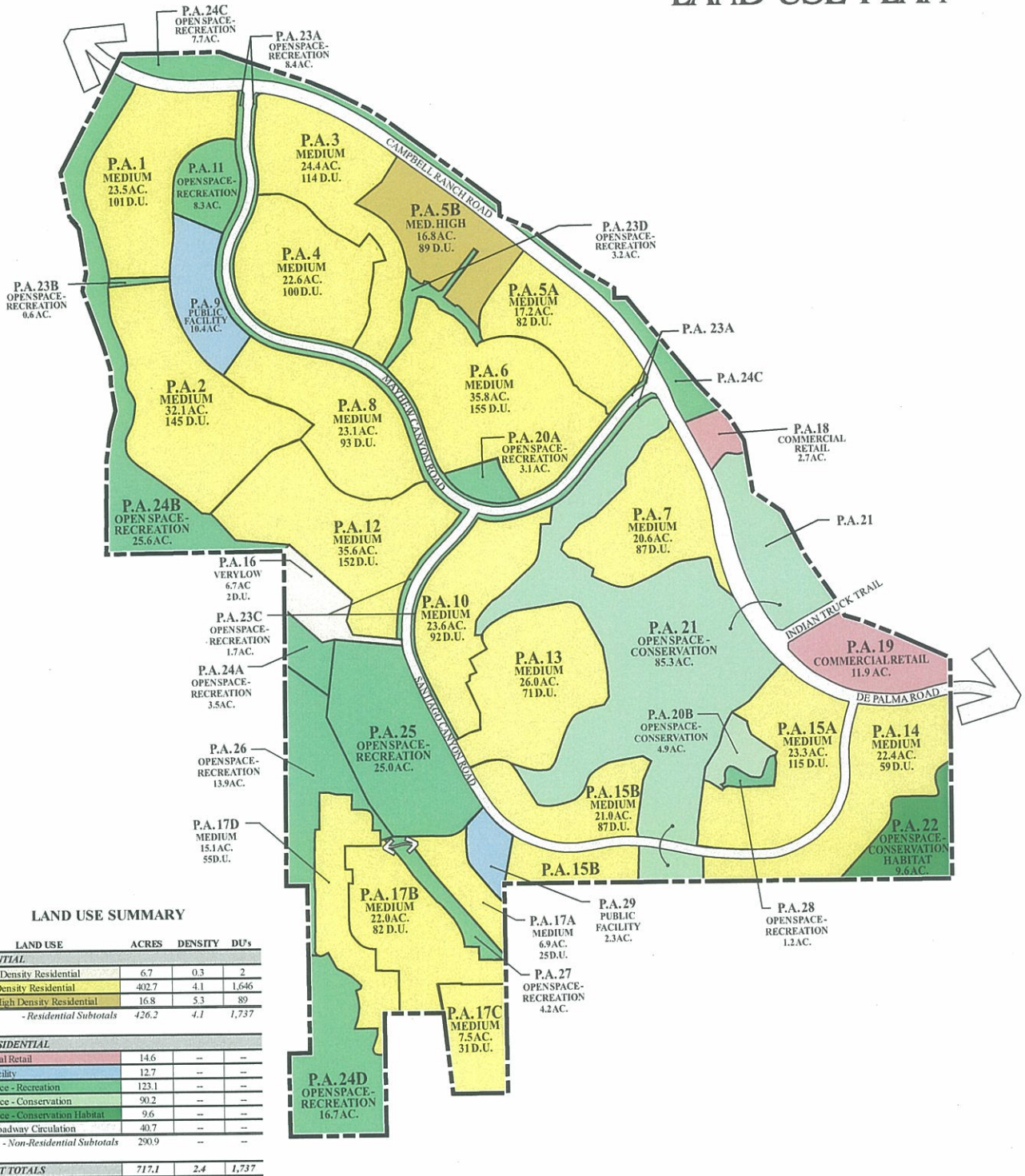


Figure 3

Sycamore Creek SPECIFIC PLAN LAND USE PLAN

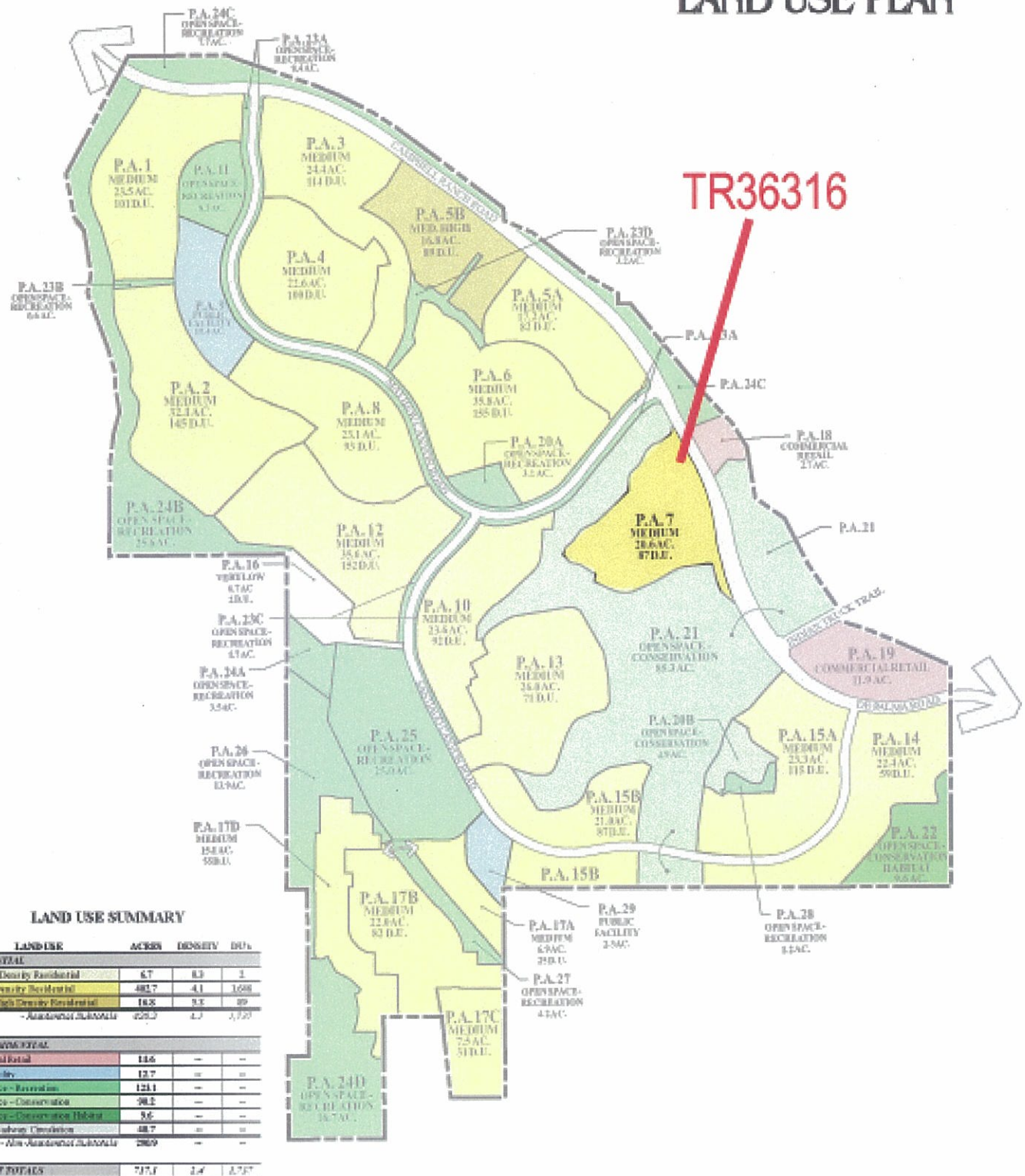
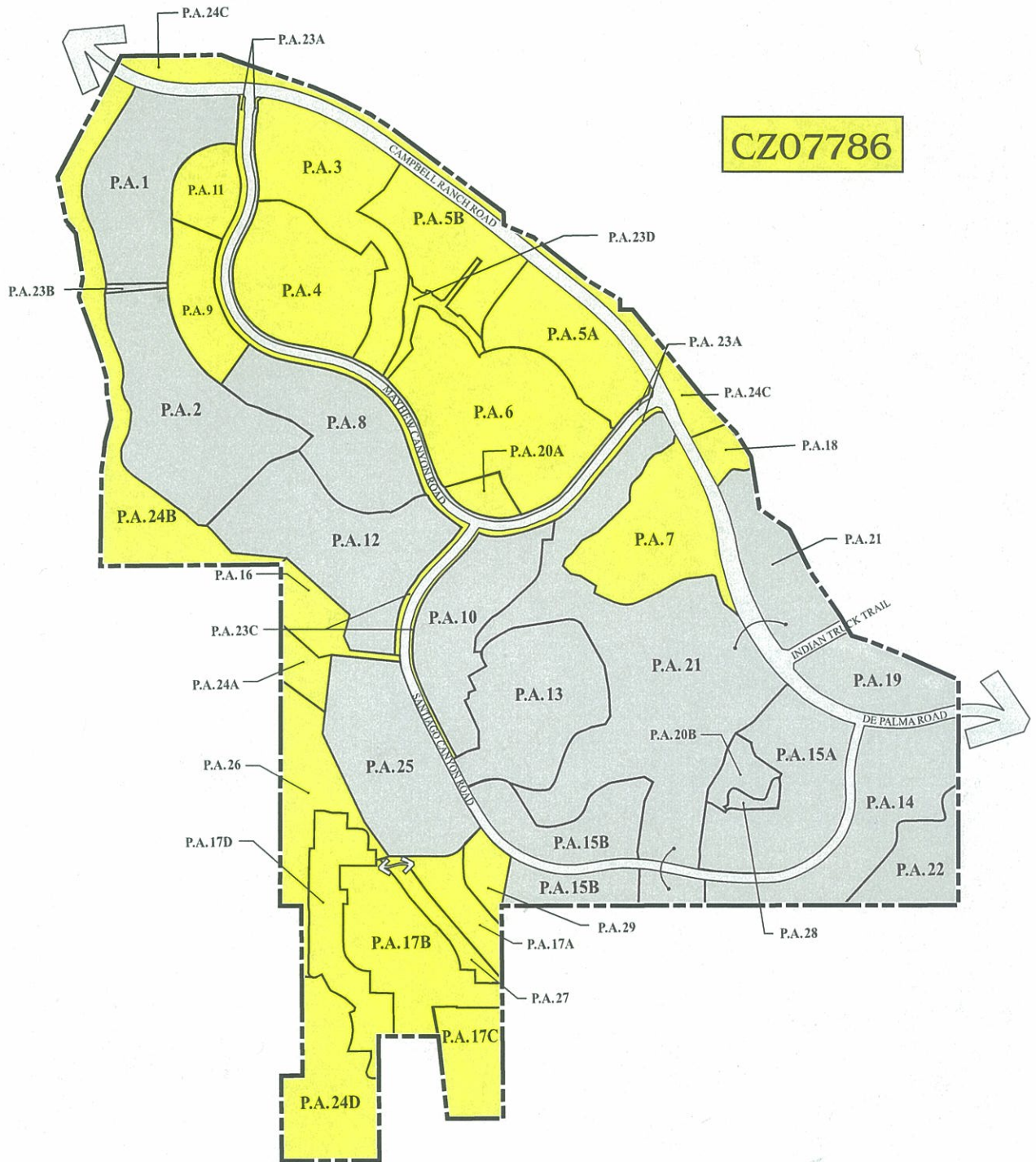


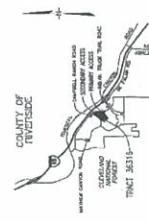
Figure 3





**LANDSCAPE MAINTENANCE
RESPONSIBILITY LEGEND**

HOA MAINTAINED - IRRIGATED LANDSCAPE SLOPE
HOA MAINTAINED - RIVERSIDEAN SAGE SCRUB
PRIVATE MAINTENANCE - IRRIGATED LANDSCAPE SLOPE
PRIVATE MAINTENANCE - RIVERSIDEAN SAGE SCRUB



AMENDMENT # 1
MAINTENANCE PLAN
TRACT NO. 36316
DATE: 11/15/2011
SCALE: AS SHOWN
PROJECT: WEBB
ENGINEER: WEBB
REGISTERED PROFESSIONAL ENGINEER
NO. 1
NO. 2
NO. 3
NO. 4
NO. 5
NO. 6
NO. 7
NO. 8
NO. 9
NO. 10
NO. 11
NO. 12
NO. 13
NO. 14
NO. 15
NO. 16
NO. 17
NO. 18
NO. 19
NO. 20
NO. 21
NO. 22
NO. 23
NO. 24
NO. 25
NO. 26
NO. 27
NO. 28
NO. 29
NO. 30
NO. 31
NO. 32
NO. 33
NO. 34
NO. 35
NO. 36
NO. 37
NO. 38
NO. 39
NO. 40
NO. 41
NO. 42
NO. 43
NO. 44
NO. 45
NO. 46
NO. 47
NO. 48
NO. 49
NO. 50
NO. 51
NO. 52
NO. 53
NO. 54
NO. 55
NO. 56
NO. 57
NO. 58
NO. 59
NO. 60
NO. 61
NO. 62
NO. 63
NO. 64
NO. 65
NO. 66
NO. 67
NO. 68
NO. 69
NO. 70
NO. 71
NO. 72
NO. 73
NO. 74
NO. 75
NO. 76
NO. 77
NO. 78
NO. 79
NO. 80
NO. 81
NO. 82
NO. 83
NO. 84
NO. 85
NO. 86
NO. 87
NO. 88
NO. 89
NO. 90
NO. 91
NO. 92
NO. 93
NO. 94
NO. 95
NO. 96
NO. 97
NO. 98
NO. 99
NO. 100



SYCAMORE CREEK PA 7 AND 9

County of Riverside, CA
Starfield Sycamore Investors, LLC



WILLIAM HEZMALHALCH
ARCHITECTS INC.
2850 BEECH AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0887 www.wheharch.com fax 949 250 1529

JANUARY 14, 2011 • 2010168

MONTEREY "A" ELEVATION MATERIALS

- ROOF: "S" Shaped Low Profile Concrete Tile
- FASCIA: Wood
- WALL: Stucco
- TRIM: Stucco Over Foam
- WINDOW: White Vinyl
- SHUTTERS: Decorative Prefabricated Foam
- PORCH: Wood Columns and Corbels
- GARAGE DOOR: Metal Sectional

CRAFTSMAN "C" ELEVATION MATERIALS

- ROOF: Flat Concrete Tile
- FASCIA: Wood
- WALL: Stucco
- TRIM: Stucco Over Foam
- GABLE: Wood or Foam Outlooker and Brace
- WINDOW: White Vinyl
- PORCH: Tapered Stucco Columns
- MASONRY: Manufactured Stone Veneer
- GARAGE DOOR: Metal Sectional

FRENCH COUNTRY "B" ELEVATION MATERIALS

- ROOF: Flat Concrete Tile
- FASCIA: Wood
- WALL: Stucco
- TRIM: Stucco Over Foam
- WINDOW: White Vinyl
- SHUTTERS: Decorative Prefabricated Foam
- MASONRY: Manufactured Stone Veneer
- GARAGE DOOR: Metal Sectional



Color Scheme 1

Monterey "A" Elevation

© 2018 WILLIAM HEZMAHALCH ARCHITECTS, INC.
36" HIGH COURTYARD WALL



Color Scheme 7

Craftsman "C" Elevation

© 2018 WILLIAM HEZMAHALCH ARCHITECTS, INC.
36" HIGH COURTYARD WALL



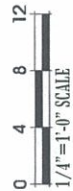
Color Scheme 4

French Country "B" Elevation

© 2018 WILLIAM HEZMAHALCH ARCHITECTS, INC.
36" HIGH COURTYARD WALL

**PLAN 1 - FRONT ELEVATIONS
SYCAMORE CREEK PA 7 AND 9**

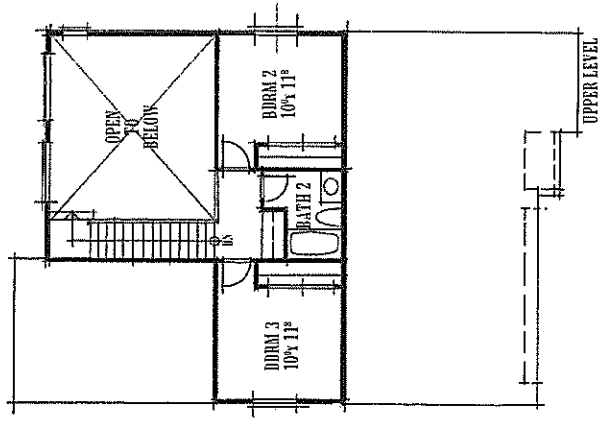
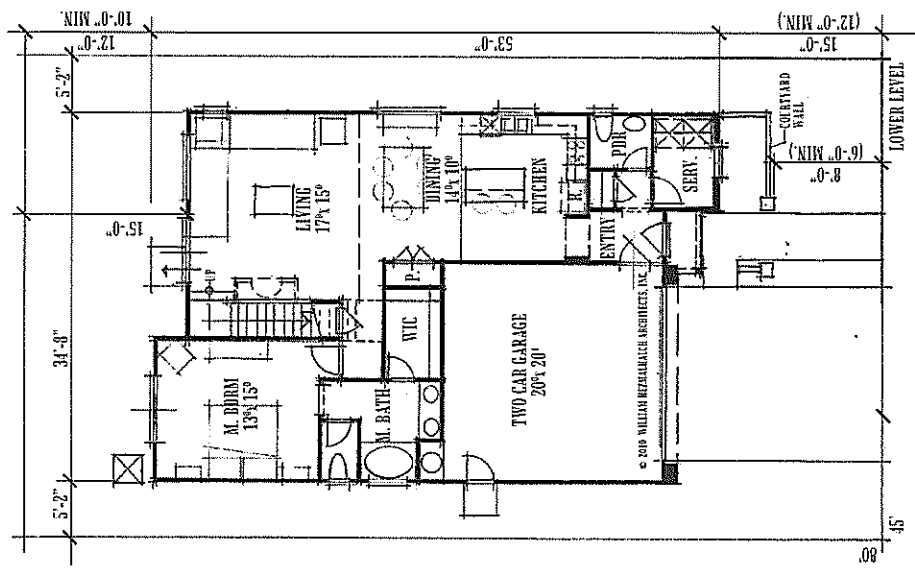
COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC



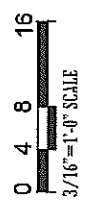
COVERAGE CALCULATION:

LOWER LEVEL	1210 S.F.
GARAGE	456 S.F.
POUCH	39 S.F.
	1696 S.F.

1696 S.F. = 3600 S.F. LOT = 47% < 50% max.



PLAN 1A - FLOOR PLAN
 1636 S.F.
 3 RDRM/2.5 BATH
SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC





© 2010 WILLIAM HENNINGER ARCHITECTS, INC.

Plan 1A Monterey

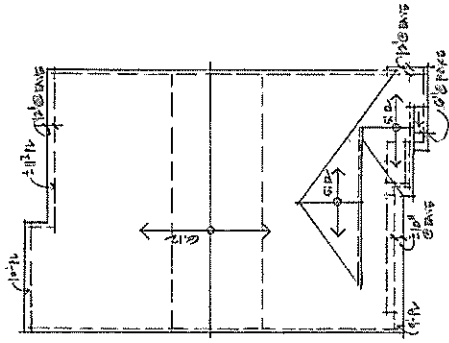
Plan 2B French Country

Plan 3C Craftsman

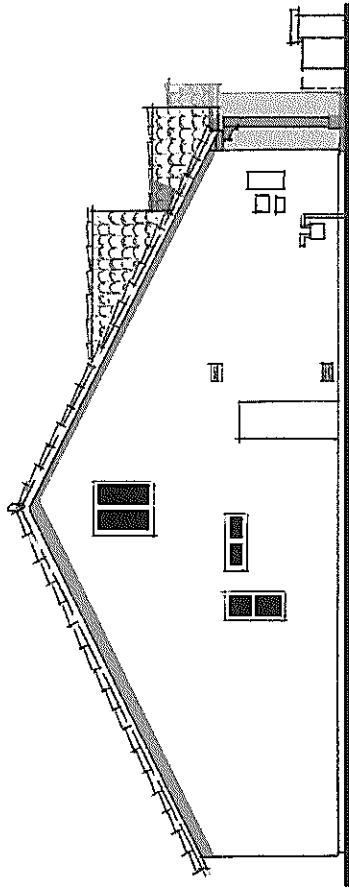

 WILLIAM HENNINGER ARCHITECTS, INC.
 2000 RIVERSIDE DRIVE, SUITE 200, RIVERSIDE, CALIFORNIA 92506
 951.514.1111 • 2010/08 • 01/14/11

CONCEPTUAL STREETSCENE
SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC

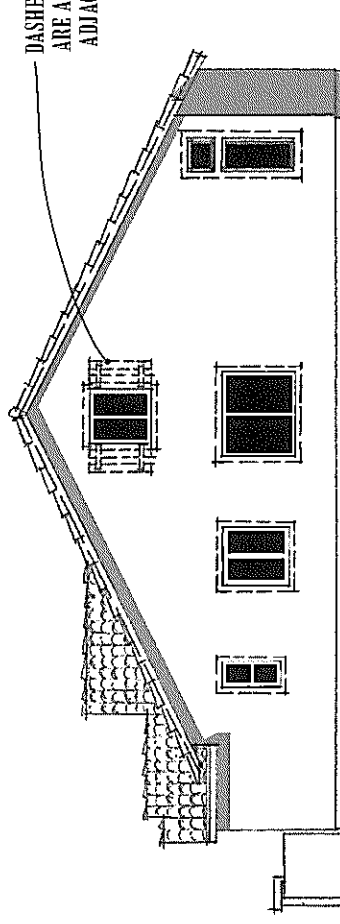




Roof Plan

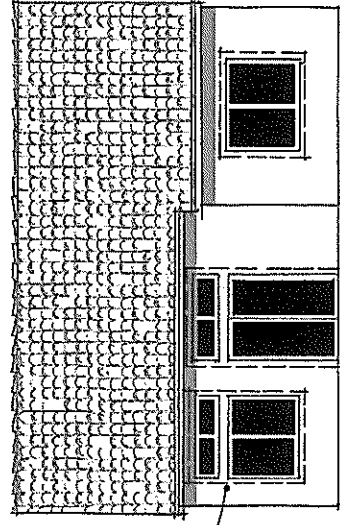


Left Elevation



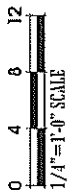
Right Elevation

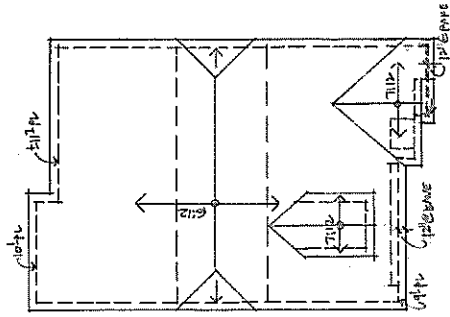
DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS



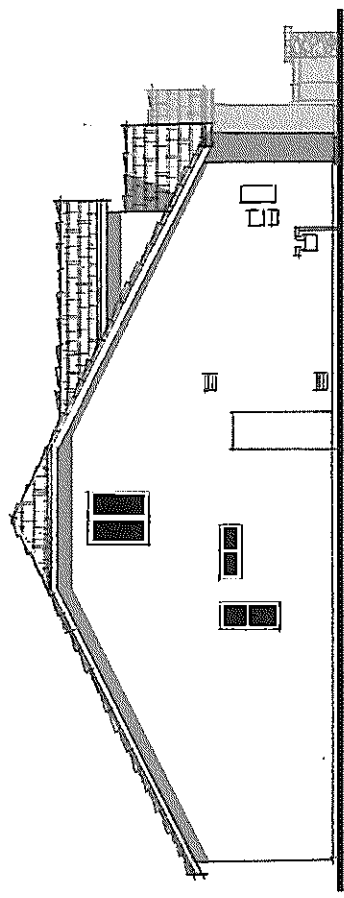
Rear Elevation

PLAN 1A - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STANFELD SYCAMORE INVESTORS, LLC

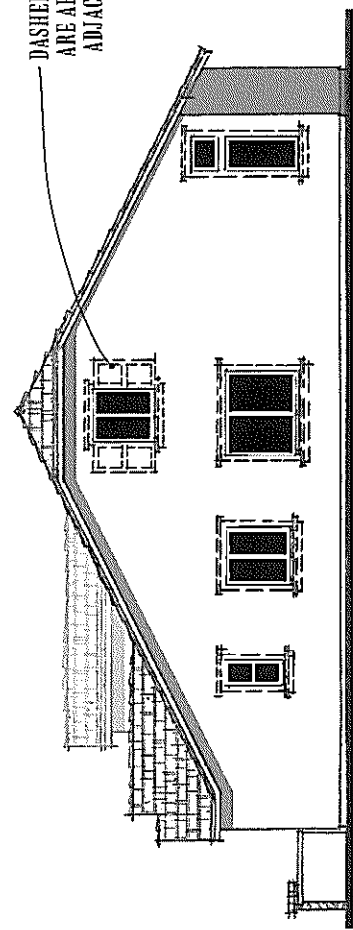




Roof Plan
0 8 16 24
1/8" = 1'-0" SCALE

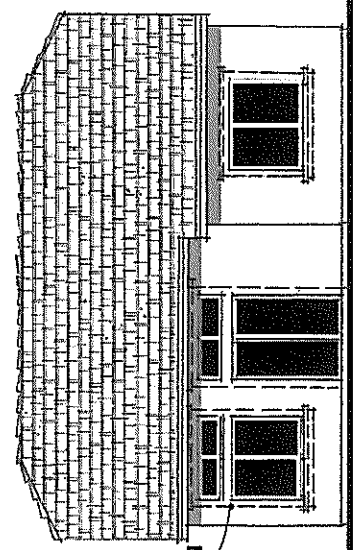


Left Elevation



Right Elevation

DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS



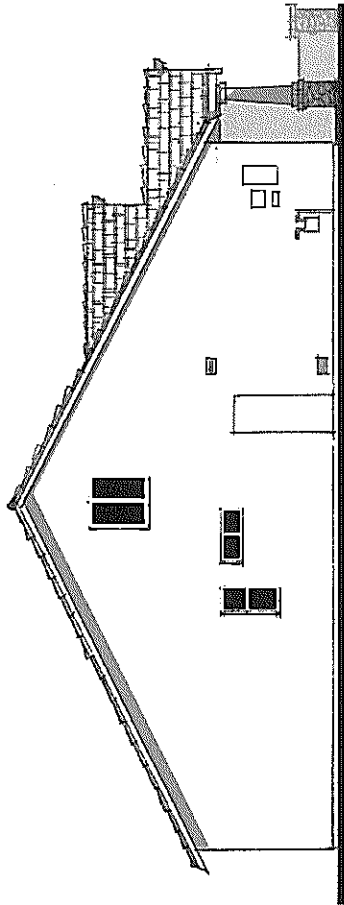
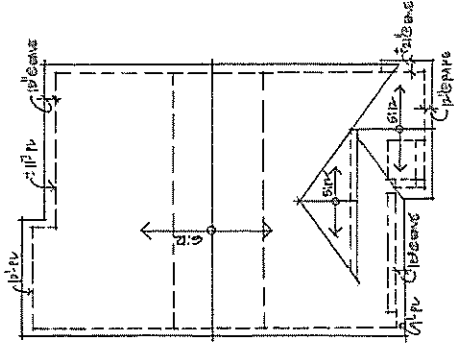
Rear Elevation

0 4 8 12
1/4" = 1'-0" SCALE

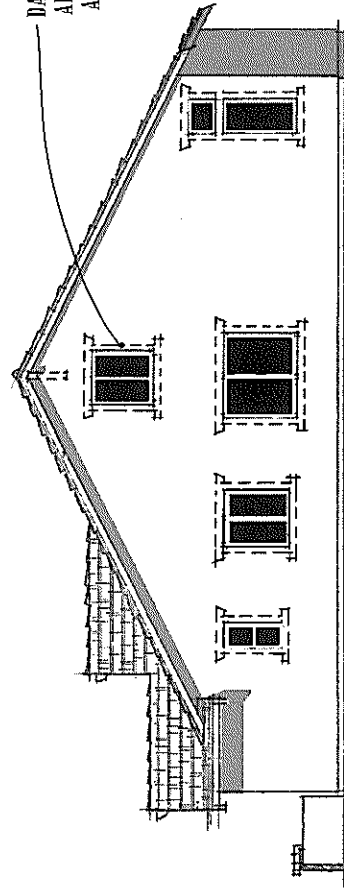
PLAN 1B - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC

© 2010 WILLIAM REMBRANCE ARCHITECTS, INC.

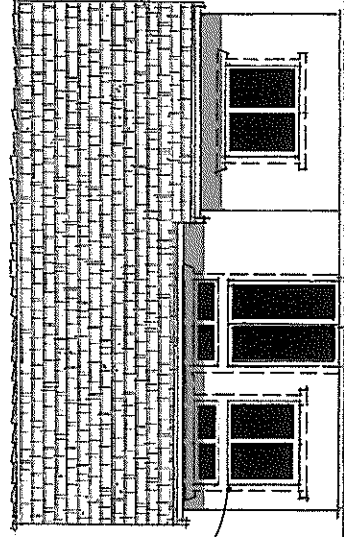
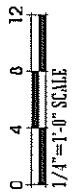
W
 WILLIAM REMBRANCE
 ARCHITECTS, INC.
 1000 W. 10TH STREET, SUITE 100
 ANAHEIM, CALIFORNIA 92801
 714.771.1111



Left Elevation



Right Elevation



Rear Elevation

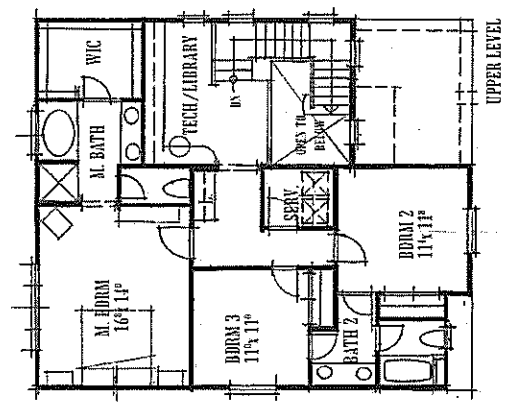
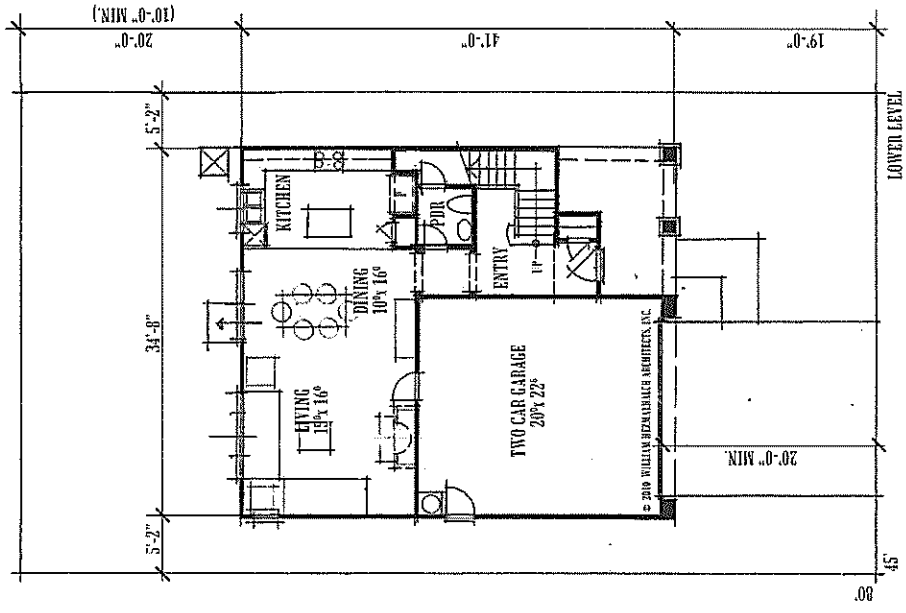
© 2018 WILLIAM HEALWALCH ARCHITECTS, INC.

WH
 WILLIAM HEALWALCH
 ARCHITECTS
 2000 S. GARDEN AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92805
 714.944.1111 • www.williamhealwalch.com

PLAN 1C - ROOF PLAN AND ELEVATIONS

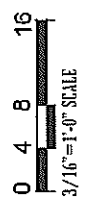
SYCAMORE CREEK PA 7 AND 9

COUNTY OF RIVERSIDE, CALIFORNIA
 STANFIELD SYCAMORE INVESTORS, LLC



PLAN 2C - FLOOR PLAN
 1903 S.F.
 3 BDRM/2.5 BATH

SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC



MONTEREY "A" ELEVATION MATERIALS

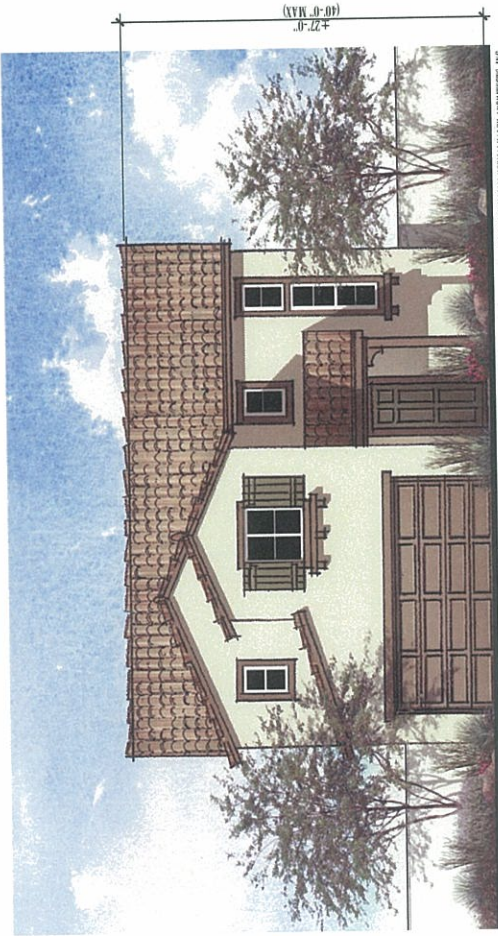
- ROOF: "S" Shaped Low Profile Concrete Tile
- FASCIA: Wood
- WALL: Stucco
- TRIM: Stucco Over Foam
- EXTENDED SILL: Stucco Over Foam
- WINDOW: White Vinyl
- SHUTTERS: Decorative Prefabricated Foam
- PORCH: Wood Columns and Corbels
- GARAGE DOOR: Metal Sectional

CRAFTSMAN "C" ELEVATION MATERIALS

- ROOF: Flat Concrete Tile
- FASCIA: Wood
- WALL: Stucco
- TRIM: Stucco Over Foam
- GABLE: Wood or Foam Outlooker and Brace
- WINDOW: White Vinyl
- PORCH: Tapered Stucco Columns
- MASONRY: Manufactured Stone Veneer
- GARAGE DOOR: Metal Sectional

FRENCH COUNTRY "B" ELEVATION MATERIALS

- ROOF: Flat Concrete Tile
- FASCIA: Wood
- WALL: Stucco
- TRIM: Stucco Over Foam
- EXTENDED SILL: Stucco Over Foam
- WINDOW: White Vinyl
- SHUTTERS: Decorative Prefabricated Foam
- MASONRY: Manufactured Stone Veneer
- GARAGE DOOR: Metal Sectional



Monterey "A" Elevation

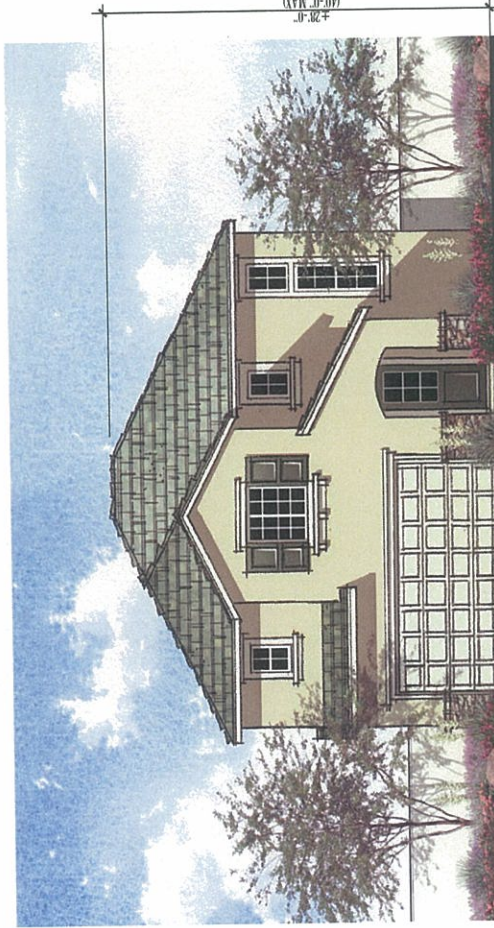
Color Scheme 2

© 2010 WILLIAM HERZHALCH ARCHITECTS, INC.



Craftsman "C" Elevation

Color Scheme 8



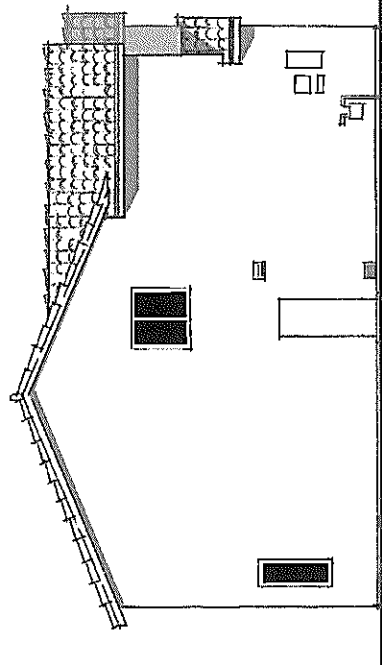
French Country "B" Elevation

Color Scheme 5

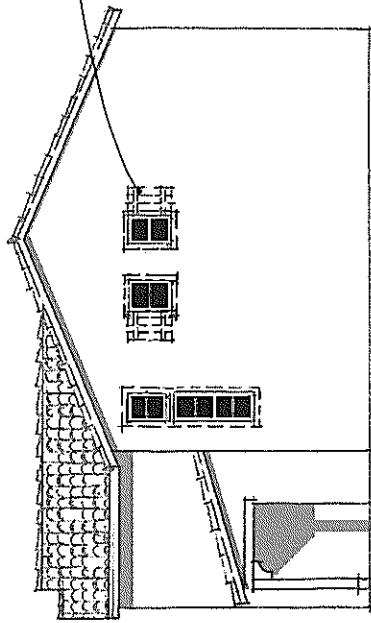
W
WILLIAM HERZHALCH
ARCHITECTS, INC.
10000 S. BAYVIEW AVENUE, SUITE 200
SAN ANTONIO, TEXAS 78249
2010108 • 01/11/11

PLAN 2 - FRONT ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC

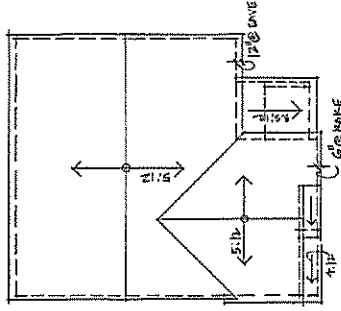




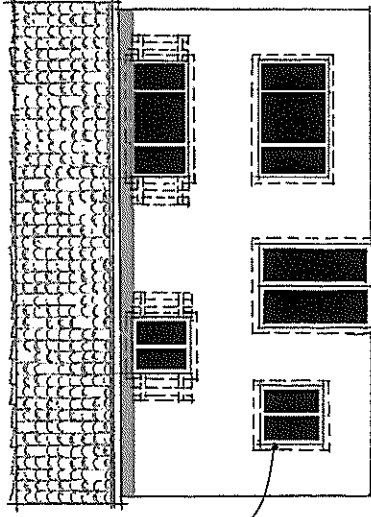
Left Elevation



Right Elevation



Roof Plan
0 8 16 24
1/8"=1'-0" SCALE

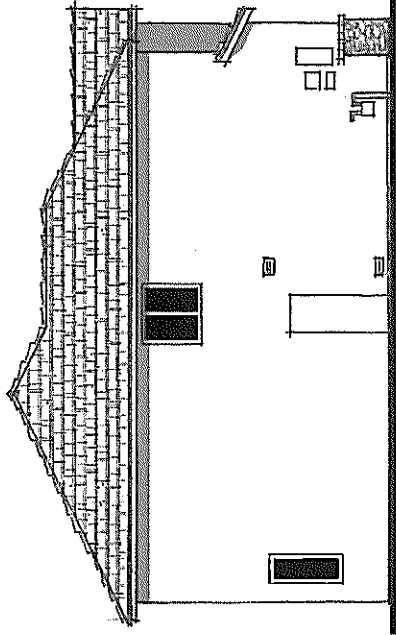


Rear Elevation

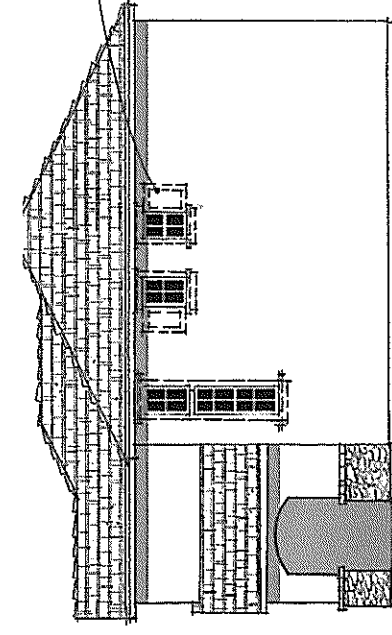
DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS

0 4 8 12
1/4"=1'-0" SCALE

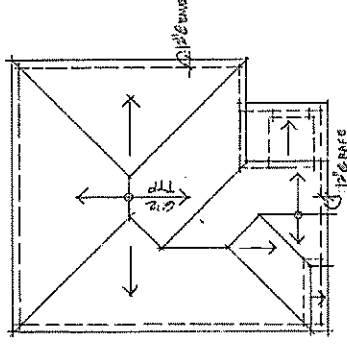
PLAN 2A - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC



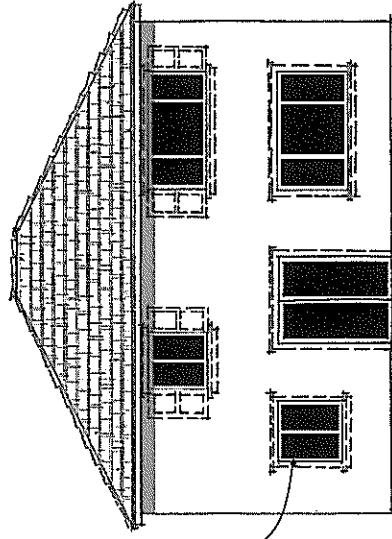
Left Elevation



Right Elevation



Roof Plan
0 8 16 24
1/8" = 1'-0" SCALE



Rear Elevation

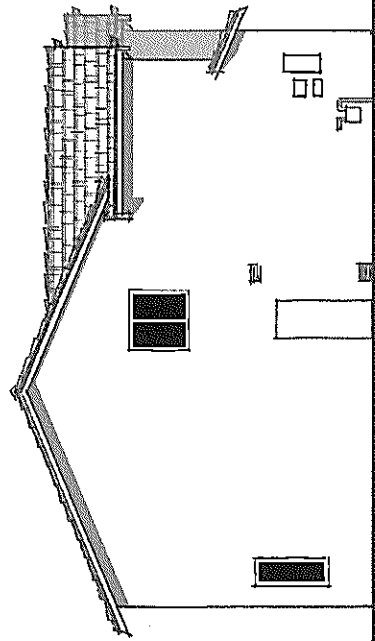
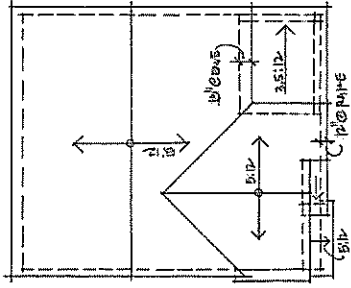
DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS

0 4 8 12
1/4" = 1'-0" SCALE

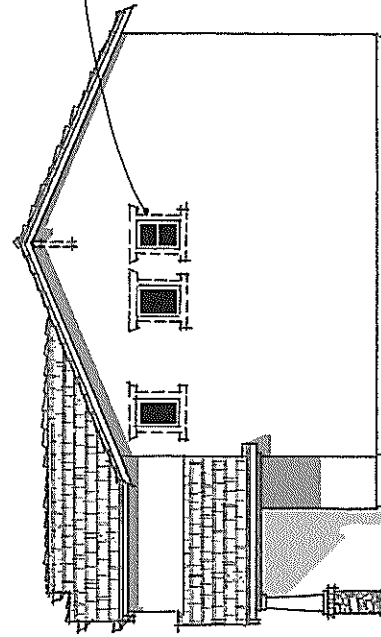
PLAN 2B - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC

© 2010 WILLIAM HERRERA ARCHITECTS, INC.

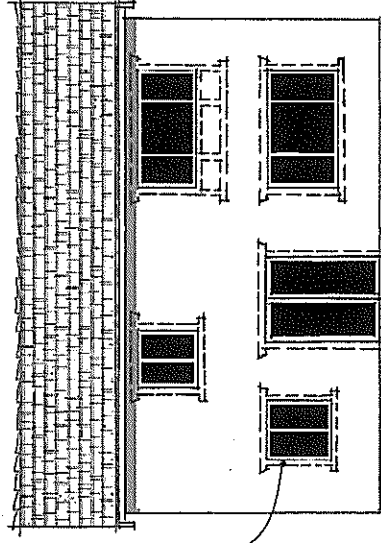
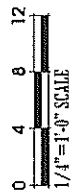
WHA
WILLIAM HERRERA ARCHITECTS, INC.
2000 S. CALIFORNIA STREET, SUITE 200
P.O. BOX 1000
DANA POINT, CA 92629
949.441.1171



Left Elevation



Right Elevation



Rear Elevation

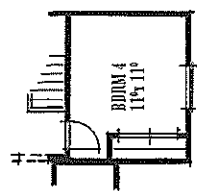
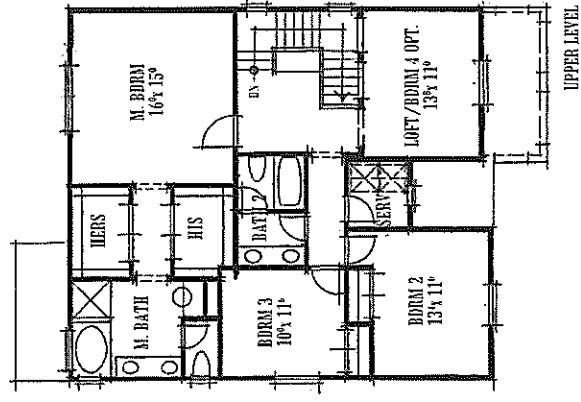
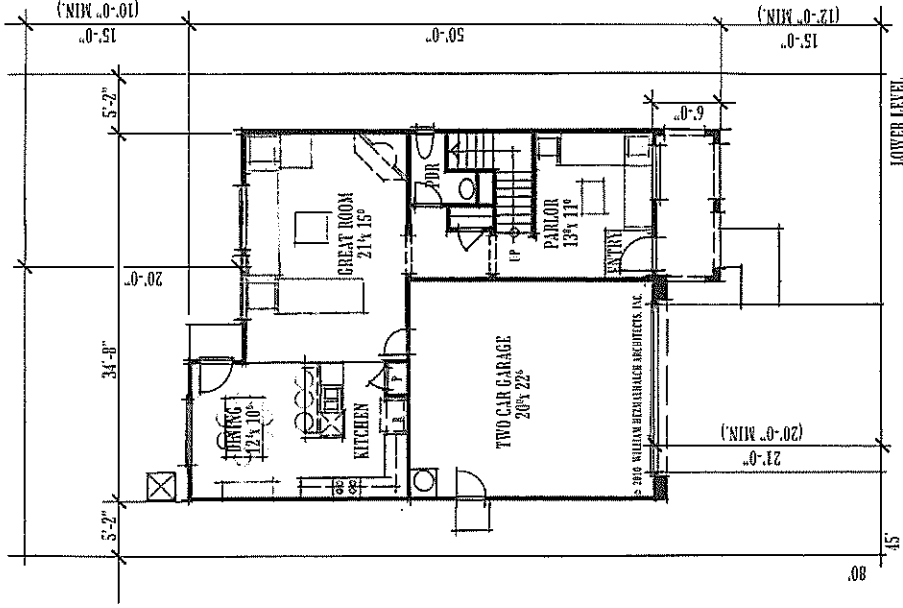
DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS

PLAN 2C - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC

COVERAGE CALCULATION:

LOWER LEVEL	938 S.F.
GARAGE	496 S.F.
PORCH	83 S.F.
	1517 S.F.

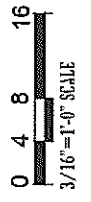
1442 S.F. = 3600 S.F. LOT = 42% ≤ 50% max.



BEDROOM 4 OPTION AT LOFT

PLAN 3B - FLOOR PLAN
 2177 S.F.
 3 BDRM/LOFT/2.5 BATH

SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC



MONTEREY "A" ELEVATION MATERIALS

- ROOF: "S" Shaped Low Profile Concrete Tile
- FASCIA: Wood
- WALL: Stucco
- TRIM: Stucco Over Foam
- EXTENDED SILL: Stucco Over Foam
- WINDOW: White Vinyl
- SHUTTERS: Decorative Prefabricated Foam
- PORCH: Wood Columns and Corbels
- GARAGE DOOR: Metal Sectional

CRAFTSMAN "C" ELEVATION MATERIALS

- ROOF: Flat Concrete Tile
- FASCIA: Wood
- WALL: Stucco
- TRIM: Stucco Over Foam
- GABLE: Wood or Foam Outlooker and Brace
- WINDOW: White Vinyl
- PORCH: Tapered Stucco Columns
- MASONRY: Manufactured Stone Veneer
- GARAGE DOOR: Metal Sectional

FRENCH COUNTRY "B" ELEVATION MATERIALS

- ROOF: Flat Concrete Tile
- FASCIA: Wood
- WALL: Stucco
- TRIM: Stucco Over Foam
- EXTENDED SILL: Stucco Over Foam
- WINDOW: White Vinyl
- SHUTTERS: Decorative Prefabricated Foam
- MASONRY: Manufactured Stone Veneer
- GARAGE DOOR: Metal Sectional



Monterey "A" Elevation

Color Scheme 3

© 2019 WILLIAM HIZALANACH ARCHITECTS, INC.



Craftsman "C" Elevation

Color Scheme 9



French Country "B" Elevation

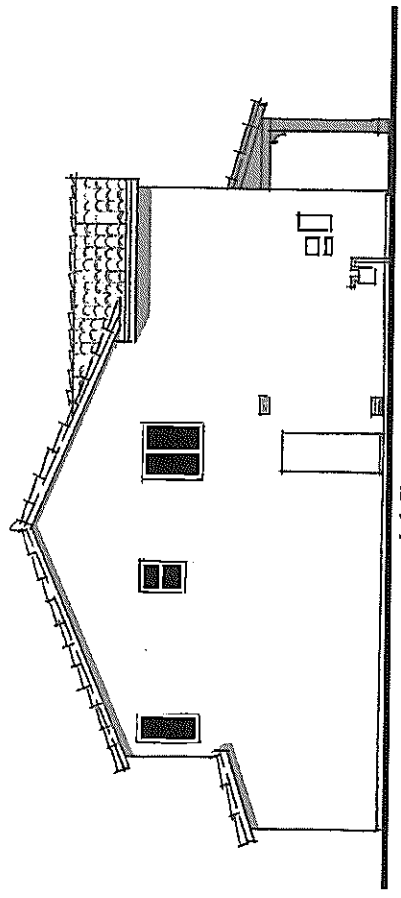
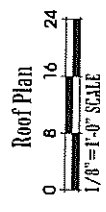
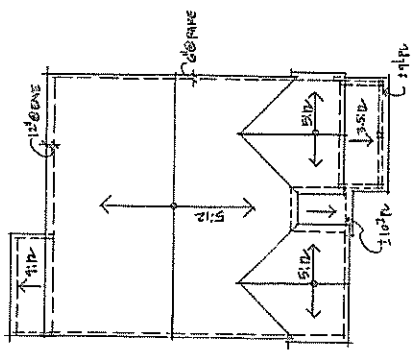
Color Scheme 6



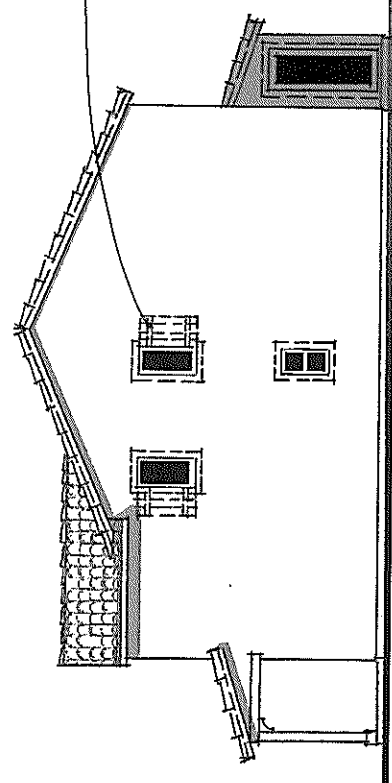
**PLAN 3 - FRONT ELEVATIONS
SYCAMORE CREEK PA 7 AND 9**

COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC

W
WILLIAM HIZALANACH
ARCHITECTS, INC.
10000 JEFFERSON ROAD, SUITE 100, SAN JUAN CA 92078
TEL: 951.251.1111 FAX: 951.251.1111
WWW.WHIZALANACH.COM
201908 * 01/14/21

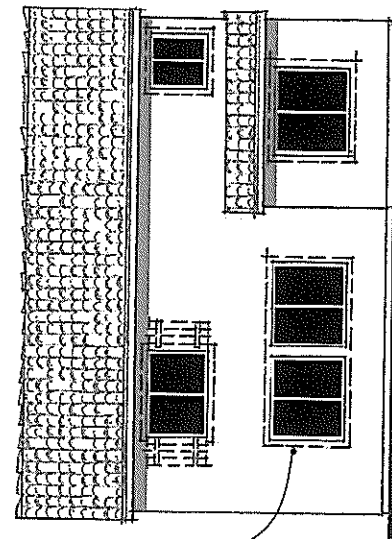


Left Elevation

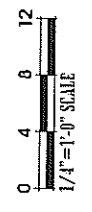


Right Elevation

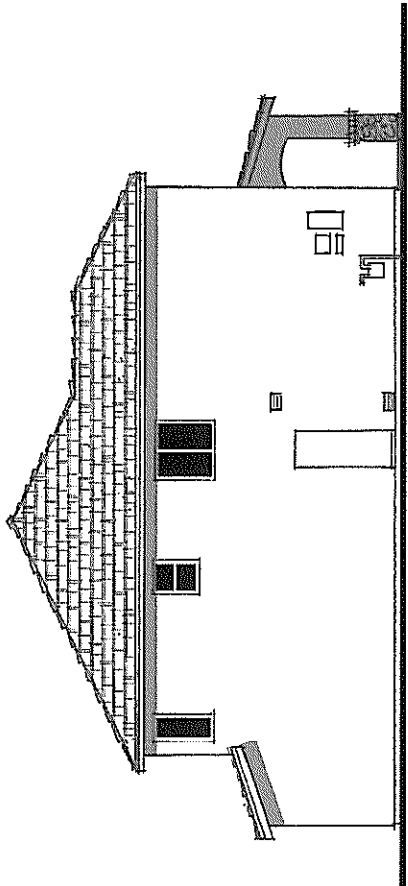
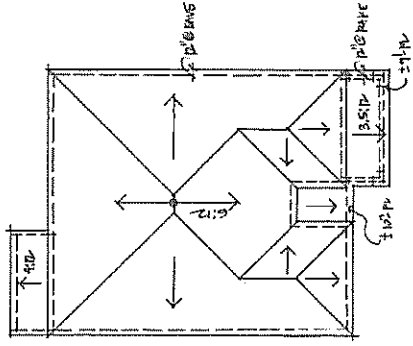
DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS



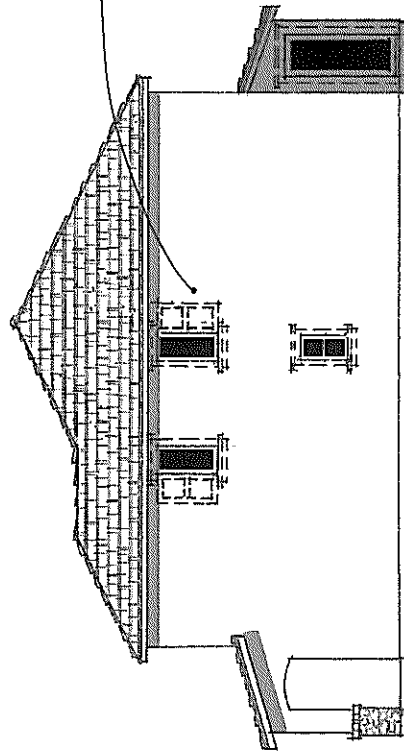
Rear Elevation



PLAN 3A - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC

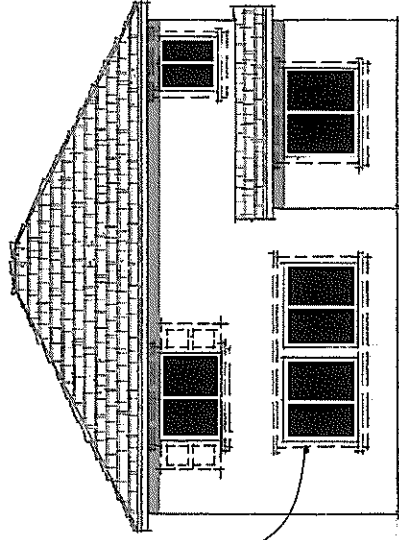


Left Elevation



Right Elevation

DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS



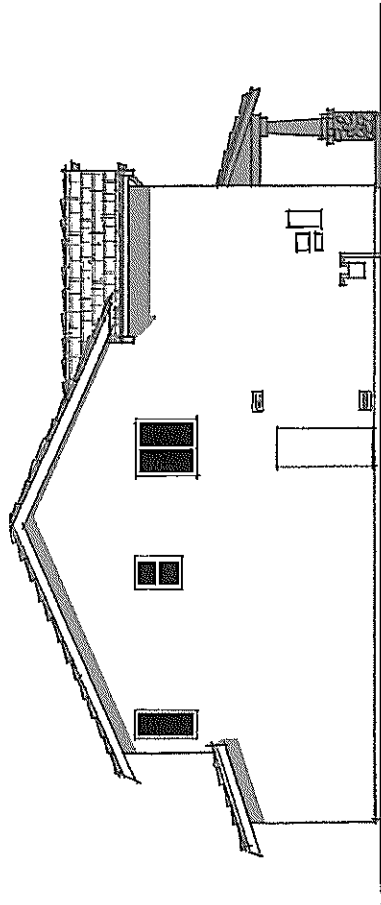
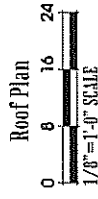
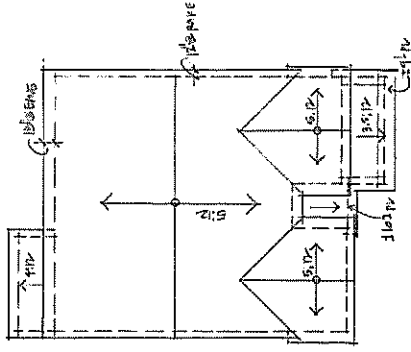
Rear Elevation



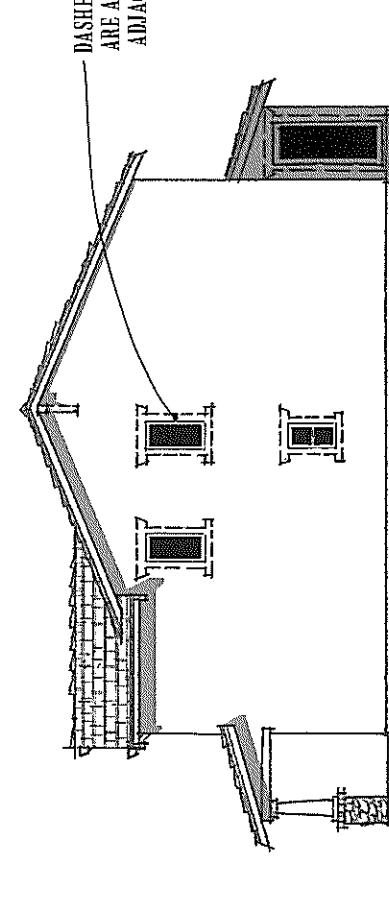
PLAN 3B - ROOF PLAN AND ELEVATIONS

SYCAMORE CREEK PA 7 AND 9

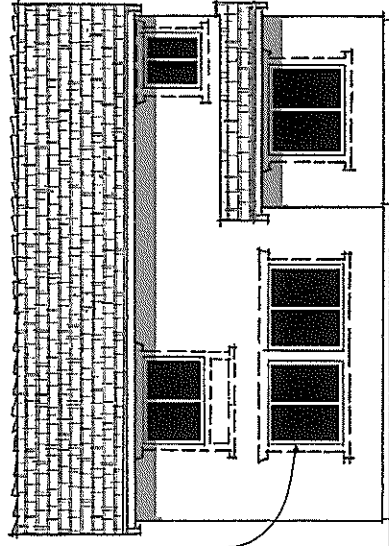
COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC



Left Elevation

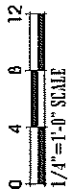


Right Elevation



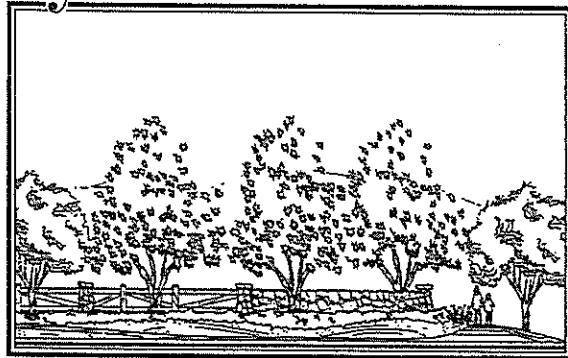
Rear Elevation

DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS



PLAN 3C - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC

Sycamore Creek



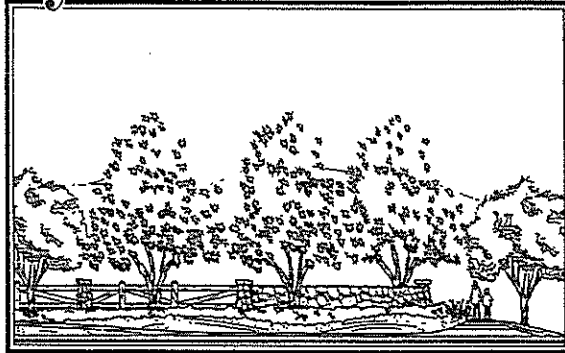
ADDENDUM NO. 3 TO
ENVIRONMENTAL IMPACT REPORT (EIR) NO. 325
FOR:

SPECIFIC PLAN 256, AMENDMENT NO. 2
TENTATIVE TRACT MAP NO. 36316
CHANGE OF ZONE NO. 07786

PREPARED BY:
County of Riverside, CA

February 21, 2013

Sycamore Creek



ADDENDUM NO. 3 TO
ENVIRONMENTAL IMPACT REPORT (EIR) NO. 325
FOR:
SPECIFIC PLAN 256, AMENDMENT NO. 2
TENTATIVE TRACT MAP NO. 36316
CHANGE OF ZONE NO. 07786

APPLICANT:

Starfield Sycamore Investors, LLC
2151 Michelson Drive, Suite 250
Irvine, CA 92612
(949) 748-6714

CEQA CONSULTANT:

T&B Planning Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780
714-505-6360

February 21, 2013

I. Addendum Introduction

A. Document Purpose

This introduction is included to provide the reader with general information regarding: 1) the history of Specific Plan No. 256; 2) the purpose of an Addendum to an Environmental Impact Report (Addendum); 3) standards for adequacy under the California Environmental Quality Act (CEQA); 4) a description of the format and content of this Addendum; and 5) the processing requirements for the proposed Project.

I. History of Specific Plan No. 256

The SYCAMORE CREEK Specific Plan No. 256 (SP 256) and Final Environmental Impact Report No. 325 (FEIR 325) were approved by the Riverside County Board of Supervisors on November 8, 1994. The land use plan originally adopted for SYCAMORE CREEK, which was designed to be consistent with the Temescal/El Cerrito Community Plan, allowed for 1,764 single-family and multi-family dwelling units to be developed on the property along with a 10.4-acre elementary school, 43.9 acres of parks, 29 acres of commercial uses, and 153.6 acres of greenbelts, riparian, and open space uses.

On July 18, 2000 the Riverside County Board of Supervisors approved Substantial Conformance No. 1 to the SYCAMORE CREEK Specific Plan concurrent with approval of Tentative Tract Map No. 29320. The Substantial Conformance was a response to changing market conditions as well as updated infrastructure master-plans. The resulting modifications to the plan included the relocation of residential uses within the Specific Plan area as well as the relocation of the school and several parks. In addition, roadway configurations were adjusted, both in size and location, to respond to the County's updated master circulation plan. Through these refinements, the total number of dwelling units was reduced from the approved 1,764 to 1,733. The area devoted to commercial uses was reduced from 29.0 acres to 27.9 acres. Parkland within the Specific Plan area was increased from 43.9 acres to 47.5 acres, while open space was reduced by 11.0 acres. A fire station also was added to the Community Park as part of Substantial Conformance No. 1. Tentative Tract Map 29320 (TTM No. 29320) implements residential, open space, circulation, and recreational land uses consistent with Substantial Conformance No. 1, including 540 dwelling units on 116.8 acres, a 3.1-acre park, 48.4 acres of roadway improvements, and 10.9 acres of open space. The County of Riverside determined that the refinements to the land use plan proposed as part of Substantial Conformance No. 1 and TTM No. 29320 were in substantial conformance with the adopted Specific Plan and FEIR 325 and concluded that no new environmental mitigations beyond those required in FEIR 325 were necessary. It should be noted that as part of TTM No. 29320, Planning Area 7 was graded and used as a borrow site to facilitate grading and implementation of Phase 1 of SP 256. Thus, the grading that previously occurred as part of TTM No 29320 within Planning Area 7 also was determined by the County to be consistent with FEIR 325 and required no new environmental mitigations beyond those required in FEIR 325.

On June 10, 2003, the Riverside County Board of Supervisors adopted Amendment No. 1 to the SYCAMORE CREEK Specific Plan (SP256A1) and certified an Addendum to FEIR 325 (Addendum No. 1). SP256A1 was required due to the identification of more than 80 acres of natural open space within the Specific Plan area that contained sensitive wetland habitat and endangered plants in a configuration considerably different than that shown in the approved SYCAMORE CREEK Specific Plan or Substantial Conformance No. 1. As part of the SYCAMORE CREEK Specific Plan Amendment No. 1, planning areas south and west of Mayhew Canyon Road were redesigned and Sycamore Creek

Road was eliminated as a backbone circulation facility in order to accommodate a new open space plan. In addition, the land use plan for the community was modified to reflect the precise location of an earthquake fault originally identified during the preparation of the EIR for the original SYCAMORE CREEK Specific Plan. Detailed geotechnical site evaluations showed the on-site fault was located traversing the site farther to the south-west than originally expected, which allowed for the provision of additional residential land uses. Approval of Amendment No. 1 increased the total number of homes allowed within the SYCAMORE CREEK community from 1,733 homes to 1,765 homes. Amendment No. 1 also reduced the area devoted to commercial land uses from 27.9 acres to 14.6 acres. Park land was reduced from 47.5 acres to 41.7 acres by Amendment No. 1; however, open space areas were increased from 118.5 acres to 154.6 acres. Revisions to the open space configuration, elimination of Sycamore Creek Road, redesign of planning areas and the relocation of the earthquake fault were the driving forces behind Amendment No. 1 to the SYCAMORE CREEK Specific Plan.

On May 16, 2006, the Riverside County Board of Supervisors approved Tentative Tract Map No. 31908 (TTM No. 31908) and certified an Addendum to EIR No. 325 (Addendum No. 2). TTM No. 31908 subdivides 81.0 acres into 298 residential lots, 15 open space lots, and a sewer lift station within Planning Areas 14, 15A, 15B, 20B, and 23E of SP256A1 (referred to as Planning Areas 14, 15A, 15B, 20B, 22, and 28 in SP256A2).

Amendment No. 2 to the SYCAMORE CREEK Specific Plan (SP256A2), which is the focus of this Addendum to FEIR 325, reduces the total number of permitted residential units and modifies land uses in response to changes in market conditions, incorporates previous subdivision map approvals within the Specific Plan area, accommodates the precise location of an earthquake fault and associated building buffer zone, and accommodates required open space dedications pursuant to the Multiple Species Habitat Conservation Plan (MSHCP). With approval of SP256A2, the total acreage designated for residential uses is reduced from 440.2 acres to 426.2 acres, and the total number of dwelling units allowed within the Specific Plan is reduced from 1,765 to 1,737. In addition, SP256A2 would alter open space and recreational area designations to create consistency with the General Plan designations, resulting in the re-designation of 41.7 acres of "Park," 14.9-acres of "Greenbelt," and 154.6 acres of "Open Space" to a total of 123.1 acres of "Open Space – Recreation," 90.2 acres of "Open Space – Conservation," 9.6 acres of "Open Space – Conservation Habitat," and 12.7 acres of "Public Facility". In total, areas devoted to parks, greenbelts, and open space would increase from 211.2 acres to 222.9 acres. The acreage for areas designated for commercial retail, schools, and roadways remain unchanged as part of SP256A2, although the designation for commercial uses has been changed to "Commercial Retail" and the designation of the school site in (new) Planning Area 9 would be changed to "Public Facility;" both of these changes are provided to provide consistency with the General Plan land use designations.

Approvals associated with SP256A2 include one tentative tract map (TTM No. 36316) and Change of Zone No. 07786 (CZ 07786). TTM No. 36316, which comprises Planning Area 7 of SP256A2, subdivides 25.13 acres into 87 residential lots along with an additional six lots consisting of one park site, three open space lots, one lot for detention purposes, and one lot for private streets. CZ 07786 modifies the approved Specific Plan Zoning Ordinance in a manner consistent with the revised land use plan included as part of SP256A2 and formalizes the boundaries of numerous planning areas within the Specific Plan area.

2. California Environmental Quality Act (CEQA) Requirements

The CEQA Guidelines allow for the updating and use of an existing, previously certified Environmental Impact Report (EIR) for projects that have changed or are different from the previous project or conditions analyzed. Depending on the nature of changes made to the project, there may be new significant environmental effects that were not identified in the previous environmental analyses, a substantial increase in the severity of a previously identified effect, or the environmental impacts may be less than what was previously identified. In the latter case, where minor technical project changes occur with no significant environmental impacts, an Addendum to a previously certified EIR may be prepared.

An Addendum to an EIR (Addendum) is an informational document used as part of a comprehensive planning process associated with the proposed Amendment No. 2 to Specific Plan No. 256 (SP256A2). The following describes the requirements of an Addendum, as defined in Section 15164 of the CEQA Guidelines:

- a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR have occurred.
- b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.
- c. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- d. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to Section 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As noted above, Section 15164(a) allows for the preparation of an Addendum if none of the conditions described in Section 15162 have occurred. CEQA Guidelines Section 15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- c. 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 shows that the project will have one or more significant effects not discussed in the previous EIR; significant effects previously examined will be substantially more severe than shown in the previous EIR; 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 measure or alternatives; or mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. Regarding the proposed Project, not of the above circumstances are present.

3. Type of EIR and Level of Analysis

This document is an Addendum to the previously certified Project EIR (FEIR 325) for the approved Specific Plan 256. As such, it is intended to provide additional information regarding effects associated with implementation of the Specific Plan. Section 15161 of the CEQA Guidelines states that a Project EIR, "should focus primarily on the changes in the environment that would result from the development project." In addition, a Project EIR must "examine all phases of the project including planning, construction, and operation." This Addendum provides the environmental information necessary for the County of Riverside to make a final decision on the current requested entitlement of the proposed Project, which consists of Amendment No. 2 to Specific Plan No. 256, SYCAMORE CREEK, a tentative tract map (TTM No. 36316), and Change of Zone No. 0XXXX.

The County determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a. The proposed Project would not require "major revisions" to the previous EIR since the Project will not involve any substantial increases in the severity of the previously identified significant impacts. As proposed, SP256A2 would allow for the construction of 1,737 residential dwelling units on the 426.2 acres of the 717.1-acre site. Residential product types vary within the Project, ranging from very low residential densities (0.5 to 1.0 du/ac) to medium high density residential (5.0 to 8.0 du/ac), resulting in an overall Project density of 2.4 du/ac. Amendment No. 2 to SP 256 would also allow for the development of 14.6 acres of commercial retail uses, 10.4 acres of schools, a 2.3-acre detention basin, 123.1 acres of areas designated for "Open Space – Recreation," approximately 90.2 acres designated for preservation as "Open Space – Conservation," an additional 9.6 acres designated as "Open Space – Conservation Habitat," and 40.7 acres devoted to Project circulation. It should be noted that with exception of Planning Areas 7, 17A through 17D, 24A, 24D, 26, 27, and 29, all remaining portions of the Specific Plan have either been built-out or are approved for development pursuant to existing tentative map approvals. SP256A2 involves changes to SP 256 as necessary to ensure compliance with these previous tentative map approvals, which were previously evaluated in conjunction with approved Addendums to FEIR 325. Changes to SP 256 proposed by Amendment No. 2 primarily involve the following:
 1. Planning Area 7/9 has been re-labeled as Planning Area 7, and the acreage, number of units and land use designation for this planning area have been modified. The total acreage was reduced from 22.0 acres to 20.6 acres; the number of units has been

- reduced from 232 to 87; and the land use designation has been changed from High Density Residential to Medium Density Residential.
2. Planning Area 11A has been re-labeled as Planning Area 9. In addition, the land use designation for this planning area has been changed from “School” to “Public Facility” in order to be consistent with the land use designations within the Riverside County General Plan.
 3. Planning Area 11B has been re-labeled as Planning Area 11. In addition, the land use designation for this planning area has been changed from “Park” to “Open Space – Recreation” to be consistent with the land use designations within the Riverside County General Plan.
 4. The acreage of Planning Area 14 has been reduced from 32.0 acres to 22.4 acres, and the total number of dwelling units has been reduced from 96 to 59 to reflect a previously approved subdivision map (TM 31908). The remaining 9.6 acres of this area were used to create Planning Area 22, which is designated as Open Space-Conservation Habitat and will be dedicated to the Western Riverside County Regional Conservation Authority (RCA) to accommodate a wildlife corridor.
 5. The acreage of Planning Area 15A was increased from 21.7 acres to 23.3 acres to reflect the boundary of a previously approved subdivision map (TM 31908). There was no change to the number of dwelling units allocated to Planning Area 15A. By expanding the boundaries of Planning Area 15A, the residential density within this area was lowered from 5.3 dwelling units per acre (du/ac) to 4.9 du/ac. The land use designation for this planning area was changed from “Medium High Density Residential” to “Medium Density Residential” in order to be consistent with the density allowances within the Riverside County General Plan.
 6. The boundary of Planning Area 16 has been modified and the acreage increased from 5.0 acres to 6.7 acres to reflect the true size of the recorded lot for this area (with no change to the land use designation or number of allocated dwelling units);
 7. The acreage, number of units and land use designation for Planning Area 17A have been modified. Additionally, Planning Area 17A has been re-configured into six separate planning areas (17A, 17B, 17C, 17D, 27, and 29). The number of homes in this area has been increased from 37 to 193; and the land use designation has been changed from Low Density Residential to Medium Density Residential (Planning Areas 17A, 17B, 17C, and 17D), Open Space - Recreation (Planning Area 27), and Public Facility (Planning Area 29).
 - a. Planning Area 17A provides for the development of 25 Medium Density Residential dwelling units on 6.9 acres;
 - b. Planning Area 17B provides for the development of 82 Medium Density Residential dwelling units on 22.0 acres;
 - c. Planning Area 17C provides for the development of 31 Medium Density Residential dwelling units on 7.5 acres;
 - d. Planning Area 17D provides for the development of 55 Medium Density Residential dwelling units on 15.1 acres;

- e. Planning Area 27 accommodates a 4.2-acre passive park, and is intended to provide a pedestrian connection between a Regional Trail provided within the community and a future off-site trail system provided by others; and
 - f. Planning Area 29 accommodates a 2.3-acre water quality basin to capture, treat, and temporarily detain storm water runoff flows originating from the southwestern portion of the Specific Plan area during peak storm events.
8. Planning Area 17B has been re-labeled as Planning Area 24D and the total acreage for this Planning Area has been increased from 15.2 acres to 16.7 acres. In addition, the land use designation for this planning area has been changed from “Open Space” to “Open Space – Recreation” to be consistent with the land use designations within the Riverside County General Plan.
 9. Planning Area 18A has been re-labeled as Planning Area 18. In addition, the land use designation for this planning area has been changed from “Commercial” to “Commercial Retail” to be consistent with the land use designations within the Riverside County General Plan. In addition, the Zoning and Planning Area Development Standards for Planning Area 18 have been revised to include a fire station as a permitted land use in this area. This revision accommodates the existing, 1.2-acre Sycamore Creek Fire Station #64, which has been constructed within a portion of Planning Area 18.
 10. Planning Area 18B, 21, 22 & 24A has been re-labeled as Planning Area 21. In addition, the land use designation for this planning area has been changed from “Open Space” to “Open Space – Conservation” to be consistent with the land use designations within the Riverside County General Plan. The boundaries of this planning area also have been adjusted to reflect a subdivision map processed concurrently with this Amendment (TM 36316); however, there is no net change in acreage for this planning area.
 11. The land use designation for Planning Area 19 has been changed from “Commercial” to “Commercial Retail” to be consistent with the land use designations within the Riverside County General Plan.
 12. The land use designation for Planning Area 20A has been changed from “Swim Park” to “Open Space – Recreation” to be consistent with the land use designations within the Riverside County General Plan.
 13. The land use designation for Planning Area 20B has been changed from “Park” to “Open Space – Conservation” to reflect the conservation of natural vegetation. In addition, the acreage of this planning area has been reduced from 5.3 acres to 4.9 acres to reflect a previously approved subdivision map (TM 31908).
 14. The land use designations for Planning Areas 23A through 23D and Planning Area 25 have been changed from “Greenbelt” to “Open Space – Recreation” in order to be consistent with the land use designations within the Riverside County General Plan.
 15. Planning Areas 23E has been re-labeled as Planning Area 28. In addition, the land use designation this planning area has been changed from “Greenbelt” to “Open Space – Recreation” in order to provide a neighborhood-oriented recreation facility. In addition, the acreage of this planning area has been increased from 1.0 acre to 1.2 acres to reflect a previously approved subdivision map (TM 31908).

16. Planning Area 24B has been re-labeled as Planning Area 24A, and the total area of this planning area has been reduced from 20.8 acres to 3.5 acres. Additionally, the land use designation for this planning area has been changed from “Open Space” to “Open Space – Recreation” to be consistent with the land use designations within the Riverside County General Plan.
17. Planning Areas 24C and 24D have been re-labeled as Planning Areas 24B and 24C, respectively. In addition, the land use designations for these planning areas have been changed from “Open Space” to “Open Space – Recreation” to be consistent with the land use designations within the Riverside County General Plan.
18. A new planning area, Planning Area 26, has been created in the western portion of the Specific Plan area. Planning Area 26 comprises approximately 13.9 acres and includes an open space area as well as a segment of the community’s Secondary Trail system, and is designated for “Open Space – Recreation” land uses.
19. Minor adjustments were made to the boundaries, dwelling unit allocations, and/or permitted uses within Planning Areas 1 and 12 to reflect approved subdivision maps or other actions.
 - a. The dwelling unit allocation for Planning Area 1 has been reduced from 102 dwelling units to 101 dwelling units to reflect a previously approved subdivision map (TM 29335).
 - b. The dwelling unit allocation for Planning Area 12 has been reduced from 153 dwelling units to 152 dwelling units to reflect previously approved subdivision maps (TMs 29335 and 30440).

As indicated in the above description, the majority of changes included as part of SP256A2 involve revisions to the Sycamore Creek Specific Plan to provide consistency with previously-approved Tentative Tract Maps, or to reflect the current land use designations of the 2003 Riverside County General Plan. Revisions to General Plan land use designations would not result in any changes to allowable land uses within affected planning areas, and environmental effects associated with revisions to planning area boundaries as part of previously-approved Tentative Tract Maps were previously subjected to evaluation under CEQA as part of the following Addenda to FEIR 325: Environmental Assessment No. 39372 / Addendum No. 1 for Tentative Tract Map 31908, approved May 16, 2006; Environmental Assessment No. 38167 for Tentative Tract Map 29335, approved November 14, 2001; and Environmental Assessment No. 38554 / Addendum No. 2 for Tentative Tract Map 30440, approved on June 10, 2003. Each of these Environmental Assessments/Addenda are hereby incorporated by reference and are available for review at the County of Riverside, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Changes to the Specific Plan included as part of the current Project and that are the subject of this Addendum to FEIR 325 are limited to (new) Planning Areas 7, 17A through D, 24A, 24D, 26, 27, and 29, as described above, which would accommodate a total of 280 single-family dwelling units.

In summary, with approval of SP256A2 the following changes would occur:

- a. Total residential acreage would decrease from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,737, while the net residential density would increase to 4.1 du/ac;
- b. Areas proposed for commercial retail would remain unchanged at 14.6 acres;
- c. Areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area 9 would remain unchanged at 10.4 acres;
- d. Areas dedicated to park and greenbelts (i.e., "Open Space – Recreation") would increase from 56.6 acres to 123.1 acres;
- e. Areas devoted to open space ("Open Space – Conservation" and "Open Space – Conservation Habitat") has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area 22; and
- f. Acreage for internal roadways would remain unchanged at 40.7 acres.

Overall, the proposed SP256A2 would result in impacts that are less than or equal to those addressed in EIR 325. Approval of SP256A2 would result in a decrease in the total number of units allocated to the Specific Plan from 1,765 to 1,737 dwelling units. SP256A2 also would result in a net reduction in the acreage devoted to residential uses from 440.2 acres to 426.2 acres, resulting in a slight increase in the area devoted to open space and recreational uses from 211.2 acres to 222.9 acres. As demonstrated in the accompanying Environmental Assessment No. 40780 (EA40780), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR 325 and addenda thereto.

- b. Subsequent to the certification of EIR 325 and approval of SP 256, no new information of substantial importance has become available which was not known at the time the previous EIR was prepared.
- c. As proposed, the Project would not involve any land uses which were not included in the analysis contained in FEIR 325, and would therefore not result in any new significant effects that were not previously identified.
- d. The proposed Project would result in a comparable level of development permitted under the approved SP 256, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous FEIR 325.
- e. Updated reports were prepared for traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in FEIR 325. Specifically, these updated technical reports concluded as follows:

1. The traffic report reaffirmed the findings and mitigation measures established within SP 256 and FEIR 325, and found that no new traffic impacts requiring mitigation would occur as a result of SP256A2;
 2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
 3. The noise impact analysis fulfills the requirement of FEIR 325 Noise Mitigation Measure 2, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. With construction of the noise barriers identified in the noise impact analysis and imposition of measures to reduce construction-related noise impacts, the noise study concludes that no new impacts to noise would occur as a result of the Project;
 4. The updated biology reports were prepared to demonstrate consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in FEIR 325;
 5. The hydrology/water quality reports fulfill the mitigation requirements of FEIR 325, which requires the preparation of site-specific hydrology studies and water quality management plans for implementing tract map approvals (as required pursuant to Riverside County Flood Control District requirements), and did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
 6. The updated cultural resources investigation did not identify any new impacts to historical, archaeological, or paleontological resources beyond that which was already identified and mitigated by FEIR 325.
- f. In order to ensure Project consistency with applicable MSHCP requirements, approximately 9.6 acres of open space have been accommodated within Planning Area 22. Conservation of Planning Area 22 ensures that SP 256 is fully consistent with the MSHCP requirements, and reduces previously identified impacts to biological resources.
- g. Mitigation measures identified in EIR 325, other than those that have changed as a result of updated technical studies and/or negotiations to obtain required permits and authorizations, would still be appropriate and feasible for the proposed Project.

Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified Environmental Impact Report 325 (EIR 325) would be prepared for the proposed Project. Its focus is to evaluate the proposed Project in relation to the approved Specific Plan and EIR.

4. Format and Content of this Addendum

The principal objectives of CEQA are to provide information that will: 1) disclose the significant environmental impacts associated with a proposed project; and 2) identify alternatives to minimize those significant impacts.

Appendices A through K contain the updated studies requested by the Planning Department to reaffirm the findings of the previously certified FEIR 325. The studies are as follows:

- a. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Traffic Impact Analysis, prepared by Urban Crossroads and dated December 2, 2010;
- b. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 and 36317) Air Quality Impact Analysis, prepared by Urban Crossroads and dated December 6, 2010;
- c. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 and 36317) Climate Change Analysis, prepared by Urban Crossroads and dated December 6, 2010;
- d. Sycamore Creek Specific Plan Amendment No. 2 EIR Noise Analysis, prepared by Urban Crossroads and dated December 2, 2010;
- e. Sycamore Creek Supplemental Operational Noise Impact Analysis, prepared by Urban Crossroads and dated February 14, 2011;
- f. Sycamore Creek Specific Plan Land Use Modifications (Addendum to Specific Plan Amendment No. 2 EIR Noise Analysis), prepared by Urban Crossroads and dated June 19, 2012;
- g. MSHCP consistency analysis comprised of the following: Consistency Documentation for TR 36316, prepared by Helix Environmental Planning and dated November 2, 2010;
- h. MSHCP consistency analysis comprised of the following: Sycamore Creek Determination of Biologically Equivalent or Superior Preservation for Tract 36317, prepared by Helix Environmental and dated November 2, 2010;
- i. Drainage Study for TTM 36316, prepared by Albert A. Webb Associates and dated July 7, 2010;
- j. Preliminary Project Specific Water Quality Management Plan – Tentative Tract 36316, prepared by Albert A. Webb Associates and dated March 2011; and
- k. Phase I Cultural Resources Survey of PA 26 and PA 17D (Portion), Sycamore Creek Specific Plan, prepared by Brian F. Smith and Associates and dated October 21, 2010.

These studies, in conjunction with the Environmental Assessment/Initial Study Checklist contained in Appendix L that was prepared by County of Riverside staff, describe the findings of EIR 325 as they relate to each environmental topic or issue, predict the potential impacts attributable to the proposed Project, reference the mitigation measures identified in EIR 325 that are intended to minimize or avoid significant impacts, and identify the significant impacts which would occur even after mitigation measures are implemented.

5. Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum. It will be forwarded, along with FEIR 325, to the Riverside County Planning Department for review of the proposed Project. A public hearing will be held before the Riverside County Planning Commission, which will provide a recommendation to the Board of Supervisors as

to whether to approve, conditionally approve, or deny the proposed Project. Following conclusion of the hearing(s) before the Riverside County Planning Commission, an additional public hearing(s) will be held before the Riverside County Board of Supervisors to consider the proposed action and the adequacy of this Addendum, at which time public comments will be heard. At the conclusion of the public hearing process, the Board of Supervisors will take action to outright approve, conditionally approval, or deny approval of the proposed Project. If approved, the Board of Supervisors will also adopt findings relative to the Project's environmental effects following the implementation of mitigation measures.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA40780
Project Case Type (s) and Number(s): SP00256A2, CZ07786, TTM 36316
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: (951) 955-8631
Applicant's Name: Starfield Sycamore Investors, LLC
Applicant's Address: 2151 Michelson Drive, Suite 250, Irvine, CA 92612

I. PROJECT INFORMATION

A. Project Description:

Specific Plan No. 256, Amendment No. 2 (Sycamore Creek, SP256A2) proposes to adjust planning area boundaries, unit allocations, and development standards as necessary to accommodate proposed revisions to the approved Specific Plan Land Use Plan. More specifically, SP256A2 proposes the following revisions:

- Planning Area 7/9 has been re-labeled as Planning Area 7, and the acreage, number of units and land use designation for this planning area have been modified. The total acreage was reduced from 22.0 acres to 20.6 acres; the number of units has been reduced from 232 to 87; and the land use designation has been changed from High Density Residential to Medium Density Residential.
- Planning Area 11A has been re-labeled as Planning Area 9. In addition, the land use designation for this planning area has been changed from "School" to "Public Facility" in order to be consistent with the land use designations within the Riverside County General Plan.
- Planning Area 11B has been re-labeled as Planning Area 11. In addition, the land use designation for this planning area has been changed from "Park" to "Open Space – Recreation" in order to be consistent with the land use designations within the Riverside County General Plan.
- The acreage of Planning Area 14 has been reduced from 32.0 acres to 22.4 acres, and the total number of dwelling units has been reduced from 96 to 59 to reflect a previously approved subdivision map (TM 31908). The remaining 9.6 acres of this area were used to create Planning Area 22, which is designated as Open Space-Conservation Habitat and will be dedicated to the Western Riverside County Regional Conservation Authority (RCA) to accommodate a wildlife corridor.
- The acreage of Planning Area 15A was increased from 21.7 acres to 23.3 acres to reflect the boundary of a previously approved subdivision map (TM 31908). There was no change to the number of dwelling units allocated to Planning Area 15A. By expanding the boundaries of Planning Area 15A, the residential density within this area was lowered from 5.3 dwelling units per acre (du/ac) to 4.9 du/ac. The land use designation for this planning area was changed from "Medium High Density Residential" to "Medium Density Residential" in order to be consistent with the density allowances within the Riverside County General Plan.
- The boundary of Planning Area 16 has been modified and the acreage increased from 5.0 acres to 6.7 acres to reflect the true size of the recorded lot for this area (with no change to the land use designation or number of allocated dwelling units);
- The acreage, number of units and land use designation for Planning Area 17A have been modified. Additionally, Planning Area 17A has been re-configured into six separate planning areas (17A, 17B, 17C, 17D, 27, and 29). The number of homes in this area has been

increased from 37 to 193; and the land use designation has been changed from Low Density Residential to Medium Density Residential (PAs 17A, 17B, 17C, and 17D), Open Space - Recreation (Planning Area 27), and Public Facility (Planning Area 29).

- Planning Area 17A provides for the development of 25 Medium Density Residential dwelling units on 6.9 acres;
 - Planning Area 17B provides for the development of 82 Medium Density Residential dwelling units on 22.0 acres;
 - Planning Area 17C provides for the development of 31 Medium Density Residential dwelling units on 7.5 acres;
 - Planning Area 17D provides for the development of 55 Medium Density Residential dwelling units on 15.1 acres;
 - Planning Area 27 accommodates a 4.2-acre passive park, and is intended to provide a pedestrian connection between a Regional Trail provided within the community and a future off-site trail system provided by others; and
 - Planning Area 29 accommodates a 2.3-acre water quality management basin to capture, treat, and temporarily detain storm water runoff flows originating from the southwestern portion of the Specific Plan area during peak storm events.
- Planning Area 17B has been re-labeled as Planning Area 24D and the total acreage for this Planning Area has been increased from 15.2 acres to 16.7 acres. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
 - Planning Area 18A has been re-labeled as Planning Area 18. In addition, the land use designation for this planning area has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan. In addition, the Zoning and Planning Area Development Standards for Planning Area 18 have been revised to include a fire station as a permitted land use in this area. This revision accommodates the existing, 1.2-acre Sycamore Creek Fire Station #64, which has been constructed within a portion of Planning Area 18.
 - Planning Area 18B, 21, 22 & 24A has been re-labeled as Planning Area 21. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space – Conservation" to be consistent with the land use designations within the Riverside County General Plan. The boundaries of this planning area also have been adjusted to reflect a subdivision map processed concurrently with this Amendment (TM 36316); however, there is no net change in acreage for this planning area.
 - The land use designation for Planning Area 19 has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan.
 - The land use designation for Planning Area 20A has been changed from "Swim Park" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
 - The land use designation for Planning Area 20B has been changed from "Park" to "Open Space – Conservation" to reflect the conservation of natural vegetation. In addition, the acreage of this planning area has been reduced from 5.3 acres to 4.9 acres to reflect a previously approved subdivision map (TM 31908).
 - The land use designations for Planning Areas 23A through 23D and Planning Area 25 have been changed from "Greenbelt" to "Open Space – Recreation" in order to be consistent with the land use designations within the Riverside County General Plan.
 - Planning Areas 23E has been re-labeled as Planning Area 28. In addition, the land use designation this planning area has been changed from "Greenbelt" to "Open Space –

Recreation” in order to provide a neighborhood-oriented recreation facility. In addition, the acreage of this planning area has been increased from 1.0 acre to 1.2 acres to reflect a previously approved subdivision map (TM 31908).

- Planning Area 24B has been re-labeled as Planning Area 24A, and the total area of this planning area has been reduced from 20.8 acres to 3.5 acres. Additionally, the land use designation for this planning area has been changed from “Open Space” to “Open Space – Recreation” to be consistent with the land use designations within the Riverside County General Plan.
- Planning Areas 24C and 24D have been re-labeled as Planning Areas 24B and 24C, respectively. In addition, the land use designations for these planning areas have been changed from “Open Space” to “Open Space – Recreation” to be consistent with the land use designations within the Riverside County General Plan.
- A new planning area, Planning Area 26, has been created in the western portion of the Specific Plan area. Planning Area 26 includes an open space area as well as a segment of the community’s Secondary Trail system.
- Minor adjustments were made to the boundaries, dwelling unit allocations, and/or permitted uses within Planning Areas 1 and 12 to reflect approved subdivision maps or other actions.
 - The dwelling unit allocation for Planning Area 1 has been reduced from 102 dwelling units to 101 dwelling units to reflect a previously approved subdivision map (TM 29335).
 - The dwelling unit allocation for Planning Area 12 has been reduced from 153 dwelling units to 152 dwelling units to reflect previously approved subdivision maps (TMs 29335 and 30440).

As indicated in the above description, the majority of changes included as part of SP256A2 involve revisions to the Sycamore Creek Specific Plan to provide consistency with previously-approved Tentative Tract Maps, or to reflect the current land use designations of the 2003 Riverside County General Plan. Revisions to General Plan land use designations would not result in any changes to allowable land uses within affected planning areas, and environmental effects associated with revisions to planning area boundaries as part of previously-approved Tentative Tract Maps were previously subjected to evaluation under CEQA as part of the following Addenda to EIR No. 325: Environmental Assessment No. 39372 /Addendum No. 1 for Tentative Tract Map 31908, approved May 16, 2006; Environmental Assessment No. 38167 for Tentative Tract Map 29335, approved November 14, 2001; and Environmental Assessment No. 38554/Addendum No. 2 for Tentative Tract Map 30440, approved on June 10, 2003. Each of these Environmental Assessments/Addenda is hereby incorporated by reference and available for review at the County of Riverside, 4080 Lemon Street, 12th Floor, Riverside CA 92501.

Changes to the Specific Plan included as part of the current Project and that are the subject of this Environmental Assessment/Initial Study are limited to (new) Planning Areas 7, 17A through D, 24A, 24D, 26, 27, and 29, as described above, which would accommodate a total of 280 single-family dwelling units. Figure 1, *Specific Plan No. 256, Amendment No. 2 Land Use Plan*, depicts the land uses proposed as part of Amendment No. 2 to Specific Plan No. 256.

In summary, with approval of SP256A2 the following changes would occur:

- Total residential acreage would decrease from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,737, while the net residential density would increase to 4.1 du/ac;
- Areas proposed for commercial retail would remain unchanged at 14.6 acres;
- Areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area 9 would remain unchanged at 10.4 acres;
- Areas dedicated to park and greenbelts (i.e., "Open Space – Recreation") would increase from 56.6 acres to 123.1 acres;
- Areas devoted to open space ("Open Space – Conservation" and "Open Space – Conservation Habitat") has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area 22; and
- Acreage for internal roadways would remain unchanged at 40.7 acres.

To accommodate proposed residential land uses, SP256A2 would to modify the Circulation Plan to allow three new local street designs (40', 46', and 56' right-of-way widths). In addition, SP256A2 modifies the Project's Design Guidelines to include new development standards affecting Planning Areas 7 and 17A through D accommodating three lot dimensions (3,600 s.f. lots, 5,000 s.f. lots, and 6,000 s.f. lots).

Change of Zone No. 07786 (CZ 07786) would amend the existing approved Specific Plan Zoning Ordinance (Ordinance No. 348.3614) to reflect the revisions proposed to the Specific Plan Land Use Plan as part of SP256A2. In addition, CZ 07786 would formalize the boundaries of Planning Areas 3, 4, 5A, 5B, 6, 7, 8, 9, 11, 16, 17A, 17B, 17C, 17D, 18, 20A, 23A, 23B, 23C, 23D, 24A, 24B, 24C, 24D, 26, 27, and 29.

Tentative Tract Map No. 36316 (TTM 36316) is a Schedule "A" map proposing to implement the changes proposed by SP256A2, and would subdivide (new) Planning Area 7 into 87 residential development lots with lot sizes ranging from 3,600 square feet (s.f.) to 7,576 s.f. Common open space lots and private rights-of-way also will be defined as part of TTM 36316. TTM 36316 also identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines. A Planned Residential Development application, which includes a comprehensive site plan that shows the proposed location and orientation of structures on individual lots, also is proposed as part of TTM 36316. Figure 2, *Tentative Tract Map No. 36316*, depicts proposed Tentative Tract Map No. 36316.

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

C. Total Project Area: 717.1 acres (total); approximately 112.7 acres proposed for substantive revision as part of SP256A2 and approximately 25.13 acres (gross) proposed for subdivision by TTM 36316.

Residential Acres: 72.1	Lots: 280	Units: 280	Projected No. of Residents: 843
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

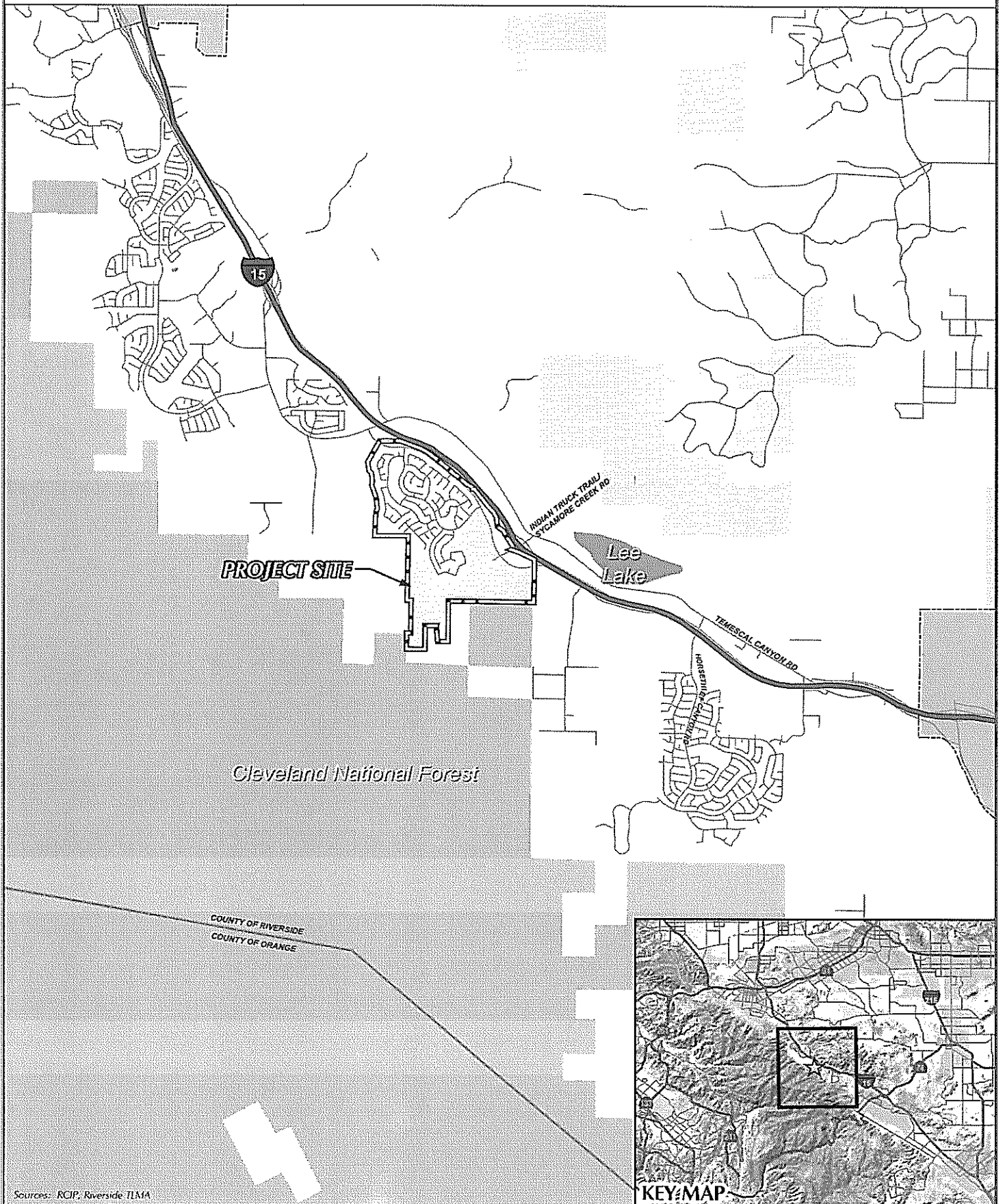
Other: Public Facility (water quality management basin), 2.3 acres; Open Space – Recreation, 38.3 acres.

D. Assessor's Parcel No(s): Numerous; please refer to attached List of APNs for Specific Plan No. 256.

E. Street References: West of Indian Truck Trail exit from I-15, west of Campbell Ranch Road, south of Temescal Canyon Road exit from I-15. Please refer to Figure 3, *Vicinity Map*.

Figure 3

Vicinity Map



Sources: RCIP, Riverside TLM

KEY MAP



F. Section, Township & Range Description or reference/attach a Legal Description: Sections 1, 2, 11, and 13, Township 5 South, Range 6 West, San Bernardino Baseline and Meridian

G. Brief description of the existing environmental setting of the project site and its surroundings:

The proposed Project site is located within the approved Sycamore Creek Specific Plan (SP No. 256). As shown on Figure 4, *Aerial Photograph*, numerous neighborhoods located in the northern portions of the Specific Plan are built-out and occupied by residents. The southern portions of the Specific Plan area are at various stages of implementation (e.g., Tentative Tract Map application/approval, grading permit issuance, construction permit issuance). Much of the area proposed for amendment by SP256A2 have been disturbed by grading activities (including grading within newly proposed Planning Area 7), although the extreme southwestern portion of the amendment area comprises disturbed natural open space used for agricultural production in the past.

Interstate 15 is located immediately north and east of the proposed Project site. Land farther to the north (on the east side of Interstate 15) is generally vacant, with a few scattered rural residences. Undeveloped, natural habitat and hillsides of the Cleveland National Forest and the Gavilan Hills are located south and east, respectively, of the Project area. An aggregate quarry (Mayhew Canyon Quarry) is located immediately adjacent to and west of the site. The Cleveland National Forest is located farther to the west of the community.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed Project is consistent with the requirements of Specific Plan No. 256, and would result in a slight reduction in the number of dwelling units allowed within the Specific Plan area. Pursuant to General Plan Land Use Element Policy LU 1.10, with approval of SP256A2, the proposed land uses also would be consistent with the General Plan Land Use Map. The proposal meets all other applicable land use policies.
- 2. Circulation:** The proposed Project has been reviewed for conformance with County Ordinance 460 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project adheres to all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** Included as part of SP256A2 is the designation of 9.6 acres in the southeastern portion of the site as Conservation – Open Space, which would achieve the open space goals of the County's MSHCP. The proposed Project adheres to all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed Project is within an area that is subject to seismic hazards due to the presence of surface traces of the Glen Ivy North Fault segment of the Elsinore Fault System, which traverses the southwestern portion of the Specific Plan area. The proposed Project site is located in a high fire hazard area, but is not located in a flood hazard area or dam inundation area. The proposed Project has allowed for sufficient provision of emergency response services to the future residents of this Project through the Project design and payment of development impact fees. The proposed Project adheres to all other applicable Safety Element policies.
- 5. Noise:** The proposed Project adheres to all applicable Noise Element policies.

6. **Housing:** Implementation of the proposed Project would result in a reduction in the total number of dwelling units allocated to SP256, from 1,765 dwelling units to 1,737 dwelling units. The slight reduction in dwelling units proposed by the Project would not adversely impact the General Plan Housing Element goals or policies.

7. **Air Quality:** The proposed Project has been conditioned to control fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality Element policies.

B. **General Plan Area Plan(s):** Temescal Canyon Area Plan

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

D. **Land Use Designation(s):** Specific Plan No. 256 (MHDR, MDR, VLDR, CR, PF, OS-R, OS-C, OS-CH)

E. **Overlay(s), if any:** None

F. **Policy Area(s), if any:** Specific Plan No. 256.

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**

1. **Area Plan(s):** Elsinore Area Plan to the east and south; Lake Mathews/Woodcrest Area Plan to the northeast.
2. **Foundation Component(s):** Open Space (OS) to the west, south and northeast; Rural Community (RC) to the south; Community Development (CD) to the southeast, east, and north.
3. **Land Use Designation(s):** Rural Residential and Open Space - Conservation Habitat to the south; Open Space – Mineral Resources and Open Space- Conservation Habitat to the west; Light Industrial to the north; and Light Industrial and Open Space – Conservation Habitat to the east.
4. **Overlay(s):** None.
5. **Policy Area(s):** Temescal Wash Policy Area, Serrano Policy Area, Design Theme Policy Area.

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Sycamore Creek Specific Plan No. 256

2. **Specific Plan Planning Area, and Policies, if any:** Proposed changes as part of SP256A2 would affect the following Planning Areas from the existing approved SP256, Amendment No. 1: Planning Areas 1, 7, 9, 12, 14, 15A, 16, 17A, 17B, 20B, 21, 22, 23E, and 24B (refer to Section I.A, *Project Description*, for a description of proposed changes to these planning areas).

I. **Existing Zoning:** Specific Plan (SP)

J. **Proposed Zoning, if any:** Specific Plan (SP)

K. **Adjacent and Surrounding Zoning:** Rural Residential (R-R) and Natural Assets (N-A) to the south; Residential Agriculture (R-A-5), R-R, and Manufacturing-Service Commercial (M-SC) to the east; Mineral Resources & Related Manufacturing (M-R-A), N-A, and R-R to the west; M-SC, R-1, and Specific Plan (SP) to the north.

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 checked="" 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
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input checked="" type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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



Matt Straite

Date

April 15, 2003

For Carolyn Syms-Luna, 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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways," EIR No. 325

Findings of Fact:

a) According to Figure 9 of the Temescal Canyon Area Plan (TCAP), nearby segments of Interstate I-15 are designated as a State Eligible Scenic Highway. Impacts to this State Eligible facility were evaluated and disclosed in EIR No. 325, which concluded that Project impacts would not be significant. Revisions proposed as part of the Project would not result in any new impacts to this scenic highway facility.

b) The proposed Project site is located on the lower slopes of the Santa Ana Mountains. Areas proposed for development by SP256A2 are located adjacent to areas that have already been subject to residential development, or are located in areas that are not subject to public views due to intervening topography and development. In addition, there are no scenic resources present on the proposed Project site, as the majority of the Specific Plan area has been subject to past disturbance, including agricultural activities and mass grading associated with existing development within the Specific Plan area. The Project would be developed pursuant to the Specific Plan Standards and Guidelines and would not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact: The proposed Project is located within the outer edge of Mt. Palomar Observatory Nighttime Lighting Policy Area, as depicted on TCAP Figure 6. The proposed changes to the Specific Plan Land Use Plan would result in a slight reduction in the total number of residential units allowed on-site and also would result in a slight reduction in the total acreage devoted to residential use. Additionally, development on-site would be regulated by County Ordinance No. 655, which identifies requirements for outdoor lighting that minimize potential adverse effects on observations at the Mt. Palomar observatory. With mandatory compliance with Ordinance No. 655, a significant impact would not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is 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"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description, EIR No. 325

Findings of Fact:

a & b) SP256A2 includes standards for outdoor lighting within Section IV.A.3.e, *Outdoor Lighting*. Standards included in the Specific Plan would ensure that the proposed Project does not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area, nor would it expose residential property to unacceptable light levels. As such, significant impacts associated with Project lighting would not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, EIR No. 325, Ord. No. 625, General Plan EIR, and Project Application Materials.

Findings of Fact:

a) Impacts to agricultural resources on-site were fully evaluated and disclosed in EIR No. 325, which concluded that such impacts would be less than significant. Although changes are proposed to the boundaries of several planning areas within the Specific Plan area, such changes would not result in a substantial change to areas proposed for development with urban uses. As such, impacts to Important Farmland types would be less than significant and would not be substantially different from what was evaluated in EIR No. 325.

b) The proposed Project site is not zoned for agricultural use and is not under active agricultural production. Impacts associated with the conversion of the site from agriculture to non-agricultural use were evaluated and disclosed in EIR No. 325. The Project site also is not subject to a Williamson Act contract nor is it located within a Riverside County Agricultural Preserve. An existing agricultural preserve (Glen Ivy 1) occurs off-site, adjacent to and between (proposed) Planning Areas 24D and 17C of SP256A2. It should be noted that, based on a review of aerial photography, this agricultural preserve is not under active agricultural production. In addition, the entire area of Glen Ivy 1 Agricultural Preserve is designated by the General Plan for "Very Low Density Residential (VLDR)" and is zoned for "Rural Residential (R-R)" land uses; therefore, this off-site agricultural preserve is planned for long-term conversion to non-agricultural land uses, and such conversion was previously addressed as part of the 2003 General Plan EIR. Impacts to agricultural resources that would result from implementation of the General Plan (including, but not limited to, the conversion of the Glen Ivy 1 Agricultural Preserve to a non-agricultural use) were found to be significant and unavoidable impacts of the 2003 General Plan, for which the County adopted a Statement of Overriding Considerations. Moreover, the proposed Project would be required to comply with Riverside County Ordinance No. 625 ("Right-to-Farm Ordinance"), which requires notification to future on-site homeowners that existing agricultural operations may be occurring in the area, and that such existing operations shall not be deemed a nuisance as a result of residential land uses being located in the area. Mandatory compliance with Ordinance No. 625 would ensure that future development of medium density residential land uses on-site within Planning Areas 17B-D does not conflict with this existing off-site agricultural preserve. Therefore, impacts would be less than significant.

c) Only one property located within 300 feet of the Project site is zoned for agricultural use (Residential Agriculture, 10 acre minimum). However, this property is not under active agricultural production. Additionally the portion of the Specific Plan abutting this agriculturally zoned property is proposed to be changed from Medium Density Residential to Open Space land uses as part of the Project. As such, significant impacts to off-site agriculturally zoned properties would not occur.

d) There are no active agricultural uses within close proximity of the Project site; as such, the proposed Project would not result in indirect changes that could result in the conversion of additional off-site lands to non-agricultural use. A significant impact would not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest				
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 Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) through c): The proposed Project site has been subject to development pursuant to the approved SP 256. In addition to the development of residential and recreational uses on-site, much of the Specific Plan area has been subject to disturbance associated with mass grading activities and/or past agricultural uses on the site. The Project site does not contain any forest lands, is not zoned for forest resources, nor is it identified as containing forest resources by the General Plan. There are no components of the proposed Project that could result in significant impacts, either directly or indirectly, to forestland resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis, EIR No. 325, SCAQMD AQMP, SCAQMD CEQA Air Quality Handbook, County General Plan Program EIR (Section 4.5, *Air Quality*)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a) The Project site is located within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards. The 2007 SCAQMD AQMP is the applicable air quality plan for the Project area. This AQMP was based on the assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the new EMFAC 2007 model for the most recent motor vehicle and demographics information, respectively.

The Project's consistency with the 2007 AQMP is discussed below. Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's *CEQA Air Quality Handbook* (1993).

- Consistency Criterion No. 1:** *The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). As evaluated as part of the Local Significance Threshold (LST) analysis for the Project (refer to the LST analysis under Issue 6.d., below), the Project would not exceed the short-term construction or long-term operational standards for localized emissions (both CAAQS standards and SCAQMD's regional thresholds). In addition, the analysis of long-term local air quality impacts indicate that future carbon monoxide (CO) concentration levels along roadways and intersections in the Project study area would not exceed 1-hour and 8-hour State CO pollutant concentration thresholds. On the basis of the preceding discussion, the Project would be consistent with Consistency Criterion No. 1.

- Consistency Criterion No. 2:** *The proposed project will not exceed the assumptions in the AQMP in 2011 or increments based on the years of project build-out phase.*

Assumptions used in the AQMP for projecting future emissions levels are based in part on land use data provided by lead agency general plan documentation. Projects that propose general plan amendments and changes of zone may increase the intensity of use may result in increased stationary area source or mobile source emissions that exceed projections contained within the AQMP. The Project proposes a Specific Plan Amendment and a Change of Zone to modify the land uses on the site and modify the boundaries of interior planning areas. However, the proposed Project would not increase the maximum residential density on the site and Project-related emissions would be consistent with the adopted Specific Plan. As such, the Project would not substantially exceed assumptions in the AQMP and the Project would be consistent with Consistency Criterion No. 2.

Based on the foregoing analysis, the proposed Project would not conflict with or obstruct implementation of the AQMP. Therefore, impacts would be less than significant and implementation of the Project would not result in new impacts that were not previously identified in EIR No. 325.

b) & c) The land uses proposed by the Project would generate emissions that may adversely impact air quality in the near-term (construction phase) and the long-term (Project operation).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Construction Emissions

Project-related construction activities would result in emissions of CO, volatile organic compounds (VOCs), nitrogen oxides (NO_x), sulfur dioxide/sulfates (SO_x), and particulate matter (PM₁₀ and PM_{2.5}) due to the operation of mechanical construction equipment and fugitive dust emissions. Construction emissions are expected to occur during the following construction activities: rough grading, infrastructure construction, building construction (including application of architectural coatings), and construction workers commuting to and from the site.

Assuming a “worst-case” scenario for construction activity, the estimated maximum daily construction emissions are summarized on Table 1, *Construction Activities Emissions Summary*.

With mandatory compliance to applicable standard regulatory requirements, including but not limited to SCAQMD Rule 1113 (Architectural Coatings); SCAQMD Rule 431.2 (Low Sulfur Fuel), SCAQMD Rule 403 (Fugitive Dust), and SCAQMD Rule 1186/1186.1 (Street Sweepers), assumed “worst-case” construction emissions generated by the Project would not exceed criteria pollutant thresholds established by the SCAQMD and are determined to be less than significant. Accordingly, the proposed Project would not substantially increase the severity of short-term construction impacts previously identified in EIR No. 325.

Table 1 Construction Activities Emissions Summary (Pounds Per Day)

Activity	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Phase 1 Construction – Maximum Emissions Estimate						
Maximum Daily Emissions	14.99	31.67	24.96	0.02	7.92	2.85
SCAQMD Regional Threshold	75	100	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO
Phase 2 Construction – Maximum Emissions Estimate						
Maximum Daily Emissions	30.11	32.73	72.80	0.09	8.83	3.27
SCAQMD Regional Threshold	75	100	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Operational Emissions

Long-term operation of the Project is expected to result in the emissions of Reactive Organic Gasses (ROG), NO_x, SO_x, PM₁₀, and PM_{2.5}. Operational emissions are expected from the following primary sources: vehicles; combustion emissions associated with natural gas and electricity use; fugitive dust related to vehicle travel; operation of maintenance equipment; emissions from consumer products; and architectural coatings.

The Project-related emissions burdens, along with a comparison of SCAQMD significance thresholds, are shown in Table 2, *Phase 1 (2012) Operational Emissions Summary*, and Table 3, *Phase 2 (2013) Operational Emissions Summary*.

As demonstrated in Table 2 and Table 3, the Project’s long-term operational emissions would not exceed the criteria pollutant thresholds established by the SCAQMD, and would not substantially contribute to an existing air quality violation. Therefore, long-term emissions are determined to be less than significant and the Project would not substantially increase the severity of long-term air quality impacts previously identified in EIR No. 325.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Table 2 Phase 1 (2012) Operational Emissions Summary (Pounds Per Day)

Summer Months:

Operational Activities	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	5.58	1.46	4.48	0	0.01	0.01
Operational Emissions ^b	6.71	10.20	80.99	0.09	14.65	2.93
Maximum Daily Emissions	12.29	11.66	85.47	0.09	14.66	2.94
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Winter Months:

Operational Activities	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	4.92	2.14	0.91	0	0.06	0.06
Operational Emissions ^b	7.27	12.12	78.25	0.08	14.65	2.93
Maximum Daily Emissions	12.19	14.26	79.16	0.08	14.71	2.99
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Note: Please refer to Air Quality Impact Analysis Appendix B for the URBEMIS 2007 output files and additional supporting information for the estimated emissions.

a Includes emissions of natural gas, landscape maintenance equipment, consumer products, and architectural coatings emissions

b Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Table 3 Phase 2 (2013) Operational Emissions Summary (POUNDS PER DAY)

Summer Months:

Operational Activities	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	18.18	4.74	16.04	0	0.05	0.05
Operational Emissions ^b	20.36	30.07	243.76	0.30	47.74	9.52
Maximum Daily Emissions	38.54	34.81	259.80	0.30	47.79	9.57
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Winter Months:

Operational Activities	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	15.93	6.91	2.94	0.01	0.20	0.20
Operational Emissions ^b	21.92	35.73	235.05	0.25	47.74	9.52
Maximum Daily Emissions	37.85	42.64	237.99	0.26	47.94	9.72
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Note: Please refer to Air Quality Impact Analysis Appendix B for the URBEMIS 2007 output files and additional supporting information for the estimated emissions.

a Includes emissions of natural gas, landscape maintenance equipment, consumer products, and architectural coatings emissions

b Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

d) Emissions generated during construction and/or long-term operation of the Project have the potential to contribute or cause localized exceedances of federal and/or state ambient air quality standards, which could adversely affect sensitive receptors in the immediate vicinity of the Project site. Sensitive receptors can include uses such as long term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors. Potential sensitive receptors in the Project vicinity include existing residences located in close proximity to the project site. It is anticipated that construction activities will take place no closer than approximately 80 feet (~25 meters) from any existing sensitive receptor.

Potential impacts to nearby sensitive receptors could occur due to a violation of SCAQMD's Localized Significance Thresholds (LSTs) during construction or long-term operation, through the creation of a CO "Hotspot" due to the addition of Project traffic to surrounding roadways, or due to the exposure of nearby sensitive receptors to diesel particulate matter. Each of these potential impacts is evaluated below.

Localized Significance

The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the Federal and/or State ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as LSTs.

Table 4, *Localized Significance Summary - Construction*, presents the localized emissions during Project-related construction activities. As shown in Table 4, emissions of NO_x, CO, PM₁₀, and PM_{2.5} would not exceed the SCAQMD localized significance thresholds during construction. Therefore, the Project would not expose nearby sensitive receptors to substantial emissions during construction and impacts are determined to be less than significant.

Table 4 Localized Significance Summary – Construction (Pounds Per Day)

Activity	NO _x	CO	PM ₁₀	PM _{2.5}
Phase 1 Construction – Maximum Emissions Estimate				
Maximum Daily Emissions	31.67	24.96	7.92	2.85
SCAQMD Localized Threshold	270	1,700	12	8
Significant?	NO	NO	NO	NO
Phase 2 Construction – Maximum Emissions Estimate				
Maximum Daily Emissions	32.73	72.80	8.83	3.27
SCAQMD Localized Threshold	270	1,700	12	8
Significant?	NO	NO	NO	NO

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Table 5, *Localized Significance Summary – Phase 1 Operations*, and Table 6, *Localized Significance Summary – Phase 2 Operations*, present the localized emissions during long-term operation of the Project. As shown in Table 5 and Table 6, emissions of NO_x, CO, PM₁₀, and PM_{2.5} would not exceed the SCAQMD localized significance thresholds. Therefore, long-term operation of the Project would not expose nearby sensitive receptors to substantial emissions and impacts are determined to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Table 5 Localized Significance Summary –Phase 1 Operations (Pounds Per Day)
Summer Months:

Operational Activities	NO _x	CO	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	1.46	4.48	0.01	0.01
Vehicle Emissions ^b	1.05	12.82	0.19	0.07
Operational Emissions	2.51	17.30	0.20	0.08
SCAQMD Localized Threshold	197	1,711	4	2
Significant?	NO	NO	NO	NO

Winter Months:

Operational Activities	NO _x	CO	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	2.14	0.91	0.06	0.06
Vehicle Emissions ^b	1.21	15.09	0.19	0.07
Operational Emissions	3.35	16.00	0.25	0.13
SCAQMD Localized Threshold	197	1,711	4	2
Significant?	NO	NO	NO	NO

Note: Please refer to Air Quality Impact Analysis Appendix A for the URBEMIS 2007 output files and additional supporting information for the estimated emissions.

a Includes emissions of natural gas, landscape maintenance equipment, consumer products, and architectural coatings emissions

b Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Table 6 Localized Significance Summary – Phase 2 Operations (Pounds Per Day)
Summer Months:

Operational Activities	NO _x	CO	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	4.74	16.04	0.05	0.05
Vehicle Emissions ^b	3.13	38.57	0.61	0.22
Operational Emissions	7.87	54.61	0.66	0.27
SCAQMD Localized Threshold	197	1,711	4	2
Significant?	NO	NO	NO	NO

Winter Months:

Operational Activities	NO _x	CO	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	2.14	0.91	0.06	0.06
Vehicle Emissions ^b	1.21	15.09	0.19	0.07
Operational Emissions	3.35	16.00	0.25	0.13
SCAQMD Localized Threshold	197	1,711	4	2
Significant?	NO	NO	NO	NO

Note: Please refer to Air Quality Impact Analysis Appendix A for the URBEMIS 2007 output files and additional supporting information for the estimated emissions.

a Includes emissions of natural gas, landscape maintenance equipment, consumer products, and architectural coatings emissions

b Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

CO “Hot Spot” Analysis

A CO “hot spot” is a localized concentration of carbon monoxide that is above State and/or Federal 1-hour or 8-hour ambient air standards. CO “hot spots” are generally associated with idling or slow moving traffic.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Because the Project has the potential to worsen level of service (LOS) delays on adjacent roadways (as identified below under "Transportation/Traffic"), a CO "hot spot" analysis is required to assess any localized CO impacts on sensitive receptors that may be situated adjacent to congested intersections (including sensitive receptors within one mile of the proposed Project site).

Table 7, Phase 1 Carbon Monoxide "Hot Spot" Levels (2012) and Table 8, Phase 2 Carbon Monoxide "Hot Spot" Levels, summarize the "worst-case" 1-hour and 8-hour CO concentrations for Project conditions in Years 2012 and 2013, respectively. Based on the impact analysis, none of the locations in the vicinity of the Project are expected to exceed the maximum allowable 1-hour CO concentration of 20.0 parts per million (ppm) or the maximum allowable 8-hour CO concentration of 9.0 ppm. As presented in Table 7, the highest projected 1-hour CO concentration is 7.1 and the highest projected 8-hour CO concentration is 6.3 ppm. Accordingly, the proposed Project would not generate substantial CO emissions, and impacts to sensitive receptors, including sensitive receptors within one mile of the Project site, would be less than significant.

Table 7 Phase 1 Carbon Monoxide "Hot Spot" Levels (2012)

Intersection	CO Concentration in Parts Per Million											
	At Edge			25 Feet			50 Feet			100 Feet		
	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour
Campbell Ranch Road and Indian Truck Trail	5.7	6.2	5.7	5.4	5.7	5.3	5.3	5.6	5.2	5.3	5.4	5.1
De Palma Road and Santiago Canyon Road	6.4	6.7	6.0	5.8	6.0	5.5	5.6	5.8	5.4	5.5	5.6	5.2
I-15 Southbound Ramps and Indian Truck Trail	6.3	6.4	5.8	5.8	5.8	5.4	5.6	5.6	5.3	5.4	5.5	5.2
I-15 Northbound Ramps and Indian Truck Trail	6.4	7.1	6.3	5.9	6.2	5.7	5.7	5.9	5.5	5.5	5.7	5.3

¹All values represented in parts per million (ppm)

Source: Urban Crossroads, Inc., 2010. Calculations are provided in Appendix D.

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Table 8 Phase 2 Carbon Monoxide "Hot Spot" Levels (2013)

Intersection	CO Concentration in Parts Per Million											
	At Edge			25 Feet			50 Feet			100 Feet		
	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour
Campbell Ranch Road and Indian Truck Trail	5.7	6.3	5.7	5.4	5.7	5.3	5.4	5.6	5.2	5.3	5.4	5.1
De Palma Road and Santiago Canyon Road	6.5	6.8	6.1	5.9	6.0	5.5	5.7	5.8	5.4	5.5	5.6	5.2
I-15 Southbound Ramps and Indian Truck Trail	6.4	6.5	5.9	5.8	5.9	5.4	5.6	5.7	5.3	5.5	5.5	5.2
I-15 Northbound Ramps and Indian Truck Trail	6.5	7.1	6.3	5.9	6.2	5.7	5.7	6.0	5.5	5.5	5.7	5.3

¹All values represented in parts per million (ppm)

Source: Urban Crossroads, Inc., 2010. Calculations are provided in Appendix D.

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

e) The proposed Project would involve the construction of residential land uses within one (1) mile of active sand and gravel mining operations. Mining operations, which are considered a point source emitter, generate fugitive dust during soil and rock uptake activities as well from wind erosion of aggregate storage piles. Therefore, the proposed Project would have the potential to expose sensitive receptors to substantial point source emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Point source fugitive dust emissions generated by the adjacent mining operations were previously evaluated in EIR No. 325. As described in EIR No. 325, mining operations would generate substantial fugitive dust emissions and would expose on-site residential land uses to significant adverse air quality impacts. To mitigate the potential adverse effect, the Sycamore Creek Specific Plan (SP 256) was required to construct specialized landscape buffers along the property boundary with adjacent mining operations. The landscape buffers were comprised of closely planted conifer trees that would capture windblown particulate matter. Construction of the landscape buffers was determined to reduce fugitive dust emissions from the adjacent mining operations to less than significant levels.

The landscape buffers required as mitigation for EIR No. 325 have been constructed since certification of the EIR. Therefore, the proposed project would not be adversely affected by fugitive dust emissions and would not expose sensitive receptors to substantial point source emissions. Accordingly, implementation of the Project would not substantially increase the severity of long-term air quality impacts previously identified in EIR No. 325.

f) The Project proposes to develop the site with residential, recreation, and open space land uses, as well as associated infrastructure (roadways, water mains, wastewater mains). These land uses are not typically associated with the generation of objectionable odors. Accordingly, long-term operation of the Project would not generate objectionable odors that affect a substantial number of people. Long-term odor impacts would be less than significant and mitigation would not be required.

Construction activities on the Project site may result in objectionable odors from construction equipment exhaust, application of asphalt, and the application of architectural coatings. However, mandatory compliance with applicable regulatory standards, including SCAQMD Rule 1113 (Architectural Coatings), would minimize odor impacts associated with Project construction activities. Furthermore, odors generated during construction would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. As such, short-term odor impacts associated with Project construction would be less than significant and not mitigation is required.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Have a substantial adverse effect on federally 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: GIS database, WRC-MSHCP, On-site Inspection, MSHCP Consistency Analysis for Tract 36316; MSHCP Consistency Analysis for Tract 36317

Findings of Fact:

a) The proposed Project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP identifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. The substantive changes proposed as part of the Project would occur within Planning Area 7 in association with TTM 36316, and within the southwestern portions of the Specific Plan area (i.e., Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29). Each of these areas is discussed below.

TTM 36316, which proposes to implement Medium Density Residential land uses within (new) Planning Area 7, is located within three conservation cells: the southwest corner of Conservation Cell 3448, the northwestern corner of Conservation Cell 3545, and the northeastern corner of Conservation Cell 3546. All Conservation Cells on-site are located within the Temescal Canyon Area Plan (TCAP) of the MSHCP. Conservation criteria set forth in the MSHCP identifies the south-central portion of Cell 3448, the east-central portion of Cell 3545, and the western and northern portions of Cell 3546 for conservation. Therefore, the MSHCP criteria for the conservation cells on-site do not identify any portion of TTM 36316 for conservation. Development of TTM 36316 would be required to comply with other MSHCP policies, including, but not limited to, the MSHCP criteria for the Wildland-Urban Interface. In addition, no Riparian/Riverine habitat occurs within or adjacent to TTM 36316. Therefore, since the MSHCP does not identify any portion of TTM 36316 for conservation, and since the Project would be required to adhere to other MSHCP policies, the proposed Project would not conflict with the MSHCP. No impact would occur.

The southwestern portion of the Specific Plan area, which proposes to implement Medium Density Residential, Open Space – Recreation, and Public Facility land uses within (newly) proposed Planning Areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29, is located within the southwestern corner of MSCHP Cell Number 3545 within the TCAP. Conservation criteria for Cell 3545 require the conservation of approximately 5-15% focusing on the east-central portion of the Cell. This conservation requirement already has been fulfilled with the conservation of (new) Planning Area 21, and the Conservation Criteria does not affect the southwestern portion of the Specific Plan area. Development of the southwestern portions of the Specific Plan area would be required to comply with other MSHCP policies, including, but not limited to, the MSHCP criteria for the Wildland-Urban Interface. In addition, no Riparian/Riverine

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

habitat occurs within the southwestern portion of the Specific Plan area. Therefore, since the MSHCP does not identify the southwestern portions of the Specific Plan area for conservation, and since the Project would be required to adhere to other MSHCP policies, the proposed Project would not conflict with the MSHCP. No impact would occur.

Therefore, the proposed Project would be fully consistent with applicable MSHCP requirements, and no impact would occur. The proposed Project site is not subject to any other Habitat Conservation Plans, Natural Conservation Community Plans, or any other approved local, regional, or state conservation plans.

b & c) An assessment of habitat within TTM 36316 and the southwestern portion of the Specific Plan area (i.e., Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29) was conducted by Helix Environmental Planning in August 2010 and documented in two separate reports evaluating the Project's consistency with applicable MSHCP requirements. It should be noted that one of these reports addresses TTM 36317, which is not a part of the Project under evaluation; nonetheless, the analysis identifies existing vegetation communities within the southwestern portion of the Specific Plan area.

The MSHCP Consistency Analysis for TTM 36316 determined that with the exception of several small areas subject to fuel modification zones along the northern and western boundaries of the tract, the majority of TTM 36316 consists of completely disturbed habitat. The only native habitat occurring on the site is Riversidean sage scrub, the majority of which is being restored to the site via a restoration program being implemented by the Project developer. Fuel modification within the conservation easement occurring within (new) Planning Area 21 is allowed under the Biological Opinion (BO) issued by the U.S. Fish and Wildlife Service (USFWS) for the Project.

Focused rare plant surveys were completed for the entire Sycamore Creek site in 1986, 1998, and 2000, with updated surveys occurring in 2001, 2002, and 2003. Of a total of sixteen sensitive plant species that have the potential to occur on-site, only Munz's onion (*Allium munzii*) was located within the Project area. However, the Munz's onion bulbs were collected for translocation to open space elsewhere within the Specific Plan area prior to clearing and grading of TTM 36316. Accordingly, implementation of TTM 36316 would not result in significant impacts to any sensitive or endangered plant species, as mitigation for such impacts already has occurred. With respect to sensitive wildlife species (including endangered wildlife species), the Sycamore Creek project obtained federal and state wetland permits (Section 404 of the Federal Clean Water Act and Section 1600 of the Fish and Game Code). No new sensitive wildlife species have been observed on-site since issuance of these permits and mass grading within (new) Planning Area 7. Accordingly, implementation of TTM 36316 would not result in any significant impacts to sensitive plant or wildlife species beyond those impacts previously disclosed and mitigated for as part of earlier projects within SP 256.

Helix Environmental Planning also conducted field surveys for areas proposed for development within the southwestern portions of the Specific Plan area (i.e., Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29). As part of field surveys, Helix Environmental Planning conducted surveys to locate plant species identified as having the potential to occur within this portion of the Specific Plan. As a result of this survey, it was determined that 24 plant species with the potential to occur on-site were not identified; nine (9) species associated with alkali soils, grassland, and/or vernal pools with clay soils do not occur on-site; and suitable habitat for other sensitive plant species does not occur, indicating that these species have little or no potential to occur within the Project area. Accordingly, future development within the southwestern portion of the Specific Plan area would not result in any significant impacts to sensitive or endangered plant species. In addition, the analysis determined that the Project site does not contain habitat for sensitive or endangered invertebrate species, fish species, amphibian species, or bird species.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Based on these findings, implementation of TTM 36316 and future development within the southwestern portion of the Specific Plan area would not result in any new significant impacts to sensitive plant or wildlife species, and a significant impact would not occur.

d) Specific Plan No. 256 was designed to incorporate large areas of open space at the perimeter of the Specific Plan and in the south-central portion within (new) Planning Area 21. Proposed SP256A2 also accommodates the conservation of approximately 9.6 acres of habitat within the southeastern boundary of the Specific Plan (new Planning Area 22). Conservation of these areas already has occurred or will occur as a condition of approval of previously-approved tract maps, and will ensure that wildlife movement is accommodated through the Project area. In addition, the proposed Project is fully consistent with the MSHCP, which provides for the conservation of regional and local wildlife corridors. Accordingly, no impact to wildlife movement corridors would occur with implementation of the proposed Project.

e) As indicated under the response to Issue 7.a), and as depicted on Figure 5, *Vegetation Impacts – TTM 36316*, riparian habitat does not occur within areas proposed for development by TTM 36316, and the only sensitive vegetation within the proposed impact area is a small area containing Riversidean sage scrub habitat that is being restored via a restoration program being undertaken by the Project developer. Fuel modification zones for TTM 36316 would result in impacts to portions of this Riversidean sage scrub; however, impacts due to fuel modification are allowed pursuant to the BO issued by the USFWS. Accordingly, implementation of TTM 36316 would not result in any new significant impacts to sensitive riparian habitat or sensitive natural plant communities.

As depicted on Figure 6, *Existing Vegetation Communities – Southwestern Portion of SP256A2*, the southwestern portion of the Specific Plan area is dominated by disturbed habitat, including all of the areas proposed for residential development as part of SP256A2. Existing sensitive habitat, including areas of Riversidean sage scrub and southern mixed chaparral, occurs only within (new) Planning Area 24A and (new) Planning Area 24D. SP256A2 does not propose any changes to the allowable land uses or areas proposed for disturbance within Planning Areas 24A or 24D. Accordingly, implementation of SP256A2 would not result in any new significant impacts to sensitive riparian habitat or natural plant communities.

Figure 5

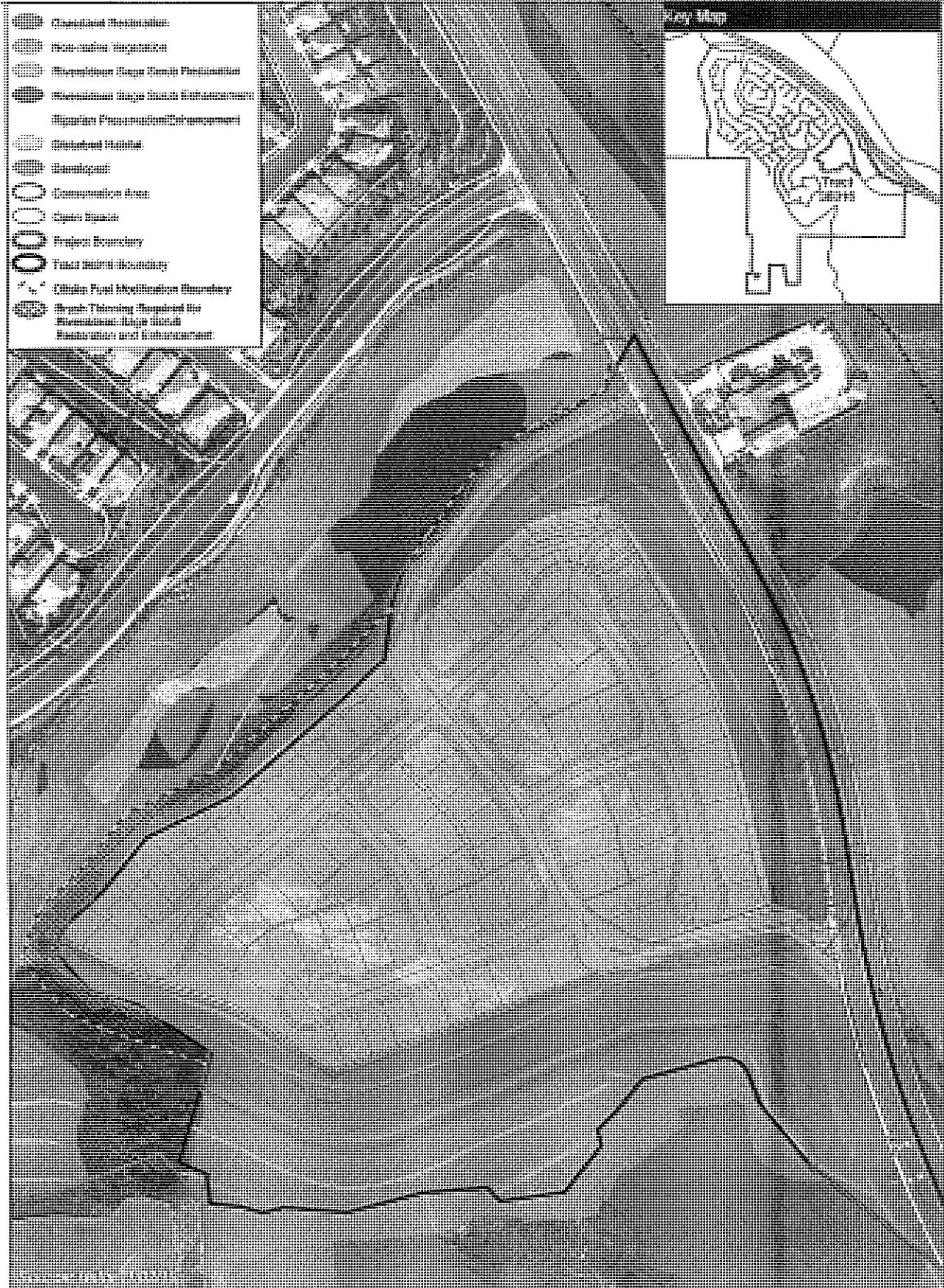


Figure 7

Existing Vegetation Communities - Southwestern Portion of SP 256A2



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

f) Based on the site specific analyses conducted by Helix Environmental Planning, areas proposed for substantive changes as part of SP256A2 do not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). Accordingly, a significant impact would not occur.

g) The proposed Project site does not contain any oak trees or any other tree species regulated by County ordinance or addressed by County policy. Accordingly, a significant impact would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

CULTURAL RESOURCES Would the project

8. Historic Resources

a. Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>

Source: On-site Inspection, Project Application Materials, EIR No. 325, Phase I Cultural Resources Survey

Findings of Fact:

a) & b): Impacts to historic resources was evaluated as part of EIR No. 325, which determined that the Project site does not contain any historical resources as defined in California Code of Regulations, Section 15064.5. A subsequent site-specific investigation conducted by Brian F. Smith and Associates in September 2010 within the southwestern portions of the Specific Plan area (i.e., Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29) also determined that no historic resources occur on-site. EIR No. 325 identified the potential for uncovering previously undiscovered historic resources as a potential impact, and imposed mitigation requiring consultation with a qualified archaeologist in the event of discovery of any new resources. This requirement would be incorporated as part of the County's standard conditions of approval for the Project. Accordingly, the proposed Project would not result in any new significant impacts to historic resources.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

9. Archaeological Resources

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"/>

Source: Project Application Materials, EIR No. 325, Phase I Cultural Resources Survey

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

a & b) Impacts to historic resources was evaluated as part of EIR No. 325, which determined that the Project site contained only one single, isolated artifactual find, which was previously recorded and fully mitigated to a level below significance. A subsequent site-specific investigation conducted by Brian F. Smith and Associates in September 2010 for the southwestern portion of the Specific Plan area (i.e., Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29) also determined that no archaeological resources occur on-site. EIR No. 325 identified the potential for uncovering previously undiscovered archaeological resources as a potential impact, and imposed mitigation requiring consultation with a qualified archaeologist in the event of discovery of any new resources. This requirement would be incorporated as part of the County's standard conditions of approval for the Project. Accordingly, the proposed Project would not result in any new significant impacts to archaeological resources.

c) No human remains have been identified on-site during past archaeological investigations or during the 2010 site-specific investigation. In addition, mass grading of the Project site already has occurred, indicating that the potential for uncovering human remains is negligible. Nonetheless, in the event that human remains are uncovered, the Project developer would be required to comply with California Public Resources Code Section 5097.98, which requires notification of the County coroner and Native American Heritage Commission and specifies the procedures for disposition of the remains. With mandatory compliance with state law, potential impacts to human remains would be precluded.

d) The proposed Project site does not contain any existing religious or sacred uses, and already has been disturbed by mass grading activities. Accordingly, a significant impact would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

10. Paleontological Resources

a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", EIR No. 325

Findings of Fact:

a) Potential impacts to paleontological resources were evaluated and disclosed in EIR No. 325, which identified significant, but mitigable impacts to paleontological resources due to the presence of geologic soil types identified as having a "high" potential for containing fossils. Mitigation was imposed requiring the monitoring of site grading activities by a qualified paleontological monitor. As the entire area of SP 256 has been subject to mass grading, there is little to no potential for impacting such resources with implementation of SP256A2. Accordingly, no new impacts would occur, and additional monitoring by a paleontologist is not required to preclude significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

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, Geologist Comments, Geotechnical Report for Tract 36316, EIR No. 325.

Findings of Fact:

a) & b) All potential impacts associated with Alquist-Priolo Earthquake Fault Zones and County Fault Hazard Zones were addressed as part of EIR No. 325. A site-specific geotechnical report also has been prepared for Tract 36316, which concludes that Tract 36316 site is suitable for development as proposed, assuming adherence to the recommendations contained in the site-specific geotechnical reports. As disclosed in EIR No. 325, the southwestern portions of the Specific Plan area contain surface traces of the active Glen Ivy North Fault segment of the Elsinore Fault System. However, the Project has been designed to accommodate this active fault zone by designating the affected portions of the site as part of the Passive Park within Planning Area 27. A site-specific geotechnical report would be required in conjunction with future tentative tract maps affecting the southwestern portion of the Specific Plan area (i.e., Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29). Additional geotechnical reports would be required in conjunction with future grading permits. These site-specific geotechnical reports would be required to demonstrate that the design of future tract map(s) and grading plan(s) within this portion of the site would not be subject to substantial safety hazards associated with the active faults on-site. Therefore, with compliance with the mitigation measures contained in EIR No. 325 and the recommendations of the site-specific geotechnical evaluation, impacts from Alquist-Priolo Earthquake Fault Zones and County Fault Hazard Zones would be less than significant.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geotechnical Report for Tract 36316, EIR No. 325.

Findings of Fact:

a) Liquefaction hazards were evaluated in EIR No. 325, which found that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures requiring site-specific geotechnical reports to be prepared in conjunction with future development.

A site-specific geotechnical evaluation has been prepared in conjunction with Tentative Tract Map No. 36316. This site-specific geotechnical report indicates that liquefaction hazards are generally not present within Planning Area 7, although perched groundwater from Project irrigation could increase liquefaction potential. The geotechnical evaluation includes measures that would reduce the potential for increased liquefaction hazards on-site, including recommendations for over-excavation to address the potential for hydro-collapse of on-site soils. The recommendations of the geotechnical evaluation will be incorporated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

as conditions of Project approval, and will be further addressed through additional geotechnical studies required in conjunction with future grading permits.

Pursuant to mitigation measures identified in EIR No. 325, additional site-specific geotechnical evaluation(s) would be required in conjunction with future tentative map(s) within the southwestern portion of the Project area (i.e., Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29). The site-specific evaluation(s) would be required to demonstrate that measures incorporated into the tract map design or imposed as conditions of approval would adequately attenuate seismic-related ground failure hazards, such as liquefaction. Recommendations included in the geotechnical evaluation(s) would be enforced by the County as conditions of approval. Through mandatory compliance with the future geotechnical evaluation(s), impacts would be reduced to less than significant levels.

As such, potential liquefaction hazards are evaluated as a less than significant impact.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

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), Geotechnical Report for Tract 36316, EIR No. 325.

Findings of Fact: All potential impacts were addressed in EIR No. 325 for Specific Plan No. 256. A geological investigation was prepared in conjunction with EIR No. 325, and a site-specific geotechnical evaluation has been prepared for Tentative Tract Map No. 36316. Additional geotechnical evaluation(s) will be required in association with future tentative tract map(s) that may be proposed within the southwestern portion of the Specific Plan area. As concluded in EIR No. 325 and the site-specific geotechnical evaluation, with avoidance of the fault zone that is accommodated within the passive park in Planning Area 27, seismic-related hazards would not be greater than that which occurs in southern California as a whole. Mandatory compliance with the County's building code would ensure that future structures on-site are not at risk of damage or collapse. As such, impacts due to strong seismic ground shaking are evaluated as a less than significant impact of the proposed Project.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

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?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geotechnical Report for Tract 36316, EIR No. 325

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

a) As concluded in the site-specific geotechnical investigation for Tract Maps 36316 and in EIR No. 325, due to the lack of significant slopes on the Project site, the potential for landslides on-site are considered remote. In addition, the majority of TTM 36316 area contains rocks of the Jurassic-age Bedford Canyon Formation that contain a very thin to non-existent mantle, and are therefore not subject to seismically induced landslides. All slopes on-site would be constructed at a maximum 2:1 gradient, and would not exceed a height of 10 feet. As such, there would be no impacts associated landslide risks within TTM 36316.

As required by EIR No. 325, additional geotechnical evaluation(s) will be required in association with future tentative tract map(s) affecting the southwestern portion of the Specific Plan area. The geotechnical report(s) will identify the potential for landslide risk and will incorporate recommendations that would attenuate any identified landslide risks. The recommendations of the geotechnical report(s) would be enforced as part of the conditions of approval for the implementing tract map. Furthermore, and consistent with the findings of the soils report included as an appendix to EIR No. 325, landslide impacts associated with development in the southwestern portion of the Specific Plan area are not anticipated. Accordingly, a significant impact due to landslide risk would not occur with implementation of the proposed Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: Geotechnical Report for Tract 36316, EIR No. 325.

Findings of Fact:

a) As concluded in the site-specific geotechnical evaluation for Tract 36316, the potential for ground subsidence is considered remote, provided that the site-specific recommendations are incorporated into the Project's design. As required by EIR No. 325, site-specific geotechnical evaluation(s) also would be required in association with future tract maps affecting the southwestern portions of the Specific Plan area, which would incorporate recommendations to attenuate any hazards associated with ground subsidence. As the recommendations in the site-specific geotechnical evaluations would be incorporated into the Project's conditions of approval and/or future site-specific geotechnical evaluations required in support of future grading permits for the site, impacts associated with ground subsidence would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

a) The proposed Project site is not located in close proximity to any known active volcanoes. Additionally, there are no conditions in the Project vicinity that could subject the site to hazards associated with seiches or mudflows. Accordingly, significant impacts would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) through c): The proposed Project site has been subject to mass grading activities and was used for agricultural production in the past. As such, the proposed Project would not substantially alter the site's existing topography or ground surface features. All slopes proposed as part of TTM 36316 would be constructed with a maximum slope gradient of 2:1 and at a maximum height of ten feet. Future slopes that may be proposed within the southwestern portions of the Specific Plan area would be subject to review by the Building and Safety Department to ensure the slopes do not pose any safety hazards. Within the areas proposed for substantive changes as part of SP256A2 (i.e., Planning Areas 7, 17A through 17D, 24A, 24D, 26, 27, and 29), there are no existing subsurface disposal systems. As such, significant impacts would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" 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"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Geotechnical Report for Tract 36316, EIR No. 325.

Findings of Fact:

a) Impacts associated with soil erosion were previously evaluated as part of EIR No. 325. In addition, a site-specific geotechnical evaluation was prepared for Tract Map 36316, as required by EIR No. 325, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

additional site-specific geotechnical evaluation(s) would be required in support of future tract maps within the southwestern portion of the Specific Plan area. Furthermore, development of the site would be subject to the National Pollutant Discharge Elimination System (NPDES) permit required by the Regional Water Quality Control Board, which would further reduce the potential for soil erosion on site. As such, impacts associated with soil erosion and the loss of topsoil are evaluated as less than significant.

b) Based on a site-specific geotechnical evaluation prepared for TTM 36316, the expansive potential of soils within Planning Area 7 is considered "very low" to "low." As such, development within Planning Area 7 as proposed by TTM 36316 would not result in any substantial risks to life or property associated with expansive soils.

EIR No. 325 identified unstable soils as a potential impact, and required as mitigation that future site-specific geotechnical evaluation(s) be prepared in association with future tract maps. Future site-specific geotechnical evaluation(s) prepared within the southwestern portion of the Specific Plan area would incorporate recommendations to attenuate any identified hazards associated with expansive soils. Such recommendations would be enforced as part of conditions of approval imposed on the future tract maps and would be incorporated into site-specific geotechnical evaluations required in association with future grading permits. Mandatory compliance with the recommendations contained in future geotechnical reports would ensure that significant impacts associated with expansive soils would not occur.

c) The proposed Project would not involve the construction of septic systems on-site, as the Project would connect to a sanitary sewer system for treatment of Project wastewater. As such, significant impacts associated with septic systems would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

19. Erosion

a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, EIR No. 325

Findings of Fact:

a) & b): All potential impacts were addressed in EIR No. 325, which concluded that erosion-related impacts would be reduced to a level below significance with the incorporation of mitigation measures. In addition, a NPDES permit would be required for Project construction activities, which would require that measures be incorporated to reduce the potential for substantial soil erosion from the site. Therefore, with compliance with the mitigation measures specified in EIR No. 325 and mandatory compliance with the NPDES permit, impacts would be reduced to less than significant levels.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be impacted by or result in an increase in wind erosion				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484, EIR No. 325.

Findings of Fact:

a) Wind erosion and blowsand impacts were evaluated in EIR No. 325, which concluded that such impacts would not occur because the Project site is not located in a portion of the County subject to strong winds or blowsand-related hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Sycamore Creek Specific Plan Amendment No. 2 Climate Change Analysis, CARB Scoping Plan

Findings of Fact:

a) & b) Greenhouse gas emissions associated with the development and operation of the proposed project were estimated utilizing the URBEMIS 2007 emissions inventory model. Emissions sources and categories discussed in the report Sycamore Creek Specific Plan Amendment No. 2 Air Quality Impact Analysis have the potential to generate emissions of GHGs; as such the URBEMIS 2007 emissions inventory model was utilized to calculate CO2 emissions resulting from the construction and operational phases of the project.

Although every attempt has been made to accurately and comprehensively quantify the greenhouse gas emissions associated with the project, a number of inherent limitations are unavoidable in an emissions inventory of this scope. The primary limitation of the URBEMIS 2007 model is that it only accounts for emissions of CO2. Additional limitations are discussed in detail in the Sycamore Creek Specific Plan Amendment No. 2 Climate Change Analysis.

In September 2006, AB 32, the California Climate Solutions Act of 2006, was signed into law. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. The California Air Resources Board (CARB) has determined that absent AB 32 and other California climate change laws and mandates, California's projected "business as usual" (BAU) 2020 greenhouse gas emissions would be 596 million metric tons of carbon dioxide equivalent (MMTCO₂e). CARB has also determined that California's 1990 greenhouse gas emissions were 427 MMTCO₂e. Accordingly, to satisfy the requirements of AB 32, California needs to reduce its overall emissions for all sectors by 169 MMTCO₂e, by approximately 30 percent below the BAU 2020 projection.

As summarized in Table 9, *Project BAU Total Greenhouse Gas Emissions (Metric Tons per Year)*, the proposed Project would result in annual emissions of 6,842.86 metric tons of CO₂e under BAU conditions.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

However, the proposed Project would be subject to various measures enacted by the State of California for the purpose of reducing GHG emissions throughout the State. A detailed description of these measures is provided in the Sycamore Creek Specific Plan Amendment No. 2 Climate Change Analysis.

Table 9 Project BAU Total Greenhouse Gas Emissions (Metric Tons per Year)

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄ (CO ₂ E)	N ₂ O(CO ₂ E)	Total CO ₂ E
Annual construction-related emissions amortized over 30 years	44.30 ^a	0.56 ^e	4.12 ^e	48.98
Area Source Emissions	972.58 ^a	0.49 ^f	6.95 ^f	980.02
Mobile Sources	4,719.02 ^a	2.65 ^g	46.75 ^g	4,768.42
Electricity Energy	775.28 ^b	0.68 ^b	2.69 ^b	778.65
Solid Waste Generation	--	31.34 ^c	--	31.34
Water Usage	234.43 ^d	0.21 ^d	0.81 ^d	235.45
Total CO ₂ E (All Sources)		6,842.86		
Per Capita GHG Emissions (845 residents)		8.10 MT CO ₂ E /Year		

NOTES: CO₂ emissions for construction, area source, and mobile source emissions obtained from URBEMIS 2007 model outputs. Please note that the URBEMIS 2007 model outputs emissions in terms of short tons, and therefore values have been converted to metric tons accordingly.

^a Source: URBEMIS 2007 model output, See Appendix "A" under the heading *URBEMIS 2007 Model Carbon Dioxide (CO₂) Emissions Estimate for Construction Activity and URBEMIS 2007 Model Carbon Dioxide (CO₂) Emissions Estimate for Operational Activity* for detailed emissions calculations.

^b Source: Emissions calculated based on California Energy Commission (CEC) and CCAR as discussed on Page 44 of this report under the heading "Area Source Emissions in Addition to URBEMIS 2007" emission factors obtained from CCAR Protocol. See Appendix "A" under the heading *GHG Emissions from Electricity Usage* for detailed emissions calculations.

^c Source: Emissions calculated based on California Integrated Waste Management Board (CIWMB) generation factors and USEPA Emission factors identified in Appendix "A" under the heading *GHG Emissions from Solid Waste Disposal* for detailed emissions calculations.

^d Source: Emissions calculated based on CEC and American Water Work Association as discussed on Page 40 of this report under the heading "Area Source Emissions in Addition to URBEMIS 2007," emission factors obtained from CCAR Protocol. See Appendix "A" under the heading *GHG Emissions from Water Usage* for detailed emissions calculations.

^e Source: Emissions calculated based on factors discussed on Page 39, under the heading *Construction GHG Emissions in Addition to URBEMIS 2007*

^f Source: Emissions calculated based on SCAQMD Handbook usage factors and CCAR emission factors. See Appendix "A" under the heading *GHG Emissions from Natural Gas Usage* for detailed emissions calculations.

^g Source: Emissions calculated based on CCAR General Reporting Protocol. See Appendix "A" under the heading *CCAR General Reporting Protocol Emissions Calculation Worksheet for Mobile Source (Vehicular) Emissions of Methane (CH₄) and Nitrous Oxide (N₂O)* for detailed emissions calculations.

Source: Sycamore Creek Specific Plan Amendment No. 2 Climate Change Analysis

Table 10, *Project with Scoping Plan GHG Emissions Reductions (Metric Tons per Year)*, provides an estimate of the total metric tons per year of CO₂e that would be reduced as a result of mandatory compliance with existing and proposed State measures to reduce GHG emissions. As shown, compliance with these measures would reduce emissions by 24.9 percent, or 1,702.3 metric tons per year of CO₂e, in the Year 2013 and would decrease emissions by 42.2 percent, or 2,885.86 metric tons per year of CO₂e, in the Year 2020. SP256A2 also incorporates design measures to reduce the Project's demand for energy resources, which would result in a concomitant reduction in GHG emissions, and would further reduce GHG emissions below the levels summarized in Table 10.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 10 Project with Scoping Plan GHG Emissions Reductions (Metric Tons per Year)

Emissions Source	Emissions (metric tons per year) CO ₂ E	
	2013	2020
Annual construction-related emissions amortized over 30 years	48.98	48.98
Area Source Emissions ^{a,b}	757.56	757.56
Mobile Sources ^{c,d}	3,531.48	2,457.61
Electricity Energy ^{a,b}	554.35	475.50
Solid Waste Generation	31.34	31.34
Water Usage ^b	216.85	186.01
Total CO₂E (All Sources)	5,140.56	3,957.00
Percent Decrease from BAU	24.87%	42.20%

^aBased on an increase in 22.7 percent efficiency from the 2005 to 2008 Building and Energy Efficiency Standards (Title 24, California Building Code). Source: Impact Analysis 2008 Update to the California Energy Efficiency Standards for Residential and Nonresidential Buildings, Prepared for California Energy Commission, November 7, 2007. See Appendix "B" for more information.

^bBased on an increase in renewable energy use from 12 to 33 percent by 2020. In addition, the Energy Action Plan requires a 7.9% renewable energy portfolio by 2010 (CARB 2008).

^cBased on a 10 percent decrease in carbon content of fuel in the CARB Scoping Plan by year 2020 and a 1% decrease in gasoline fuel carbon content by year 2013 (CARB 2009). See Appendix "B" for more information.

^dBased on a 25.2 percent increase in fuel efficiency from 2009 to 2013, and 42.8 percent increase in fuel efficiency from 2009 to 2020 as presented in the CARB 2008 Technical Advisory. See Appendix "B" for more information.

Accordingly, the proposed Project would not generate GHG emissions that would have a significant impact on the environment, and the proposed Project would be consistent with, or otherwise would not conflict with, applicable plans, policies or regulations adopted for the purpose of reducing the emissions of GHGs. Impacts would be less than significant.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a. Create a significant hazard to the public or the 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?

c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Application Materials, EIR No. 325.

Findings of Fact:

a & b) As concluded in EIR No. 325, the proposed Project does not propose any future land uses that will permit hazardous materials, and impacts would not occur. Changes to the Project proposed as part of SP256A2 also would not introduce uses to the site with a potential for transporting, using, or disposing hazardous materials, nor would the proposed changes increase the potential for reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, no impact would occur.

c) The proposed Project site is not identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. In addition, changes proposed to the Specific Plan Land Use Plan would result in improved circulation in the area, which would improve the ability of emergency responders to access the site and adjacent properties during emergencies. No impact would occur.

d) The Todd Elementary School is located within Planning Area 11A of the Specific Plan, and is fully constructed and operational. There are no other schools within ¼-mile of the Project site. As noted under issues 22 a) and b), the proposed Project would not involve the potential for handling, storing, or transporting hazardous materials or substances. Accordingly, a significant impact would not occur.

e) The proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

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," GIS database, EIR No. 325

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

a) through d): Potential impacts to airports were addressed in EIR No. 325, which concludes that such impacts would not occur since the project site is not located within close proximity to any public or private airports. As such, no impacts to airports would occur with implementation of the proposed Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

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?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to Temescal Canyon Area Plan (TCAP) Figure 11, the proposed Project site is mostly identified as having a "Low" susceptibility to wildland fire hazards, although the southernmost portions of the Specific Plan are identified as having a "High" or "Very High" susceptibility. Specific Plan No. 256 includes Design Guidelines requiring incorporation of fuel modification zones at the interface between urban development and natural open space areas. No changes to the fuel modification requirements of the Specific Plan are proposed as part of the Project. Additionally, EIR No. 325 evaluated the adequacy of fire protection services in the area, and concluded that, with mitigation, potential impacts due to fire safety would be reduced to less than significant levels. Therefore, with compliance with the Specific Plan Design Guidelines for fuel modification zones and the mitigation measures from EIR No. 325 for Fire Protection Services, impacts associated with hazardous fire conditions would be reduced to less than significant levels.

Mitigation: No additional mitigation is required beyond that which is already identified in EIR No. 325.

Monitoring: No additional monitoring is required beyond that which is already identified in EIR No. 325.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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?

b. Violate any water quality standards or waste discharge requirements?

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)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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: Riverside County Flood Control District Flood Hazard Report/Condition, EIR No. 325, WQMP for Tract 36316, Hydrology Study for Tract 36316, TCAP Figure 10.

Findings of Fact:

a) The proposed Project consists of a Tentative Tract Map affecting Planning Area 7 and substantive revisions to planning area boundaries and allowed land uses within southwestern portion of the Specific Plan (i.e., Planning Areas 17A, 17B, 17C, 17D, 24A, 24D, 26 and 27, and 29). These portions of the Specific Plan area largely have been subject to mass grading activities as part of a prior grading permit, with exception of the southwestern portion of the Specific Plan area which has not yet been subject to grading activities. Impacts due to altered drainage patterns on-site were evaluated as part of EIR No. 325, which determined that such impacts would be reduced to below a level of significance through compliance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the California State Water Quality Control Board, Santa Ana Region (RWQCB). Site-specific hydrology and water quality studies have been prepared in association with TTM 36316, which incorporate measures that ensure consistency with the RCFCWCD and RWQCB requirements. Future site-specific hydrology and water quality studies would be required in conjunction with implementing tract maps within the southwestern portions of the Specific Plan area. Since the areas subject to substantive revision as part of SP256A2 have largely been subject to mass grading activities, the proposed Project would not result in a substantial change to the existing drainage pattern of the site, and development of the site would not result in substantial erosion or siltation on- or off-site. Therefore, with compliance with site-specific WQMPs and hydrology studies, significant impacts would not occur.

b) Pursuant to requirements of the RCFCWCD and RWQCB, a site-specific water quality management plan (WQMP) has been prepared for TTM 36316, and a site-specific WQMP(s) would be required in the future in association with implementing tract map(s) proposed within the southwestern portion of the Specific Plan area. These site-specific WQMPs identify measures that will be undertaken to preclude significant water quality impacts, including the incorporation of Best Management Practices (BMPs) into the design for the site. Measures required in association with TTM 36316 include the preservation of open space, the preservation of existing trees and shrubs, the incorporation of a landscaped strip between the sidewalk and curb, and the use of perforated piping as well as proposed detention areas to promote infiltration of runoff into the soils. The WQMP has been reviewed and approved by the RCFCWCD. Compliance with the requirements of the site-specific WQMPs will be assured through standard County conditions of approval. Accordingly, a significant impact to water quality standards or waste discharge requirements would not occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

c) The proposed Project does not include the use of wells on-site, and therefore would have no impact on groundwater levels due to groundwater extraction. Implementation of the proposed drainage system would allow for areas of infiltration of Project runoff. Therefore, a significant impact to groundwater supplies would not occur.

d) A site-specific hydrology study and WQMP has been prepared for TTM 36316 to identify measures to reduce Project runoff and to ensure that the volume of runoff does not significantly increase with development of the site and to ensure measures are incorporated to reduce the potential for polluted runoff that could affect water quality. A similar site-specific study will be required in association with future implementing tract map(s) within the southwestern portion of the Specific Plan area. Compliance with the site-specific hydrology studies and WQMPs would be assured through standard County conditions of approval. Therefore, with mandatory compliance with the site-specific hydrology studies and WQMPs, the proposed Project would not 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. Significant impacts would not occur.

e & f) According to Figure 10 of the TCAP, *Flood Hazards*, the proposed Project site is not located within or adjacent to any areas prone to flood hazards. Accordingly, the proposed Project would not place housing or structures within any identified floodplains or flood hazard areas, and a significant impact would not occur.

g) There are no other conditions associated with the proposed Project that have the potential to adversely impact water quality. Refer also to the response to Issue 25.b). Significant impacts would not occur.

h) The Project does not propose any 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). All detention and water quality basins proposed as part of the Project have been designed to meet the requirements of the RCFCWCD. As such, a significant impact would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source: Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, EIR No. 325, WQMP for Tract 36316, Hydrology Study for Tract 36316, TCAP Figure 10.

Findings of Fact:

a) The proposed Project consists of a Tentative Tract Maps that seek to implement land uses within Planning Areas 7, and proposes substantive changes to the land uses and boundaries within Planning Areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29. These portions of the Specific Plan area largely have been subject to mass grading activities as part of a prior grading permit, with exception of the southwestern portion of the Specific Plan area which has not yet been subject to grading activities. Impacts due to altered drainage patterns on-site were evaluated as part of EIR No. 325, which determined that such impacts would be reduced to below a level of significance through compliance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the California State Water Quality Control Board, Santa Ana Region (RWQCB). A site-specific hydrology and water quality study has been prepared for TTM 36316, which incorporates measures that ensure consistency with the RCFCWCD and RWQCB requirements. Similar site-specific hydrology and water quality studies will be required in association with future tentative tract map(s) within the southwestern portion of the specific plan area. Since the area has largely been subject to mass grading activities, the proposed Project would not result in a substantial change to the existing drainage pattern of the site, and development of the site would not increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Accordingly, a significant impact would not occur.

b) According to a site-specific hydrology study prepared for TTM 36316, there would be no substantial increase in the rate or amount of runoff from the site with implementation of the proposed Project. Implementation of the proposed drainage system would provide for areas of infiltration of Project runoff. A similar hydrology study would be required in association with future implementing tract map(s) within the southwestern portion of the specific plan area, and similarly would be required to demonstrate that the rate or amount of runoff from the site would not significantly increase. Accordingly, a significant impact would not occur.

c) According to Figure 10 of the Temescal Canyon Area Plan (TCAP), *Flood Hazards*, the proposed Project site is not located within or adjacent to any areas prone to flood hazards. According to General Plan Figure S-10, the proposed Project site is not subject to dam inundation hazards. Therefore, the proposed Project would not 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. Significant impacts would not occur.

d) According to a site-specific hydrology study prepared for TTM 36316, there would be no substantial change in the rate or amount of runoff from the site with implementation of the proposed Project. A similar hydrology study would be required in association with future implementing tract map(s) within the southwestern portion of the specific plan area, and similarly would be required to demonstrate that the rate or amount of runoff from the site would not significantly increase. Therefore, the proposed Project would not result in any changes in the amount of surface water in any water body, and a significant impact would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, GIS database, Project Application Materials, EIR No. 325

Findings of Fact:

- a) Changes proposed as part of SP256A2 involve minor reconfigurations to the land uses within an approved specific plan. Proposed changes to land uses within SP 256 would not comprise a "substantial alteration" of the present or planned land use of the area. As such, significant impacts would not occur.
- b) Although the proposed Project site is located within the sphere of influence for the City of Corona, the City of Corona does not assign land uses to lands within its sphere. In addition, land uses proposed by the Project are generally consistent with approved SP 256. As such, implementation of the proposed Project would have no adverse effects on the City of Corona's sphere of influence.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, Staff review, GIS database, EIR No. 325

Findings of Fact:

- a, b, and c) The issue of land use compatibility was evaluated as part of EIR No. 325. With exception of potential impacts associated with the site's location adjacent to an existing mining operation, the Project was found to be compatible with existing and planned surrounding land uses and zoning. Mitigation measures were incorporated into EIR No. 325 to address impacts associated with the site's proximity to existing mining operations, and these mitigation measures would continue to apply to the proposed Project. There are no components of the proposed Project that would affect the conclusions of EIR No. 325 with respect to land use compatibility, and SP256A2 incorporates a landscaped berm so as to provide a buffer between planned residential uses in Planning Area 17D and the existing mining operation. Accordingly, a significant impact would not occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

d) The Project proposes minor modifications to SP 256 to accommodate adjustments to the internal configuration of land uses within the plan. With approval of Amendment No. 2 to SP 256, there would be no inconsistencies with the approved Specific Plan. In addition, the Project would be consistent with all other applicable policies of the General Plan. Accordingly, a significant impact would not occur.

e) The proposed Project would not result in the physical disruption or division of any established communities. The proposed Project would represent the continuation of an existing development pattern (i.e., residential and recreational land uses) that would contribute to the establishment of a community in the area. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area", EIR No 325

Findings of Fact:

a & b) According to General Plan Figure OS-5, the proposed Project site is not known to contain any known mineral resources, and the Project site is not designated as a locally-important mineral resource recovery site. Project impacts to mineral resources also were evaluated in EIR No. 325, which concluded that such impacts would not occur.

b & c) The proposed Project site is located adjacent to an existing mineral resources operation (Mayhew Canyon Quarry). Impacts associated with the Project site's close proximity to this facility were evaluated and disclosed in EIR No. 325, which found that such impacts could be reduced to less than significant levels with the incorporation of mitigation measures. Mitigation measures from EIR No. 325 would continue to apply to the proposed Project. There are no components of the proposed Project that would increase any of the impacts previously evaluated, disclosed, and mitigated to a level below significance by EIR No. 325.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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

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 A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Google Earth

Findings of Fact:

a) & b) The Project site is not located within an airport influence area or within two miles of a public or private airport or airstrip. As such, the proposed Project would not expose people residing in the Project area to excessive noise levels associated with airports or airstrips. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, Google Earth

Findings of Fact: The Project site is located within one mile of an abandoned railroad right-of-way. Because rail activity does not occur along this former rail line, there is no potential for the Project to expose people residing in the Project area to excessive railroad noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: Sycamore Creek SPA No. 2 Noise Analysis

Findings of Fact: As previously discussed in EIR No. 325, residential land uses in the eastern portion of the Sycamore Creek Specific Plan area would be exposed to significant, unmitigated traffic noise levels from the I-15 Freeway. To mitigate these significant noise impacts, EIR No. 325 required that future residential development projects perform updated noise impact analyses and implement design

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

considerations to reduce exterior and interior noise levels to acceptable levels (see EIR No. 325, Section V.5.c.).

Exterior Noise Levels

As required by EIR No. 325, a noise impact analysis has been prepared for the Project to determine if proposed residential land uses would be exposed to excessive noise levels from the I-15 Freeway. Noise levels in exterior private areas in excess of 65 dBA CNEL would be classified as "excessive." Residential land uses are proposed in Planning Area 7 and 17A-D. Planning Area 7 is located approximately 0.15-mile west of I-15 and has the potential to be exposed to substantial highway noise. Planning Areas 17A-D are located approximately 0.6-mile west of I-15; these areas are not anticipated to be exposed to excessive highway noise due to the attenuation provided by distance and intervening topography and development.

Future highway noise levels in Planning Area 7 were calculated using the Federal Highway Administration (FHWA) Traffic Noise Prediction Model and the parameters outlined in the Project Noise Analysis. Based on the FHWA traffic noise prediction model, noise levels affecting private exterior areas (i.e., backyards) in the central and western portions of Planning Area 7 would be less than 65 dBA CNEL and would be less than significant. However, private exterior areas for Lots 62-75 within Planning Area 7 would be exposed to unmitigated noise levels ranging from 73.9 to 77.0 dBA CNEL (see Table 11, *Planning Area 7 Exterior Noise Levels (dBA CNEL)*). Noise affecting Lots 62-75 within Planning Area 7 represents a significant impact for which mitigation is required. To mitigate significant exterior noise impacts, the proposed Project would be required to construct an 8.0-foot tall noise barrier adjacent to Lots 62-75. As summarized in Table 11, implementation of the required noise barrier would reduce exterior noise levels to less than 65 dBA CNEL in all areas within Planning Area 7.

Interior Noise Levels

The interior noise level is the difference between the predicted exterior noise level at the building façade and the noise reduction provided by the structure. Interior noise levels greater than 45 dBA CNEL would be classified as "excessive."

Interior noise levels for Planning Area 7 were calculated based on an analysis of the proposed site layout, floor plans, and architectural elevations for homes within this area. Within Planning Area 7, all homes would be exposed to acceptable indoor noise levels, with the exception of Lots 62-75, which would be exposed to interior noise levels in excess of 45 dBA CNEL. Unmitigated interior noise levels for Lots 62-75 are presented on Table 12 and Table 13. Interior noise affecting Lots 62-75 within Planning Area 7 represents a significant impact for which mitigation is required. To mitigate significant exterior noise impacts, the proposed Project would be required to implement design features into affected homes, including dual glazed windows, sealed openings, and special insulation considerations. As summarized in Table 12 and Table 13, the required mitigation would lower interior noise levels by a minimum of 30.6-32.6 dBA CNEL, which would reduce interior noise impacts to less than significant levels.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 11 Planning Area 7 Exterior Noise Levels (dBA CNEL)

Lot	Unmitigated Noise Level (dBA CNEL)			Mitigated Noise Level (dBA CNEL)			Required Barrier Height (Feet)	Top Of Barrier Elevation (Feet)
	Campbell Ranch Rd.	I-15 Fwy.	Combined Noise Level (dBA CNEL)	Campbell Ranch Rd.	I-15 Fwy.	Combined Noise Level (dBA CNEL)		
62	74.4	73.3	76.9	60.2	62.3	64.4	8.0	1,207.1
63	74.3	73.3	76.8	60.0	62.3	64.3	8.0	1,207.1
64	74.2	73.4	76.8	59.9	62.4	64.3	8.0	1,206.3
65	74.2	73.5	76.9	59.7	62.5	64.3	8.0	1,205.8
66	74.2	73.6	76.9	59.6	62.5	64.3	8.0	1,205.4
67	74.2	73.7	77.0	59.4	62.6	64.3	8.0	1,205.0
68	73.9	73.7	76.8	59.2	62.6	64.2	8.0	1,204.5
69	73.8	73.8	76.8	59.1	62.7	64.3	8.0	1,204.1
70	73.8	73.8	76.8	58.9	62.7	64.2	8.0	1,203.6
71	73.6	73.8	76.7	58.7	62.7	64.2	8.0	1,203.2
72	73.4	73.8	76.6	58.6	62.7	64.1	8.0	1,202.8
73	73.3	73.8	76.6	58.5	62.7	64.1	8.0	1,202.3
74	73.2	73.8	76.5	58.4	62.7	64.1	8.0	1,201.9
75	55.4	73.8	73.9	53.6	62.7	63.2	8.0	1,202.2

Source: Sycamore Creek SPA No. 2 Noise Impact Analysis

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 12 Planning Area 7 First Floor Interior Noise Levels (dBA CNEL)¹

Lot	Campbell Ranch Rd.	I-15 Fwy.	Noise Level At Facade	Interior Noise Level For Windows		Required Interior Noise Reduction	Minimum Calculated Interior Noise Reduction ⁴	Minimum STC
				Open ²	Closed ³			
62	61.6	65.8	67.2	55.2	36.3	22.2	30.9	26
63	61.4	65.8	67.1	55.1	36.2	22.1	30.9	26
64	61.0	66.0	67.2	55.2	36.3	22.2	30.9	26
65	61.2	65.9	67.2	55.2	36.6	22.2	30.6	26
66	60.7	66.1	67.2	55.2	36.3	22.2	30.9	26
67	60.4	66.1	67.1	55.1	36.5	22.1	30.6	26
68	60.6	66.0	67.1	55.1	35.4	22.1	31.7	26
69	60.3	66.2	67.2	55.2	36.6	22.2	30.6	26
70	60.1	66.2	67.2	55.2	36.3	22.2	30.9	26
71	60.7	65.6	66.8	54.8	36.2	21.8	30.6	26
72	60.1	66.0	67.0	55.0	36.1	22.0	30.9	26
73	60.2	65.9	66.9	54.9	36.3	21.9	30.6	26
74	60.1	65.9	66.9	54.9	36.0	21.9	30.9	26
75	53.8	65.6	65.9	53.9	34.2	20.9	31.7	26

¹ Includes the noise attenuation provided by the barrier as shown on Table 7-1.

² A minimum of 12 dBA noise reduction is assumed with a windows open condition

³ With the calculated interior noise reduction with a windows closed condition and interior noise reduction presented on Table 8-1

⁴ Noise reduction calculations are included on Table 8-1 and Appendix 8.1.

Source: Sycamore Creek SPA No. 2 Noise Impact Analysis

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 13 Planning Area 7 Second Floor Interior Noise Levels (dBA CNEL)¹

Lot	Campbell Ranch Rd.	I-15 Fwy.	Noise Level At Façade	Interior Noise Level For Windows		Required Interior Noise Reduction	Minimum Calculated Interior Noise Reduction ⁴	Minimum STC
				Open ²	Closed ³			
62	68.6	73.2	74.5	62.5	42.0	29.5	32.5	26
63	68.6	73.3	74.6	62.6	42.1	29.6	32.5	26
64	67.7	73.4	74.4	62.4	41.9	29.4	32.5	26
65	68.6	73.5	74.7	62.7	42.1	29.7	32.6	26
66	67.5	73.5	74.5	62.5	42.0	29.5	32.5	26
67	66.9	73.6	74.4	62.4	41.8	29.4	32.6	26
68	68.0	73.7	74.7	62.7	42.9	29.7	31.8	26
69	67.2	73.7	74.6	62.6	42.0	29.6	32.6	26
70	67.0	73.8	74.6	62.6	42.1	29.6	32.5	26
71	73.4	73.8	76.6	64.6	44.0	31.6	32.6	26
72	67.7	73.8	74.8	62.8	42.3	29.8	32.5	26
73	68.0	73.8	74.8	62.8	42.2	29.8	32.6	26
74	67.9	73.8	74.8	62.8	42.3	29.8	32.5	26
75	54.5	73.8	73.9	61.9	42.1	28.9	31.8	26

¹ Includes the noise attenuation provided by the barrier as shown on Table 7-1.

² A minimum of 12 dBA noise reduction is assumed with a windows open condition

³ With the calculated interior noise reduction with a windows closed condition and interior noise reduction presented on Table 8-1

⁴ Noise reduction calculations are included on Table 8-1 and Appendix 8.1.

Source: Sycamore Creek SPA No. 2 Noise Impact Analysis

Conclusion

The Project-specific noise impact analysis determined that noise generated from traffic on the I-15 Freeway would expose proposed residential uses within the eastern portion of Planning Area 7 to significant highway-related exterior and interior noise levels, for which mitigation would be required. Upon implementation of the required mitigation, all identified noise impacts would be reduced to less than significant levels (see "Mitigation" below for a discussion of Project-specific mitigation requirements).

Although the Project-specific noise impact analysis identified significant exterior and interior noise impacts, these are not determined to be a "new" significant impact of the Project, as EIR No. 325 previously identified that residential areas in the vicinity of I-15 could be exposed to unacceptable traffic noise levels. Furthermore, EIR No. 325 required future implementing projects to implement exterior and interior design measures to reduce noise levels to acceptable levels. Therefore, the mitigation measures proposed for the Project would be fulfilling the mitigation requirements of EIR No. 325. As such, the proposed Project would not result in new noise impacts that were not previously identified by EIR No. 325.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation:

MM-1 (Condition of Approval 90.Planning.16 for TR 36316): Prior to the final building inspection for Lots 61 through 78 on Tentative Tract Map No. 36316, the developer shall construct an 8-foot tall noise barrier along the perimeter of the lots. The noise barrier shall be located between the adjacent roadways and the exterior living areas. Where applicable, the barriers should wrap around the ends of the dwelling units to prevent flanking of noise into the Project site. The noise barrier shall consist of material that is at least 3.5 pounds per square foot of face area and shall have no decorative cutouts or other line-of-sight openings between shielded areas and the roadways. The required barrier may be constructed using any of the following materials:

- Masonry Block;
- Earthen berm; or
- Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.

MM-2 (Condition of Approval 80.Planning.22 for TR 36316): Prior to the issuance of building permits, the Project applicant or developer shall ensure the following design features have been incorporated into the homes on Lots 62 through 78 on Tentative Tract Map No. 36316:

- Standard dual-glazed windows shall have a Sound Transmission Class (STC) rating of 26 or higher;
- A "windows closed" means of mechanical ventilation (e.g., air conditioning) shall be provided;
- Window and door assemblies shall be free of cut outs and openings and shall be well fitted and sealed with weather stripping;
- Exterior walls shall have a minimum Sound Transmission Class (STC) rating of 46; and
- Roofs/ceilings shall utilize a minimum ½-inch plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.

Monitoring: Monitoring shall be the responsibility of the County of Riverside Planning Department and the County of Riverside Department of Industrial Hygiene.

33. Other Noise

NA A B C D

Source: EIR No. 325, Google Earth, Supplemental Operational Noise Impact Analysis

Findings of Fact: The Project site is adjacent to active sand and gravel mining operations. As previously discussed in EIR No. 325, nearby mining operations would not expose on-site residents to substantial noise levels and impacts were determined to be less than significant. However, in order to ensure that future on-site residents would not be exposed to excessive noise associated with off-site mining operations, a Project-specific analysis was conducted for Planning Areas 17A-17D of SP256.

To evaluate the existing noise level environment, four (4) long-term 24-hour measurements were taken at the approximate location of the future noise-sensitive single-family homes within Planning Area 17D. The long-term 24-hour noise level measurements were positioned along the western property line of the Specific Plan area, as shown in Exhibit 3 of the Supplemental Operational Noise Impact Analysis, to assess the existing ambient hourly noise levels that include the stationary source noise level impacts from the Mayhew Canyon Quarry operations. The noise level measurements were recorded by Urban Crossroads, Inc. on February 1st and 2nd, 2011 and are shown in Table 14, *Long-Term Noise Level*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Measurements. The noise level measurements include typical weekday operations associated with the adjacent Mayhew Canyon Quarry.

Table 14 Long-Term Noise Level Measurements

Observer Location ²	Description	Primary Noise Source	Daytime Hourly Noise Levels (Leq dBA) ³	Nighttime Hourly Noise Levels (Leq dBA) ³
L1	Located at the property line of Lot 180, southeast of the mining facility.	Mining Operations and Ambient Noise	43.8 - 51.4	42.0 - 48.4
L2	Located at the property line of Lot 183, east of the mining facility.	Mining Operations and Ambient Noise	45.8 - 51.0	43.4 - 50.0
L3	Located west of the proposed berm-barrier combination at the property line due west of Lot 183.	Mining Operations and Ambient Noise	48.6 - 52.2	43.1 - 50.3
L4	Located west of the proposed berm-barrier combination at the property line due west of Lot 188.	Mining Operations and Ambient Noise	45.4 - 50.5	44.3 - 49.7

- Noise measurements taken by Urban Crossroads, Inc. on February 1-2, 2011.
- See Exhibit 3 of the Supplemental Operational Noise Impact Analysis for location of monitoring sites.

According to Urban Crossroads, the existing noise environment is dominated by traffic-related noise from the I-215 freeway. In addition to highway-related noise, periodic stationary source noise from the adjacent mining operations is audible along the western portion of the Specific Plan area. The Mayhew Canyon Quarry relies on a haul trucks to move material from the pit to the jaw crusher located near the central plant. Due to the jaw crusher being located beneath one of the truck ramps, it is shielded from being a major noise source. Relative to the proposed single-family homes within Planning Area 17D, all sources such as a redi-mix operation are located northwest of the mining pit and are therefore overshadowed by noise impacts associated with the haul truck activities. Due to the nature of the operations at the mining facility, a worse-case scenario putting all sources and receptors at the same elevation may not take into account the current noise mitigation created by operations occurring at below grade elevations in the mine. For the purpose of analysis, a cluster of four (4) heavy trucks operating simultaneously were placed at the center of the Mayhew Canyon Quarry.

In order to evaluate the noise impacts associated with the Mayhew Canyon Quarry mining operations, short-term reference noise level measurement was taken by Urban Crossroads Inc. on November 17, 2010 as shown in Table 15, *Short-Term Reference Noise Level Measurement*. The measurements were taken at the Pacific Aggregates Mining Operation in the City of Lake Elsinore. The reference exterior noise level measurement represents the impacts associated with aggregate mining that includes heavy truck hauling activity. The reference noise level measurements indicate a noise level of 78.3 dBA Leq at a distance of 10 feet.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 15 Short-Term Reference Noise Level Measurement

Noise Source	Duration (Minutes)	Reference Distance (In Feet)	Reference Noise Level (Leq dBA)
Batch Plant Heavy Truck	5'00"	10	78.3

Based upon the reference noise levels, it is possible to estimate the noise level impacts associated with the existing mining facility at the proposed noise-sensitive single-family homes located in Planning Area 17D. Using the reference noise level measurements, the calculated mining equipment hourly noise impacts are presented in Table 16, *Mayhew Canyon Quarry Operational Noise Level Impacts*. The analysis shown on Table 16 indicates that the single-source, hourly unmitigated noise level impacts at receptors 1 through 4 will range from 34.8 to 37.5 dBA Leq. The location of the receptors are shown in Figure 7, *Operational Noise Level Impacts*. With the addition of a minimum 8.0-foot high noise barrier, the single-source, mitigated hourly noise level at the receptors range from approximately 30.3 to 35.7 dBA Leq. It should be noted that SP256A2 requires a landscaped berm measuring at least eight feet in height along the western edge of Planning Area 17D, which would be consistent with the barrier required by the Supplemental Operational Noise Impact Analysis. Taking into account the addition of the a minimum 8.0-foot noise barrier, the attenuated, overall stationary noise level impacts assuming a cluster of four (4) heavy trucks operating simultaneously are expected to range from 36.3 to 41.7 dBA Leq.

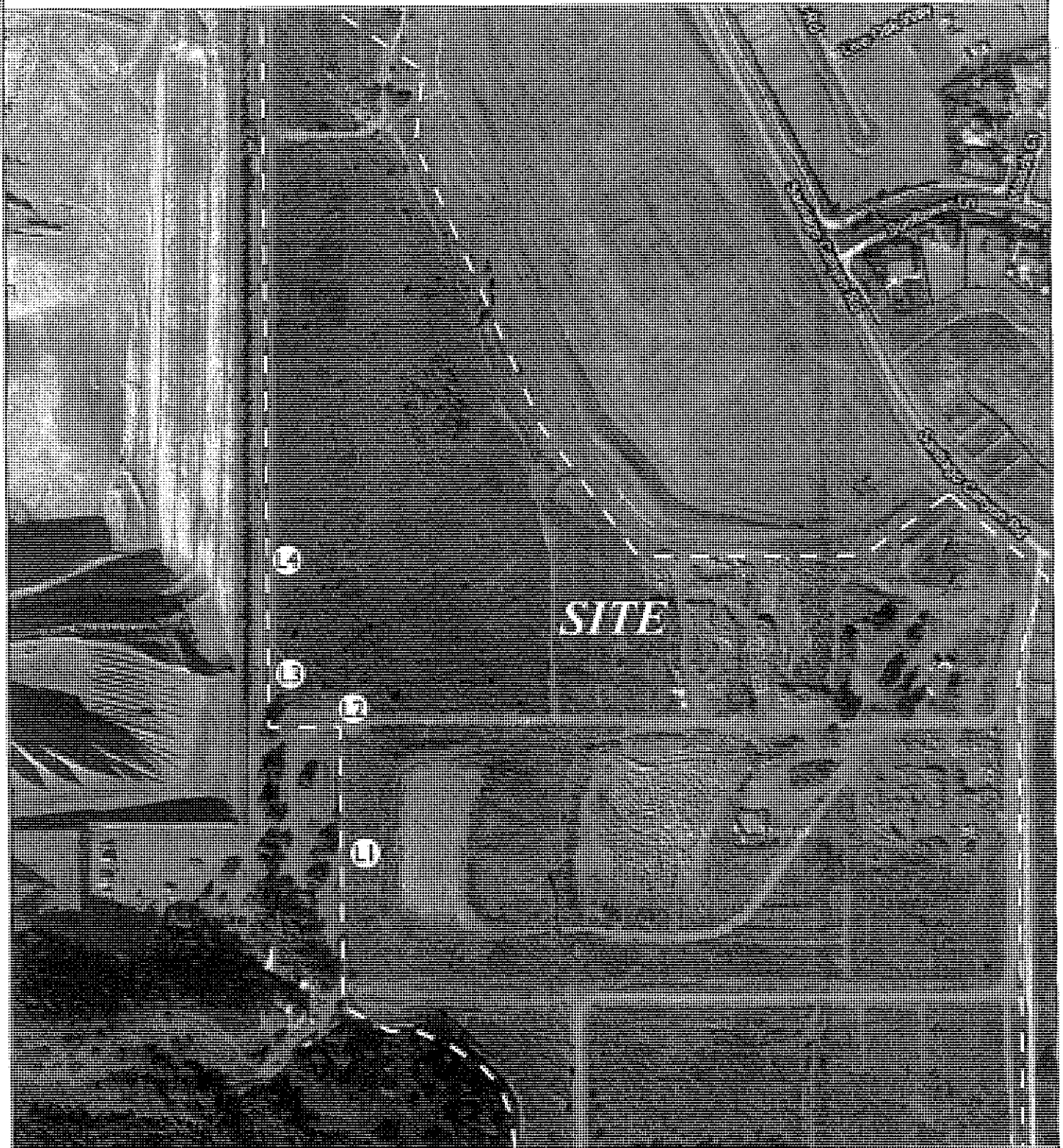
Table 16 Mayhew Canyon Quarry Operational Noise Level Impacts

Receptor Location ²	Distance to Receptor (In Feet)	Unmitigated Single-Source Noise Level at Receptor (Leq dBA) ³	Mittigated Single-Source Noise Level at Receptor (Leq dBA) ⁴	Overall Noise Level at Receptor (Leq dBA) ⁵
R1	1,500	34.8	-	40.8
R2	1,350	35.7	-	41.7
R3	1,225	36.5	30.3	36.3
R4	1,100	37.5	31.3	37.3

1. Data based on short-term noise measurements provided in Table 15.
2. Receptor and source locations shown on Figure 7.
3. Single-source noise level at receptor based on data presented in Table 15.
4. Mitigated noise level printouts provided in Appendix 4 to the Supplemental Operational Noise Impact Analysis.
5. Overall noise level calculated assuming typical mining activities with a cluster of 4 trucks in operation.

Figure 7

Operational Noise Level Impacts



LEGEND:

① = LONG-TERM, 24-HOUR,
NOISE MONITORING LOCATION

Source: Urban Circumplex (00-15-001)



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

To assess the existing noise level contributions, the mine operation noise level impacts were subtracted from the measured overall existing ambient hourly noise levels to determine both the ambient hourly noise level impacts without mining activities as well as the contribution created to the ambient level created by the Mayhew Canyon Quarry. Table 17 through Table 20 show the calculations at all four receptors. These calculations show that existing traffic noise level impacts from the I-215 Freeway dominates the existing ambient noise environment. The noise level impacts associated with the mining facility do not exceed either the daytime or nighttime noise level standards at any receptor. The operational noise contribution column in each table shows that the Mayhew Canyon Quarry provides an ambient noise level increase at all receptors ranging from 0.1 to 6.2 dBA Leq. During the hours of 11 p.m. to 2 a.m. the operational noise impacts at R1 and R2 range from 3.2 to 6.2 dBA Leq; however, the overall noise levels are not expected to exceed the County of Riverside nighttime exterior stationary noise standard of 45 dBA Leq. During all other times at R1 through R4, and assuming a minimum 8.0-foot high noise barrier, operational related noise level impacts will contribute less than 3.0 dBA to existing ambient noise levels at receptors along the western portion of Planning Area 17D, and therefore do not create a potential significant noise level impact.

Table 17 Receptor 1 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq) ¹	Operational Noise Level (dBA Leq) ²	Ambient Only Noise Level (dBA Leq) ³	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N) ⁴
10:00 PM	45.0	44.1	40.8	41.4	2.7	N
11:00 PM		43.0	40.8	39.0	4.0	N
12:00 AM		42.9	40.8	38.7	4.2	N
1:00 AM		42.0	40.8	35.8	6.2	N
2:00 AM		44.5	40.8	42.1	2.4	N
3:00 AM		44.0	40.8	41.2	2.8	N
4:00 AM		44.6	40.8	42.3	2.3	N
5:00 AM		46.0	40.8	44.4	1.6	N
6:00 AM	48.4	40.8	47.6	0.8	N	
7:00 AM	65.0	48.8	40.8	48.1	0.7	N
8:00 AM		51.4	40.8	51.0	0.4	N
9:00 AM		49.4	40.8	48.8	0.6	N
10:00 AM		47.5	40.8	46.5	1.0	N
11:00 AM		47.1	40.8	45.9	1.2	N
12:00 PM		43.8	40.8	40.8	3.0	N
1:00 PM		46.8	40.8	45.5	1.3	N
2:00 PM		46.6	40.8	45.3	1.3	N
3:00 PM		45.7	40.8	44.0	1.7	N
4:00 PM		47.6	40.8	46.6	1.0	N
5:00 PM		49.0	40.8	48.3	0.7	N
6:00 PM		49.0	40.8	48.3	0.7	N
7:00 PM		47.1	40.8	45.9	1.2	N
8:00 PM	45.8	40.8	44.1	1.7	N	
9:00 PM	44.7	40.8	42.4	2.3	N	

- 1 Data taken from long-term hourly noise measurement location L1 (Location R1 on Figure 7).
- 2 Data taken from reference noise level results in Table 16.
- 3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.
- 4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 18 Receptor 2 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq) ¹	Operational Noise Level (dBA Leq) ²	Ambient Only Noise Level (dBA Leq) ³	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N) ⁴
10:00 PM	45.0	45.5	41.7	43.2	2.3	N
11:00 PM		44.5	41.7	41.3	3.2	N
12:00 AM		43.9	41.7	39.9	4.0	N
1:00 AM		43.7	41.7	39.4	4.3	N
2:00 AM		43.4	41.7	38.5	4.9	N
3:00 AM		44.8	41.7	41.9	2.9	N
4:00 AM		45.9	41.7	43.8	2.1	N
5:00 AM		47.6	41.7	46.3	1.3	N
6:00 AM		50.0	41.7	49.3	0.7	N
7:00 AM		50.8	41.7	50.2	0.6	N
8:00 AM	65.0	50.6	41.7	50.0	0.6	N
9:00 AM		48.7	41.7	47.7	1.0	N
10:00 AM		47.7	41.7	46.4	1.3	N
11:00 AM		48.1	41.7	47.0	1.1	N
12:00 PM		47.2	41.7	45.8	1.4	N
1:00 PM		49.8	41.7	49.1	0.7	N
2:00 PM		49.8	41.7	49.1	0.7	N
3:00 PM		49.3	41.7	48.5	0.8	N
4:00 PM		50.3	41.7	49.7	0.6	N
5:00 PM		50.9	41.7	50.3	0.6	N
6:00 PM		51.0	41.7	50.5	0.5	N
7:00 PM		49.2	41.7	48.3	0.9	N
8:00 PM		46.5	41.7	44.8	1.7	N
9:00 PM	45.8	41.7	43.7	2.1	N	

- 1 Data taken from long-term hourly noise measurement location L2 (Location R2 on Figure 7).
- 2 Data taken from reference noise level results in Table 16.
- 3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.
- 4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 19 Receptor 3 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq) ¹	Operational Noise Level (dBA Leq) ²	Ambient Only Noise Level (dBA Leq) ³	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N)
10:00 PM	45.0	49.8	36.3	49.6	0.2	N
11:00 PM		47.6	36.3	47.3	0.3	N
12:00 AM		43.1	36.3	42.1	1.0	N
1:00 AM		43.2	36.3	42.2	1.0	N
2:00 AM		43.1	36.3	42.1	1.0	N
3:00 AM		45.5	36.3	44.9	0.6	N
4:00 AM		46.0	36.3	45.5	0.5	N
5:00 AM		48.7	36.3	48.4	0.3	N
6:00 AM		50.3	36.3	50.1	0.2	N
7:00 AM		65.0	51.6	36.3	51.5	0.1
8:00 AM	52.2		36.3	52.1	0.1	N
9:00 AM	50.2		36.3	50.0	0.2	N
10:00 AM	49.7		36.3	49.5	0.2	N
11:00 AM	49.8		36.3	49.6	0.2	N
12:00 PM	48.6		36.3	48.3	0.3	N
1:00 PM	51.4		36.3	51.3	0.1	N
2:00 PM	51.4		36.3	51.3	0.1	N
3:00 PM	50.9		36.3	50.7	0.2	N
4:00 PM	50.9		36.3	50.7	0.2	N
5:00 PM	51.4		36.3	51.3	0.1	N
6:00 PM	51.7		36.3	51.6	0.1	N
7:00 PM	50.7		36.3	50.5	0.2	N
8:00 PM	49.9		36.3	49.7	0.2	N
9:00 PM	49.7	36.3	49.5	0.2	N	

- 1 Data taken from long-term hourly noise measurement location L3 (Location R3 on Figure 7).
- 2 Data taken from reference noise level results in Table 16.
- 3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.
- 4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 20 Receptor 4 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq) ¹	Operational Noise Level (dBA Leq) ²	Ambient Only Noise Level (dBA Leq) ³	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N)
10:00 PM	45.0	46.2	37.3	45.6	0.6	N
11:00 PM		45.5	37.3	44.8	0.7	N
12:00 AM		44.7	37.3	43.8	0.9	N
1:00 AM		44.5	37.3	43.6	0.9	N
2:00 AM		44.4	37.3	43.5	0.9	N
3:00 AM		44.3	37.3	43.3	1.0	N
4:00 AM		45.4	37.3	44.7	0.7	N
5:00 AM		47.4	37.3	47.0	0.4	N
6:00 AM		49.7	37.3	49.4	0.3	N
7:00 AM		65.0	51.4	37.3	51.2	0.2
8:00 AM	50.5		37.3	50.3	0.2	N
9:00 AM	48.9		37.3	48.6	0.3	N
10:00 AM	48.9		37.3	48.6	0.3	N
11:00 AM	48.5		37.3	48.2	0.3	N
12:00 PM	45.4		37.3	44.7	0.7	N
1:00 PM	49.6		37.3	49.3	0.3	N
2:00 PM	49.4		37.3	49.1	0.3	N
3:00 PM	49.4		37.3	49.1	0.3	N
4:00 PM	48.2		37.3	47.8	0.4	N
5:00 PM	49.0		37.3	48.7	0.3	N
6:00 PM	49.1		37.3	48.8	0.3	N
7:00 PM	48.6		37.3	48.3	0.3	N
8:00 PM	47.5		37.3	47.1	0.4	N
9:00 PM	46.5	37.3	45.9	0.6	N	

- 1 Data taken from long-term hourly noise measurement location L4 (Location R4 on Figure 7).
- 2 Data taken from reference noise level results in Table 16.
- 3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.
- 4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

There are no other sources of noise in the vicinity of the Project site that could expose proposed on-site residential uses to excessive noise levels. Accordingly, a significant impact to future residential uses on-site would not occur as a result of the existing mining operations or any other existing noise source in the area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Sycamore Creek Specific Plan Amendment No. 2 Noise Analysis; Noise Analysis Addendum Letter

Findings of Fact:

a), b) & c) EIR No. 325 evaluated the potential for residential land uses within the Project area to result in, or be affected by, substantial adverse noise effects. As previously discussed in EIR No. 325, residential uses within the Project area have the potential to be exposed to significant, unmitigated noise levels. To ensure that future residential land uses were not exposed to substantial noise levels, EIR No. 325 required as mitigation that future development proposals within the Project area prepare a site-specific noise impact analysis to evaluate current site noise conditions and to identify additional, site-specific mitigation measures (e.g., construction techniques, design considerations) that would ensure noise levels do not exceed acceptable levels.

In adherence to the mitigation requirements specified in EIR No. 325, a Project-specific noise impact analysis has been prepared to evaluate the Project's potential to generate substantial noise levels or be affected by excessive noise in both near- and long-term conditions. Near- and long-term noise impacts associated with the Project are discussed in further detail on the following pages. Refer also to the discussion of mining-related noise impacts provided above under Issue 33, *Other Noise*.

Near-Term Construction Noise Impacts

Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers and portable generators can reach high levels. Grading activities typically represent one of the highest potential sources for noise impacts. The most effective method of controlling construction noise is through local control of construction hours and by limiting the hours of construction to normal weekday working hours.

The U.S. Environmental Protection Agency (U.S. EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment. Noise levels generated by heavy construction equipment can range from approximately 68 dBA to noise levels in excess of 100 dBA when measured at 50 feet. However, these noise levels diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 68 dBA measured at 50 feet from the noise source to the receptor would be reduced to 62 dBA at 100 feet from the source to the receptor, and would be further reduced by another 6 dBA to 56 dBA at 200 feet from the source to the receptor.

For the purposes of analysis, an overall grading noise level of 89 dBA at 50 feet was used as the worst-case maximum exterior noise level. Using a drop of rate of 6 dBA per doubling distance, construction noise levels at 100 feet are estimated to be 83 dBA, and at 200 feet noise levels are estimated to be 77 dBA. Noise levels generated during construction activities have the potential to affect existing residents in the vicinity of Planning Areas 7 and 17A-D. Although construction noise would result in a temporary increase over ambient noise levels, construction noise would not present any long-term impacts on the Project site or the surrounding area. Nonetheless, prior to mitigation, the Project has the potential to expose nearby sensitive receptors to substantial noise levels during construction activities, and this is evaluated as a significant impact of the Project in the near-term. Mitigation has been provided to reduce construction noise impacts to below a level of significance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Long-Term Off-Site Noise Impacts

The proposed Project includes residential, passive recreation, and open space land uses. None of the land uses proposed by the Project would be substantial, stationary point-source noise emitters. As such, land uses proposed by the Project do not have the potential to expose nearby off-site sensitive receptors to excessive noise levels. The Project would, however, contribute vehicular traffic to the local roadway network. Noise generated by Project-related vehicle traffic has the potential to result in substantial increases to ambient noise levels.

In accordance with County standards, ambient noise impacts would be considered significant if a project resulted in an increase of 3 dBA CNEL and if: 1) the existing noise levels already exceed 65 dBA CNEL, or 2) the project causes noise levels to exceed 65 dBA CNEL.

Table 21, *Year 2013 Off-Site Project Related Traffic Noise Impacts*, presents a comparison of the noise levels both without and with the proposed Project. As depicted in Table 21, the Project's noise contribution to roadways that already exceed 65 dBA CNEL would range between 0.0 and 0.4 dBA CNEL. The Project's contribution to these roadways is evaluated as "barely perceptible." In addition, the proposed Project would not cause any roadway to exceed the 65 dBA CNEL standard. Therefore, the Project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Project. As such, long-term off-site impacts would be less than significant.

Table 21 Year 2013 Off-Site Project Related Traffic Noise Impacts

Roadway	Segment	CNEL at 100 Feet (dBA)			Potential Significant Impact? ¹
		No Project	With Project	Project Contribution	
Campbell Ranch Road	w/o Mayhew Canyon Rd.	67.1	67.3	0.2	NO
Campbell Ranch Road	Mayhew Canyon Rd. to Driveway 3	68.6	68.9	0.2	NO
Campbell Ranch Road	Driveway 3 to Driveway 4	68.6	68.9	0.3	NO
Campbell Ranch Road	Driveway 4 to Indian Truck Tr.	68.7	69.1	0.4	NO
Campbell Ranch Road	Indian Truck Tr. to Santiago Canyon Rd.	73.2	73.4	0.2	NO
Campbell Ranch Road	e/o Santiago Canyon Rd.	72.3	72.3	0.0	NO
Mayhew Canyon Road	Santiago Canyon Rd. to Campbell Ranch Rd.	56.4	57.0	0.7	NO
Santiago Canyon Road	Mayhew Canyon Rd. to Dwy. 1	43.7	50.2	6.5	NO
Santiago Canyon Road	Driveway 1 to Driveway 2	43.7	51.1	7.4	NO
Santiago Canyon Road	Driveway 2 to Campbell Ranch Rd.	54.3	56.1	1.8	NO
Santiago Canyon Road	n/o Campbell Ranch Rd.	59.6	59.7	0.1	NO
Indian Truck Trail	Campbell Ranch Rd. to SB. On-Ramp	72.9	73.2	0.3	NO
Indian Truck Trail	SB. On-Ramp to NB. Off-Ramp	71.5	71.8	0.2	NO
Indian Truck Trail	e/o NB. Off-Ramp	71.1	71.1	0.0	NO

¹ A significant impact is considered both a level above 65 dBA CNEL and an increase greater than 3.0 dBA.

Source: Sycamore Creek SPA No. 2 Noise Impact Analysis

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Long-Term On-Site Noise Impacts

On-Site Exterior Noise Impacts

The primary source of noise impacts on the Project site would be from traffic along adjacent to major roadways, including Campbell Ranch Road, Santiago Canyon Road, and I-15. The Project would also experience some background noise from on-site, internal roads, but due to the low traffic volume and speed along these roadways, traffic noise from on-site, internal roads is not anticipated to make a significant contribution to the local noise environment. Accordingly, residential land uses in planning areas immediately adjacent to major roadways (Planning Areas 7 and 17A) are the only locations within the Project site that would have the potential to be exposed to substantial noise level of exterior vehicular-related noise (refer also to the discussion of mining noise impacts under the analysis of Issue 33, *Other Noise*).

Planning Area 7 is located in the eastern portion of the Sycamore Creek Specific Plan area, and is located in the vicinity of Campbell Ranch Road and I-15. As previously discussed under Item 32, *Highway Noise* (above), portions of Planning Area 7 would be exposed to substantial, unmitigated noise levels. With the construction of an 8.0-foot tall noise barrier, as required by Mitigation Measure MM-1, exterior noise levels would be reduced to less than significant levels (*i.e.*, less than 65 dBA CNEL) in all areas within Planning Area 7.

Future highway noise levels in Planning Area 17A were previously calculated using the FHWA Traffic Noise Prediction Model and the parameters outlined in the Project Noise Analysis, which assumed that residential uses within Planning Area 17A would abut Santiago Canyon Road. Based on the FHWA traffic noise prediction model, the Project Noise Analysis found that all private exterior areas would feature acceptable noise levels with the exception of the portion of Planning Area 17A that was previously proposed to abut Santiago Canyon Road. Since preparation of the Project Noise Analysis, Planning Area 17A has been split into two separate planning areas (*i.e.*, Planning Areas 17A and 29). Planning Area 29 now abuts Santiago Canyon Road and, pursuant to the Design Guidelines of SP 256, would be surrounded by a community theme wall. Accordingly, residential uses within Planning Area 17A would no longer abut Santiago Canyon Road and would be buffered by the water quality management basin within Planning Area 29 and its associated community theme wall. As a result, and as concluded in the Noise Analysis Addendum Letter, future residential uses within Planning Area 17A would not be exposed to exterior noise levels that exceed 65 dBA CNEL, and a significant impact would not occur.

On-Site Interior Noise Impacts

The interior noise level is the difference between the predicted exterior noise level at the building façade and the noise reduction provided by the structure. Interior noise levels greater than 45 dBA CNEL would exceed the County's standard for residential land uses.

As previously discussed under Item 32, *Highway Noise* (above), portions of Planning Area 7 would be exposed to unmitigated interior noise levels in excess of 45 dBA CNEL due to traffic noise from I-15 and Campbell Ranch Road. With implementation of Mitigation Measure MM-2, interior noise levels would be reduced to less than significant levels.

Building footprints, architectural elevations, and architectural materials have not yet been identified for Planning Area 17A. Accordingly, there remains the potential that residences within Planning Area 17A could be exposed to interior noise levels in excess of the County's 45 dBA CNEL standard and mitigation would be required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Conclusion

The Project-specific noise impact analysis determined that the proposed Project would have the potential to expose sensitive receptors to short- and long-term noise levels that exceed adopted local standards. These impacts are evaluated as significant and mitigation is required. Upon implementation of the required mitigation, all identified noise impacts would be reduced to less than significant levels (see "Mitigation" below for a discussion of Project-specific mitigation requirements).

Although the Project-specific noise impact analysis identified significant noise impacts, these are not determined to be a "new" significant impact of the Project, as EIR No. 325 previously identified that residential land uses within the Project area had the potential to result in, or be affected by, substantial adverse noise effects. Furthermore, the mitigation proposed by the Project is in adherence with the mitigation requirements previously established in EIR No. 325, which required future implementing projects to evaluate current site noise conditions and identify additional, site-specific mitigation measures (e.g., construction techniques, design considerations) that would ensure noise levels do not exceed acceptable levels. As such, the proposed Project would not result in new impacts that were not previously identified in EIR No. 325.

d) There are no conditions associated with the proposed Project that would result in the exposure of on- or off-site residents or workers to excessive ground-borne vibration or ground-borne noise levels. During construction of the proposed Project, blasting would not be necessary and the construction equipment likely to be used on-site would not produce significant amounts of ground-borne vibration or ground-borne noise levels. Additionally, with long-term operation of the proposed Project, there are no uses proposed on-site that would result in the generation of excessive ground-borne vibration or ground-borne noise levels. Accordingly, impacts associated with ground-borne vibration or ground-borne noise levels would be less than significant.

Mitigation: In addition to the mitigation measures identified below, the proposed Project would be required to comply with all mitigation measures previously identified in EIR No. 325.

MM-3 (Condition of Approval 30.Planning.4 for SP256A2): Prior to the approval of any implementing project, the following condition shall be placed on all implementing projects:

"Prior to the issuance of grading permits, the following notes shall be added to the grading plan(s):

'During all excavation and grading activities on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.'

'The construction contractor shall place all stationary construction equipment in a location and/or orientation that directs noise away from noise sensitive receptors nearest the project site.'

Monitoring: Monitoring shall be the responsibility of the County of Riverside Planning Department and the County of Riverside Department of Industrial Hygiene. In addition, monitoring shall occur as specified in EIR No. 325.

POPULATION AND HOUSING Would the project

35. Housing

a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Project Application Materials, GIS database, Riverside County General Plan Housing Element, EIR No. 325

Findings of Fact:

a & c) The proposed Project seeks minor modifications to an existing approved specific plan. Within the areas proposed for amendment, there are no existing homes that would be displaced by the proposed development, and the Project would result in the development of 280 residential units on-site. Accordingly, the proposed Project would not displace any existing housing and would not result in the need to construct replacement housing elsewhere. The proposed Project also would not displace any people, necessitating the construction of replacement housing elsewhere.

b) The proposed Project seeks minor modifications to an existing approved specific plan, and proposes the reconfiguration of planning areas to support the development of 280 residential units. As such, the proposed Project would accommodate a need for additional housing, and would not result in an increase in demand for affordable housing. Accordingly, no impact would occur.

d) According to the Riverside County GIS database, the proposed Project site is not located within or near any County Redevelopment Project Areas. Accordingly, the Project would have no affect on such areas.

e) Changes proposed as part of SP256A2 would result in a slight decrease in the number of units approved on-site, from 1,765 to 1,737 units. Since regional and local population projections rely, in part, on land uses proposed as part of the County's General Plan, and since the County's General Plan assumes the development of land uses in accordance with approved specific plans, implementation of the proposed Project would result in a slight reduction in the future population on-site as compared to the existing approved specific plan. Accordingly, a significant impact would not occur.

f) The proposed Project seeks minor changes to the internal configurations of land uses within an approved specific plan. There are no components of the proposed Project that would result in a substantial inducement to population growth. Much of the specific plan area is already built out, including backbone infrastructure (e.g., roads and utilities). The proposed Project would involve the extension of roads and infrastructure as necessary to accommodate development within the specific plan area, and such roads and infrastructure would not result in substantial population growth in the area, either directly or indirectly. Accordingly, impacts associated with population inducement would not occur.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Monitoring: No monitoring is 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

Source: Riverside County General Plan Safety Element, EIR No. 325

Findings of Fact: Impacts associated with fire protection services were evaluated and disclosed in EIR No. 325, which found that such impacts would be reduced to less than significant levels through the incorporation of mitigation measures. Since certification of EIR No. 325, a new fire station (Sycamore Creek Fire Station #64) has been developed at 25310 Campbell Ranch Road (i.e., within the boundaries of SP 256). With the development of this facility, all areas of the Specific Plan (including areas proposed for amendment) are located within the County's required response time. The remaining mitigation measures identified in EIR No. 325 to reduce the potential for fire hazards on-site would continue to apply to the proposed Project. Accordingly, significant impacts associated with fire protection services would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

37. Sheriff Services

Source: General Plan, EIR No. 325

Findings of Fact: Impacts to sheriff protection services were previously evaluated and disclosed as part of EIR No. 325, which found that, with mitigation, such impacts would be reduced to less than significant levels. The proposed Project either already has or would be required to comply with the mitigation measures identified in EIR No. 325 as a condition of Project approval. There are no components of the proposed Project that would have the potential to increase impacts to sheriff protection services. Accordingly, there would be no new impacts to sheriff protection services associated with the proposed Project, and such impacts would not be significant following incorporation of the mitigation measures specified in EIR No. 325.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

38. Schools

Source: Corona-Norco Unified School District correspondence, GIS database, EIR No. 325.

Findings of Fact: Impacts to school services were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with mandatory payment of fees as specified by state law. The Corona-Norco Unified School District plans for long-term facilities based on the land uses specified by the General Plan Land Use Plan. SP256A2 proposes minor changes within the specific plan area and would result in a reduction in the total number of dwelling units from 1,765 dwelling units to 1,737 dwelling units, which would result in a concomitant reduction in the Project's demand for school services. As such, impacts to school services would be reduced as compared to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

impacts evaluated and disclosed in EIR No. 325, and would not exceed the population projections of the Corona-Norco Unified School District. Payment of state-mandated school impact fees still would be required of the proposed Project; accordingly, a significant impact to school services would not occur with implementation of the proposed Project.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: General Plan, EIR No. 325

Findings of Fact: Impacts to library services were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures. The proposed Project also would be required to contribute development impact fees (DIF) pursuant to County ordinance No. 659. Fees paid pursuant to Ordinance No. 659 would be used by the County, in part, to acquire necessary library facilities to accommodate growth within the County. In addition, implementation of the proposed Project would reduce the total number of dwelling units within the plan (from 1,765 to 1,737 units), which would result in a reduction in the demand for library services as compared to the existing approved SP 256. Accordingly, with compliance with the mitigation measure from EIR No. 325 and payment of DIF fees, impacts to library services would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: General Plan, EIR No. 325

Findings of Fact: Impacts to health services were evaluated and disclosed in EIR No. 325, which concluded that implementation of the proposed Project would not result in a significant adverse effect on health services within the County. Due to the slight reduction in the number of dwelling units proposed as part of the Project, there would be no increase in demand for health care services with implementation of the proposed Project. Accordingly, a significant impact to health services would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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?

<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
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, CSA No. 134, EIR No. 325

Findings of Fact:

a) Impacts associated with recreational facilities were evaluated and disclosed in EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures. The proposed Project seeks to slightly modify the configuration of parkland within SP 256. With approval of the proposed Project, a total of 37.6 acres of active parkland would be accommodated within the plan, in addition to 175.7 acres of open space/greenbelts/trails to serve the 1,737 dwelling units proposed by the Project. Using a household size of 3.01 persons per household (General Plan, 2003), SP 256 would generate a future population of approximately 5,228 persons. Riverside County has adopted a standard of 5.0 acres of active parkland for each 1,000 residents generated by the Project, which would result in a total demand for 26.1 acres of active parkland. Therefore, the 37.6 acres of active parkland proposed by the Project would fully meet the Project's demand for recreation facilities. Environmental impacts associated with the development of parkland on-site was previously evaluated and disclosed as part of EIR No. 325, or is otherwise addressed as part of this Initial Study/Environmental Assessment. As concluded by this Initial Study/Environmental Assessment, with adherence to the mitigation measures specified in EIR No. 325, significant environmental impacts would not occur with implementation of the proposed Project. Accordingly, there would be no significant impacts associated with the development of parkland on-site.

b) As demonstrated above in response to Issue 41.a), the proposed Project accommodates sufficient parkland to meet the demand of the future on-site population. As such, substantial impacts to existing recreational resources within the County would not occur.

c) The proposed project site is located within the boundaries of County Service Area No. 134 (CSA 134), which was established for the maintenance of street lighting. CSA 134 has not established park fees. Moreover, as discussed under Issue 41.a), the proposed Project accommodates an adequate amount of parkland to serve the future population within the specific plan area. Accordingly, a significant impact would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Project application materials, TCAP Figure 8

Findings of Fact: Temescal Canyon Area Plan (TCAP) Figure 8, *Temescal Canyon Area Plan Trails and Bikeway System*, depicts planned recreational trails within the Project area. Revisions proposed as part of SP256A2 would result in minor modifications to the planned trail system within the specific plan area, as depicted on SP256A2 Figure 12, *Open Space and Recreation Plan*. A comparison of SP256A2 Figure 12 with TCAP Figure 8 demonstrates that the proposed Project is consistent with the planned trail designations as applied to the Project site by the TCAP, which includes a Community Trail along the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

western boundary of the specific plan area and a Class I Bike Path/Regional Trail along Campbell Ranch Road. Therefore, because SP256A2 proposes trail alignments consistent with TCAP Figure 8, a significant impact would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

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 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?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

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?

Source: Sycamore Creek SPA No. 2 Traffic Impact Analysis, CMP, RCALUCP, Google Earth

Findings of Fact:

a) Since the majority of the Specific Plan area is built out and only Planning Area 7 is currently being subdivided as part of the proposed Project, for purposes of analysis it is assumed that the proposed Project would be developed in two phases with Planning Area 7 (TTM 36316) comprising Phase 1, and Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29 comprising Phase 2. The traffic analysis presented below evaluates each phase of development, as it occurs over time. Two scenarios are analyzed to correspond with the projected two-phase buildout of the Project (Years 2012 & 2013).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Projected Future Traffic

This section describes the procedures used to develop Project and cumulative traffic forecasts, which are used to evaluate potential impacts of the Project on the surrounding roadway system.

Project Trip Generation

The amount of traffic added to the roadway system by the Project and known cumulative developments were estimated by the Project's traffic consultant using a three-step process: 1) trip generation, 2) trip distribution, and 3) trip assignment. The first step estimates the amount of traffic which is attracted and produced by a project. The second step estimates directional orientation of traffic to and from the Project. The last step includes the assignment of traffic from the site to the adjoining roadway system, based on the site's trip generation, trip distribution pattern, and proposed arterial highway and local street systems assumed to be in place by the time of initial occupancy of the site.

As shown in Table 22, the Project would generate a total of 2,718 daily trip ends at Project buildout, estimated for Year 2013. It should be noted that the data in Table 22 assumes a total of 281 single-family detached dwelling units while SP256A2 proposes only 280 single-family dwelling units within PAs 7 and 17A-D. In addition, Table 22 assumes a total of 18.4 acres of passive park within Planning Areas 26 and 27, while only 18.1 acres is proposed. Therefore, the data presented in Table 22 provides a worst-case projection of future trips that would be associated with the proposed Project.

Project Trip Distribution and Assignment

Trip distribution represents the directional orientation of traffic to and from the Project site. The directional orientation of traffic has been determined by evaluating existing and proposed land uses, highways, and freeways within the vicinity of the Project along with existing traffic patterns understood from current traffic counts. The Project traffic is distributed to the network via primary Project driveways to ensure the necessary lane geometrics for the site access points are understood, and to identify potential Project impacts to near-by intersections. Based on the identified Project traffic generation and trip generation, Project average daily traffic (ADT) volumes for Phase 1 (2012) conditions and Phase 2 (2013) conditions are presented on Exhibits 4-3 and 4-4 of the Sycamore Creek SPA No. 2 Traffic Impact Analysis, respectively. For near-term Project conditions, it has been assumed that Santiago Canyon Road will connect to De Palma Road. Under existing conditions, Santiago Canyon Road is paved and connects to De Palma Road; however, the west leg of the intersection (Santiago Canyon Road) is fenced off and vehicular access is prohibited.

Table 22 Project Trip Generation

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Phase 1 (2012) - TTM No. 36316									
Single Family Detached (PA 7)	87	DU	17	49	65	56	32	88	833
Phase 2 (2013) - TTM No. 36317									
Single Family Detached (PAs 17A-D)	194	DU	37	109	146	124	72	196	1,857
Passive Park (PA 26)	14.5	AC	1	1	3	1	1	2	23
Passive Park (PA 27)	3.9	AC	0	0	1	0	0	1	6
<i>Phase 2 Subtotal</i>			38	110	149	125	73	199	1,886
PROJECT TOTAL			55	159	215	181	105	286	2,718

¹ DU = Dwelling Units; AC = Acres

Source: Sycamore Creek SPA No. 2 Traffic Impact Analysis

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Cumulative Development Traffic

The traffic impact analysis also considers cumulative traffic volumes from other future developments in the study area that are approved or being processed concurrently. A list of cumulative development projects included in the analysis was developed as a result of coordination between the Project's traffic consultant and County staff. Cumulative development projects included in the analysis were included because they are assumed to contribute traffic to at least one or more of the study area intersections. Table 23 presents the cumulative development land uses and their associated trip generation.

Table 23 Cumulative Development Land Use and Trip Generation Summary

TAZ	Name	Land Use ¹	Quantity	Units ²	AM Peak Hour			PM Peak Hour			Daily	
					In	Out	Total	In	Out	Total		
1	CUP 03481 ³	Shopping Center	490	TSF	245	158	403	845	917	1,762	18,826	
		Pass-by (25%)			-61	-40	-101	-211	-229	-440	-4,706	
	Subtotal TAZ 1				184	119	302	634	688	1,321	14,119	
2	PP 18719 ⁴	Five Warehouses			30	7	37	10	29	39	410	
	TPM 35294	Office	63.657	TSF	115	16	131	25	125	150	942	
	PP 13663R1	Warehousing	122.548	TSF	29	7	37	10	29	39	436	
	Subtotal TAZ 2				175	30	205	45	183	228	1,788	
3	PP 23358	Office	83.8	TSF	143	19	163	29	143	173	1,164	
	Subtotal TAZ 3				143	19	163	29	143	173	1,164	
4	Specific Plan No. 353 (Serrano Specific Plan) ⁵	Light Industrial	6,600.994	TSF	5,540	1,139	6,679	1,385	5,369	6,754	54,032	
		Commercial Retail	172.15	TSF	132	85	217	430	466	896	9,667	
		15% Internal Capture of Commercial Retail			-20	-13	-33	-65	-70	-135	-1,450	
	Subtotal TAZ 4				5,652	1,211	6,863	1,750	5,765	7,515	62,249	
5	Specific Plan No. 00374 (TTM No. 34476) ³	Fast Food w/ Drive-Thru	3.50	TSF	76	73	149	38	35	73	1,042	
		Business Park	476.15	TSF	571	110	681	143	471	614	6,076	
		Internal Capture			-12	-21	-33	-30	-25	-55	-566	
		Subtotal Toscana Business Center			635	161	797	151	481	632	6,552	
		High-Turn Over Restaurant	13.46	TSF	81	74	155	90	57	147	1,711	
		Daycare Center	10.00	TSF	68	60	128	62	70	132	793	
		Hotel	320	RMS	109	70	179	99	86	186	2,614	
		Shopping Center	117.74	TSF	105	67	172	334	363	697	7,552	
		General Office	103.30	TSF	169	23	192	33	161	194	1,368	
		Mini-Warehouse	381	UNITS	4	4	8	8	4	11	107	
		Internal Capture			-21	-12	-33	-25	-30	-55	-566	
Subtotal TAZ 5				510	283	793	593	707	1,301	13,472		
6	Sycamore Creek Specific Plan Amendment No. 1 ⁶	SFDR - PA 14	59	DU	11	33	44	38	22	60	565	
		SFDR - PA 15A	115	DU	22	64	86	74	43	116	1,101	
		SFDR - PA 15B	87	DU	17	49	65	56	32	88	833	
	Subtotal TAZ 6				50	146	196	167	97	264	2,498	
7	Specific Plan No. 152	SFDR	115	DU	22	64	86	74	43	116	1,101	
		Apartments	220	DU	22	90	112	88	48	136	1,463	
		Subtotal Specific Plan No. 152				44	155	198	162	91	253	2,564
	Specific Plan No. 333	SFDR	355	DU	67	199	266	227	131	359	3,397	
	TR 30760	SFDR	351	DU	67	197	263	225	130	355	3,359	
TR 31818	SFDR	320	DU	61	179	240	205	118	323	3,062		
TR 32984	SFDR	113	DU	21	63	85	72	42	114	1,081		
	Subtotal TAZ 7				260	792	1,053	891	512	1,403	13,464	
8	Temescal Hills SP No. 327 ⁷	SFDR	1,443	DU	274	808	1,082	924	534	1,457	13,810	
		Active Park	12.2	AC	11	9	20	29	29	57	509	
		Commercial Retail	53.4	TSF	66	42	108	199	215	414	4,517	
		Pass-by (25%)			-17	-11	-28	-50	-54	-104	-1,129	
	Subtotal TAZ 8				334	848	1,182	1,102	724	1,824	17,707	
9	TR 31908	SFDR	298	DU	57	167	224	191	110	301	2,852	
	Subtotal TAZ 9				57	167	224	191	110	301	2,852	
GRAND TOTAL					8,000	3,777	11,776	5,553	9,412	14,962	135,865	

Source: Sycamore Creek SPA No. 2 Traffic Impact Analysis

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Impact Analysis for Year 2012 Conditions (Phase 1)

This section evaluates the level of service (LOS) at study area intersections when traffic generated by Phase 1 of the proposed Project is added to existing traffic volumes, ambient growth and cumulative development projects.

Roadway Improvements

As a component of Phase 1 of the proposed Project, on-site roadway improvements necessary to provide access to the Project site would be required as conditions of approval. A detailed list of improvements required for each phase of the proposed Project (and that will be required pursuant to the Project's conditions of approval) is provided in Chapter 9.0 of the Project's traffic impact analysis.

In addition to roadway improvements to be implemented by the Project, certain other roadway improvements were assumed to be in place for the 2012 traffic conditions. Based on discussions with County of Riverside staff, it was assumed that planned improvements to the Indian Truck Trail/I-15 Freeway interchange would be complete by late 2012. As such, the planned improvements to this interchange have been assumed to be in place for Opening Year (2012) conditions. Planned improvements to the Indian Truck Trail/I-15 Freeway interchange are depicted on Exhibit 5-1 of the Project's traffic impact analysis.

Existing + Ambient + Project (EAP) Traffic Volume Forecasts

The Year 2012 LOS conditions for the study area roadway network are summarized in Table 24. This scenario includes existing (2010) traffic volumes plus an ambient growth factor, in addition to Phase 1 Project traffic. As demonstrated in Table 24, all study area intersections are projected to operate at acceptable LOS during peak hours under EAP 2012 traffic conditions. Accordingly, the Project would result in less than significant impacts to the local roadway network during Phase 1 of development.

Table 24 Intersection Analysis for EAP 2012 Conditions

#	Intersection	Traffic Control ¹	Northbound			Southbound			Eastbound			Westbound			Delay (secs.)		Level of Service			
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM		
1	Driveway 1 / Santiago Canyon Road		Future Analysis Location																	
2	Driveway 2 / Santiago Canyon Road		Future Analysis Location																	
3	Campbell Ranch Road / Mayhew Canyon Road	CSS	1	2	0	0	2	1	1	0	1	0	0	0	10.7	13.2	B	B		
4	Campbell Ranch Road / Driveway 3 - With Improvements	CSS	1	2	0	0	2	0	0	1	0	0	0	0	9.6	9.9	A	A		
5	Campbell Ranch Road / Driveway 4 - With Improvements	CSS	1	2	0	0	2	0	0	1	0	0	0	0	9.2	9.5	A	A		
6	Campbell Ranch Road / Indian Truck Trail	TS	1	2	>	2	2	0	0	1	1	1	1	1	34.4	33.8	C	C		
7	De Palma Road / Santiago Canyon Road	TS	0	2	1	1	2	0	0	0	0	1	0	1	18.7	19.7	B	B		
8	I-15 Southbound Ramps / Indian Truck Trail	TS	0	0	0	1	1	1	0	3	1	1	2	0	15.8	19.4	B	B		
9	I-15 Northbound Ramps / Indian Truck Trail	TS	1	1	1	0	0	0	2	2	0	0	2	1	18.1	17.7	B	B		

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing;
² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 7.9 (2008), based on the 2000 Highway Capacity Manual (HCM) method, except intersections along Indian Truck Trail where delay and LOS have been calculated using the SYNCHRO (Version 7) analysis software (2000 HCM method).
³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop

Source: Sycamore Creek SPA No. 2 Traffic Impact Analysis

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Existing + Ambient + Project + Cumulative (EAPC) Traffic Volume Forecasts

The Year 2012 LOS conditions for the study area roadway network are summarized in Table 25. This scenario includes existing (2010) traffic volumes plus an ambient growth factor, traffic generated by cumulative development, and Phase 1 Project traffic. As demonstrated in Table 25, all study area intersections are projected to operate at acceptable LOS during peak hours under EAPC 2012 traffic conditions. Therefore, the implementation of the proposed Project would result in less than significant cumulative impacts to study area intersections during Phase 1.

Impact Analysis for Year 2013 Conditions (Phase 2)

This section evaluates the level of service (LOS) at study area intersections when traffic generated by Phase 2 of the proposed Project is added to existing traffic volumes, ambient growth and cumulative development projects.

Roadway Improvements

As a component of Phase 2 of the proposed Project, on-site roadway improvements necessary to provide access to the Project site would be required as conditions of approval. A detailed list of improvements required for each phase of the proposed Project (and that will be required pursuant to the Project's conditions of approval) is provided in Chapter 9.0 of the Project's traffic impact analysis.

In addition to roadway improvements to be implemented by the Project, certain other roadway improvements were assumed to be in place for the 2013 traffic conditions. Based on discussions with County of Riverside staff, it was assumed that planned improvements to the Indian Truck Trail/I-15 Freeway interchange would be complete by late 2012. As such, the planned improvements to this interchange have been assumed to be in place for Phase 2 (2013) conditions. Planned improvements to the Indian Truck Trail/I-15 Freeway interchange are depicted on Exhibit 5-1 of the Project's traffic impact analysis.

Table 25 Intersection Analysis for EAPC 2012 Conditions

#	Intersection	Traffic Control ¹	Northbound			Southbound			Eastbound			Westbound			Delay (secs.)		Level of Service			
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM		
1	Driveway 1 / Santiago Canyon Road		Future Analysis Location																	
2	Driveway 2 / Santiago Canyon Road		Future Analysis Location																	
3	Campbell Ranch Road / Mayhew Canyon Road	CSS	1	2	0	0	2	1	1	0	1	0	0	0	10.9	14.1	B	B		
4	Campbell Ranch Road / Driveway 3		Future Analysis Location																	
	- With Improvements	CSS	1	2	0	0	2	0	0	1	0	0	0	0	9.7	10.3	A	B		
5	Campbell Ranch Road / Driveway 4		Future Analysis Location																	
	- With Improvements	CSS	1	2	0	0	2	0	0	1	0	0	0	0	9.3	9.8	A	A		
6	Campbell Ranch Road / Indian Truck Trail	TS	1	2	1 ²	2	2	0	0	1	1	1	1	1	32.6	35.9	C	D		
7	De Palma Road / Santiago Canyon Road	TS	1	2	1	1	2	0	1	1	0	1	1	0	31.9	38.1	C	D		
8	I-15 Southbound Ramps / Indian Truck Trail	TS	0	0	0	1	1	1	0	3	1	1	2	0	19.5	26.8	B	C		
9	I-15 Northbound Ramps / Indian Truck Trail	TS	1	1	1	0	0	0	2	2	0	0	2	1	24.7	24.6	C	C		

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing;
² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 7.9 (2008), based on the 2000 Highway Capacity Manual (HCM) method, except intersections along Indian Truck Trail where delay and LOS have been calculated using the SYNCHRO (Version 7) analysis software (2000 HCM method).
³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop

Source: Sycamore Creek SPA No. 2 Traffic Impact Analysis

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Existing + Ambient + Project (EAP) Traffic Volume Forecasts

The Year 2013 LOS conditions for the study area roadway network are summarized in Table 26. This scenario includes existing (2010) traffic volumes plus an ambient growth factor, in addition to Phase 2 Project traffic. As demonstrated in Table 26, all study area intersections are projected to operate at acceptable LOS during peak hours under EAP 2013 traffic conditions. Accordingly, the Project would result in less than significant direct impacts to the local roadway network during Phase 2 of development.

Existing + Ambient + Project + Cumulative (EAPC) Traffic Volume Forecasts

The Year 2013 LOS conditions for the study area roadway network are summarized in Table 27. This scenario includes existing (2010) traffic volumes plus an ambient growth factor, traffic generated by cumulative development, and Phase 2 Project traffic. As demonstrated in Table 27, all study area intersections are projected to operate at acceptable LOS during peak hours under EAPC 2013 traffic conditions. Therefore, the implementation of the proposed Project would result in less than significant cumulative impacts to study area intersections during Phase 2.

Conclusion

As demonstrated in the preceding analysis, the local roadway system would operate at acceptable LOS under all Project scenarios. Therefore, the Project would not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, either directly or cumulatively. Accordingly, impacts would be less than significant and implementation of the Project would not result in new impacts that were not previously identified in EIR No. 325.

Table 26 Intersection Analysis for EAP 2013 Conditions

#	Intersection	Traffic Control ¹	Northbound			Southbound			Eastbound			Westbound			Delay (secs.)		Level of Service			
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM		
1	Driveway 1 / Santiago Canyon Road - With Improvements	CSS	Future Analysis Location														8.7	9.9	A	A
2	Driveway 2 / Santiago Canyon Road - With Improvements	CSS	0	1	0	0	0	0	0	1	0	0	1	0	8.8	9.9	A	A		
3	Campbell Ranch Road / Mayhew Canyon Road	CSS	1	2	0	0	2	1	1	0	1	0	0	0	11.1	14.2	B	B		
4	Campbell Ranch Road / Driveway 3 - With Improvements	CSS	Future Analysis Location														9.7	10.1	A	B
5	Campbell Ranch Road / Driveway 4 - With Improvements	CSS	1	2	0	0	2	0	0	1	0	0	0	0	9.3	9.5	A	A		
6	Campbell Ranch Road / Indian Truck Trail	TS	1	2	1>	2	2	0	0	1	1	1	1	1	29.0	33.4	C	C		
7	De Palma Road / Santiago Canyon Road	TS	1	2	1	1	2	0	1	1	0	1	1	0	28.5	34.8	C	C		
8	I-15 Southbound Ramps / Indian Truck Trail	TS	0	0	0	1	1	1	0	3	1	1	2	0	12.6	19.1	B	B		
9	I-15 Northbound Ramps / Indian Truck Trail	TS	1	1	1	0	0	0	2	2	0	0	2	1	19.5	18.9	B	B		

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing;

² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 7.9 (2008), based on the 2000 Highway Capacity Manual (HCM) method, except intersections along Indian Truck Trail where delay and LOS have been calculated using the SYNCHRO (Version 7) analysis software (2000 HCM method).

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop

Source: Sycamore Creek SPA No. 2 Traffic Impact Analysis

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 27 Intersection Analysis for EAPC 2013 Conditions

#	Intersection	Traffic Control ¹	Northbound			Southbound			Eastbound			Westbound			Delay (secs.)		Level of Service				
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM			
1	Driveway 1 / Santiago Canyon Road -With Improvements	CSS	Future Analysis Location															8.8	9.0	A	A
2	Driveway 2 / Santiago Canyon Road -With Improvements	CSS	Future Analysis Location															8.9	9.0	A	A
3	Campbell Ranch Road / Mayhew Canyon Road	CSS	1	2	0	0	2	1	1	0	1	0	0	0	0	11.2	15.3	B	C		
4	Campbell Ranch Road / Driveway 3 -With Improvements	CSS	Future Analysis Location															9.9	10.5	A	B
5	Campbell Ranch Road / Driveway 4 -With Improvements	CSS	Future Analysis Location															9.4	9.9	A	A
6	Campbell Ranch Road / Indian Truck Trail	TS	1	2	>	2	2	0	0	1	1	1	1	1	1	35.7	51.1	D	D		
7	De Palma Road / Santiago Canyon Road	TS	1	2	1	1	2	0	1	1	0	1	1	0	35.4	43.0	D	D			
8	I-15 Southbound Ramps / Indian Truck Trail	TS	0	0	0	1	1	1	0	3	1	1	2	0	18.1	39.8	B	D			
9	I-15 Northbound Ramps / Indian Truck Trail	TS	1	1	1	0	0	0	2	2	0	0	2	1	24.5	29.8	C	C			

- ¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing;
- ² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 7.9 (2008), based on the 2000 Highway Capacity Manual (HCM) method, except intersections along Indian Truck Trail where delay and LOS have been calculated using the SYNCHRO (Version 7) analysis software (2000 HCM method).
- ³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop

Source: Sycamore Creek SPA No. 2 Traffic Impact Analysis

b) The only CMP-designated roadway in the Project vicinity is I-15. The CMP roadway system has been designed to adequately convey traffic volumes generated by ultimate buildout of the land uses identified by the County's General Plan land use map. The existing Sycamore Creek Specific Plan is consistent with the County General Plan land use map, and provides for the ultimate build-out of residential, commercial retail, recreational, open space and public facility land uses. The proposed Project seeks to re-arrange the placement of residential, recreational, and open space land uses on-site. However, the proposed Project would not increase the maximum development intensity for the Sycamore Creek Specific Plan. As such, the proposed Project would be consistent with the County General Plan, and, therefore, would be consistent with the long-term growth projections included in the CMP. Therefore, the Project's long-term impacts related to established levels of service for CMP designated roads or highways would be less than significant.

Pursuant to the RCTC's 2010 CMP, the segment of I-15 that is closest to the Project site is operating at LOS "D" under existing conditions, which is an acceptable level of service. The proposed Project would contribute traffic to I-15; however the proposed Project would contribute relatively few daily and peak hour trips to I-15 and is unlikely to contribute to a direct or cumulative level of service deficiency in the near-term. Accordingly, the Project would conform to established levels of service for CMP designated roads and highways, and near-term impacts would be less than significant.

The proposed Project would be consistent with the applicable congestion management plan, and would not result in new impacts that were not previously identified in EIR No. 325.

c) & d) The proposed Project site is not located within an airport influence area and is not located adjacent to a rail corridor or waterway. Therefore, the Project would neither increase air, rail or waterborne traffic levels, nor result in substantial safety risks associated with these modes of travel. No impact would occur.

e) The proposed Project would introduce residential and recreational land uses within a master-planned community that includes residential, commercial retail, recreational, and open space land uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Therefore, the proposed Project would be compatible with surrounding land uses, and would not result in increased hazards associated with incompatible uses; a significant impact would not occur.

Proposed circulation improvements are identified on Tentative Tract Map 36316 and would be specified as part of future implementing tract map(s) affecting Planning Areas 17A through 17D. All circulation improvements have been or would be designed to conform to the provisions of Riverside County Ordinance No. 461, *Road Improvement Standards and Specifications*. The provisions of Ordinance No. 461 identify required improvements as well as design parameters that each circulation improvement must adhere to in order to maximize public safety and minimize congestion that may result from substandard road construction. As a component of applications for the proposed Project, the County Transportation Department has reviewed the proposed circulation improvements identified in Tract Map 36316 in relationship to the approved circulation plan for the Sycamore Creek Specific Plan, and has concluded that all proposed roadway improvements are consistent with the requirements of Ordinance No. 461. A similar review would be required in association with future implementing tract map(s). Therefore, because all roadway improvements would be designed to County standards and because no conflict is anticipated between Project-related motor vehicle use and adjacent land uses, a less than significant impact would occur.

f) Implementation of the proposed Project would result in the establishment of several new on-site (internal) public roads, which would require maintenance. However, the maintenance of on-site roadways is not anticipated to cause a financial burden for the County that would interfere with the County's ability to maintain other County facilities such that an environmental impact would result. Maintenance of on-site roads would largely be funded through property taxes associated with the development. There is no component of the proposed Project that would require altered maintenance of roadways by the County. Accordingly, impacts would be less than significant and implementation of the Project would not result in new impacts that were not previously identified in EIR No. 325.

g) The proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction, as it is anticipated that surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site. As such, it is concluded that implementation of the proposed Project would not cause a substantial adverse effect upon circulation during Project construction, and a significant impact would not occur.

h) Project implementation would result in new residential structures and recreational facilities on-site, thereby increasing the need for emergency access to the site. The requirement to provide adequate paved access to the Project area would be required as a condition of Project approval. The Project would be required to comply with Riverside County Ordinance No. 460, which regulates access road provisions. With required adherence to County requirements for emergency access, impacts would be less than significant.

i) The proposed Project would accommodate a regional trail (which traverses the site and connects to existing, off-site trails within the Cleveland National Forest), sidewalks, and on-site community trails. The Project site is not currently served by the Regional Transportation Agency (RTA); therefore, the Project is not required to provide transit support facilities. Accordingly, implementation of the Project would not result in conflicts with adopted policies supporting alternative transportation; therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Project application materials, TCAP Figure 8, Project application materials.

Findings of Fact: Temescal Canyon Area Plan (TCAP) Figure 8, *Temescal Canyon Area Plan Trails and Bikeway System*, depicts planned recreational trails within the Project area. Revisions proposed as part of SP256A2 would result in minor modifications to the planned trail system within the specific plan area, as depicted on SP256A2 Figure 12, *Open Space and Recreation Plan*. A comparison of SP256A2 Figure 12 with TCAP Figure 8 demonstrates that the proposed Project is consistent with the planned bike trail designations as applied to the Project site by the TCAP, which includes a Class I Bike Path/Regional Trail along Campbell Ranch Road. Therefore, because SP256A2 proposes bike trail alignments consistent with TCAP Figure 8, a significant impact would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review, EIR No. 325, Project application materials.

Findings of Fact:

a) & b) Impacts associated with the Project's demand for water treatment facilities and water supply were evaluated as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures. It also should be noted that the backbone water lines needed to serve the Project already have been constructed. In addition, a development standard has been incorporated in Specific Plan Section III.A.1.b (refer to Standard No. 26), which requires that future development within the Specific Plan "...shall comply with the applicable requirements of the 2010 California Green Building Standards Code (CalGreen, California Code of Regulations, Title 24, Part 11)." Compliance with this development standard would reduce the Project's demand for water. Furthermore, the total number of dwelling units allowed within the plan would be reduced from 1,765 to 1,737 dwelling units, resulting in an overall reduction in the Project's water demand as compared to the impacts evaluated and disclosed by EIR No. 325. Therefore, with compliance with any applicable mitigation measures specified in EIR No. 325 for water service, significant impacts would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review, EIR No. 325, Project application materials.

Findings of Fact:

a) & b) Impacts associated with the Project's demand for sewer treatment facilities and wastewater treatment capacity were evaluated as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures. In addition, major sewer facilities needed to serve the Specific Plan area already have been constructed. Furthermore, as part of the Project, the total number of dwelling units allowed within the plan would be reduced from 1,765 to 1,737 dwelling units, resulting in an overall reduction in the Project's wastewater treatment demand as compared to the impacts evaluated and disclosed by EIR No. 325. Therefore, with compliance with the applicable mitigation measures specified in EIR No. 325 for sewer service, significant impacts would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325

47. Solid Waste				
a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, Riverside County Waste Management District correspondence, EIR No. 325, Project application materials.

Findings of Fact:

a) & b) Impacts to solid waste services were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels through incorporation of mitigation measures. SP256A2 proposes a slight reduction in the number of dwelling units allowed on-site, from 1,765 to 1,737 units, which would result in a concomitant decrease in the demand for solid waste services as compared to the impacts evaluated in EIR No. 325. Mitigation measures specified in EIR No. 325 would continue to apply to the proposed Project. Accordingly, implementation of the proposed Project would not result in any new impacts to solid waste services.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, EIR No. 325, Project application materials.

Findings of Fact:

a) through g) Impacts to utilities were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation. Additionally, major utilities needed to serve the Specific Plan area already have been constructed. Mitigation measures specified by EIR No. 325 would continue to apply to the proposed Project, if applicable. In addition, the Project proposes a slight reduction in dwelling units as compared to the existing approved specific plan, from 1,765 to 1,737 dwelling units, which would result in a slight reduction in the Project's demand for utilities. Moreover, SP256A2 incorporates additional measures to reduce the Project's demand for energy resources (refer to Development Standard No. 26 in Section III.A.1.b of SP256A2), which would result in a further reduction in the demand for utilities as compared to what was studied in EIR No. 325. Accordingly, with implantation of the proposed Project, significant impacts to utilities would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325

49. Energy Conservation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: EIR No. 325, Project application materials.

Findings of Fact:

a) Impacts to energy resources were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation. In addition, the Project proposes a slight reduction in dwelling units as compared to the existing approved specific plan, from 1,765 to 1,737 dwelling units, resulting in a slight reduction in demand for energy resources. Moreover, SP256A2 incorporates additional measures to reduce the Project's demand for energy resources (refer to Development Standard No. 26 in Section III.A.1.b of SP256A2). Therefore, with incorporation of the mitigation measures specified in EIR No. 325, impacts to energy resources would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Monitoring: Monitoring shall occur as specified in EIR No. 325

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review, Project Application Materials, EIR No. 325.

Findings of Fact: Implementation of the proposed project would 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.

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review, Project Application Materials, EIR No. 325

Findings of Fact: Cumulative impacts were evaluated as part of EIR No. 325, which concluded that such impacts would not occur with implementation of the mitigation measures specified in EIR No. 325. The Project proposes a slight reduction in intensity as compared to the existing approved specific plan, and would therefore result in a slight reduction in cumulative effects as compared to the impacts evaluated and disclosed as part of EIR No. 325. Accordingly, the proposed Project would not result in new impacts to the environment that are individually limited, but cumulatively considerable.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325

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 type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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: Sycamore Creek Specific Plan EIR (EIR No. 325), November 8, 1994

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VII. REFERENCES

The following documents were referred to as information sources during the preparation of this document.

Cited As:

CARB Scoping Plan	<i>Climate Change Scoping Plan</i> . California Air Resources Board, December 2008.
CMP	<i>2010 Riverside County Congestion Management Program</i> . Riverside County Transportation Commission. Adopted: March 10, 2010.
CSA No. 134	County Service Area No. 134. http://www.rivcoeda.org/CountyServiceAreasNavOnly/CountyServiceAreas/CSAHome/tabid/1065/Default.aspx
County General Plan Program EIR	<i>General Plan Final Program Environmental Impact Report</i> . County of Riverside Transportation and Land Management Agency, Planning Department. Certified October 7, 2003.
EIR No. 325	<i>Sycamore Creek Specific Plan EIR</i> (EIR No. 325). Certified November 8, 1994.
General Plan	<i>County of Riverside General Plan</i> . Riverside County Transportation and Land Management Agency, October 2003.
General Plan EIR	<i>County of Riverside General Plan Final Program Environmental Impact Report</i> , Riverside County Transportation and Land Management Agency, October 2003.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Geotechnical Report for Tract 36316	Geotechnical Review of Tentative Tract Map 36316, Planning Areas 7 and 9 (Formerly TTM 29320), Sycamore Creek Development, Riverside, California. Advanced Geotechnical Solutions, Inc., October 12, 2010.				
GIS Database	Riverside County Land Information System (accessed December 6, 2010). http://www3.tlma.co.riverside.ca.us/pa/rcdis/index.html				
Google Earth	Google Earth (ver. 5.2.1.1588)				
Hydrology Study for Tract 36316	Drainage Study for TTM 36316, County of Riverside. Albert A. Webb Associates, July 7, 2010.				
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan. Riverside County Transportation and Land Management Agency, October 2003.				
MSHCP Consistency Analysis for Tract 36316	Consistency Documentation for TR 36316. Helix Environmental Planning, November 2, 2010.				
MSHCP Consistency Analysis for Tract 36317	Sycamore Creek Determination of Biologically Equivalent or Superior Preservation for Tract 36317. Helix Environmental Planning, November 2, 2010.				
Noise Analysis Addendum Letter	Sycamore Creek Specific Plan Land Use Modifications (Addendum to Sycamore Creek SPA No. 2 Noise Analysis). Urban Crossroads, June 19, 2012.				
Ord. No. 460	Riverside County Ordinance No. 460, Subdivision Regulations. June 3, 2010.				
Ord. No. 484	Riverside County Ordinance No. 484, An Ordinance of the County of Riverside Amending Ordinance No. 484 for the Control of Blowing Sand. March 14, 2000.				
Ord. No. 625	Riverside County Ordinance No. 625, Right-to-Farm Ordinance. March 18, 1986 (Amended November 8, 1994).				
Ord. No. 655	Riverside County Ordinance No. 655, Regulating Light Pollution.				
Ord. No. 659	Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program. July 21, 2009.				
Phase I Cultural Resources Survey	Phase I Cultural Resources Survey of PA 26 and PA 17D (Portion), Sycamore Creek Specific Plan. Brian F. Smith and Associates, October 21, 2010.				
RCALUCP	Riverside County Airport Land Use Compatibility Plan Policy Document, Riverside County Airport Land Use Commission, October 14, 2004. http://www.rcaluc.org/plan_new.asp				
SCAQMD AQMP	<i>Final 2007 Air Quality Management Plan.</i> South Coast Air Quality Management District, June 2007.				
SCAQMD CEQA Air Quality Handbook	<i>CEQA Air Quality Handbook.</i> South Coast Air Quality Management District. April 1993, with November 1993 Update.				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Supplemental Operational Noise Impact Analysis	Sycamore Creek Supplemental Operational Noise Impact Analysis, prepared by Urban Crossroads (dated February 14, 2011).
Sycamore Creek SPA No. 2 Air Quality Impact Analysis	Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Air Quality Impact Analysis, prepared by Urban Crossroads (dated December 6, 2010).
Sycamore Creek SPA No. 2 Climate Change Analysis	Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Climate Change Analysis, prepared by Urban Crossroads (dated December 6, 2010).
Sycamore Creek SPA No. 2 Noise Analysis	Sycamore Creek Specific Plan Amendment No. 2 Noise Analysis, prepared by Urban Crossroads (dated December 2, 2010).
Sycamore Creek SPA No. 2 Traffic Impact Analysis	Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Traffic Impact Analysis, prepared by Urban Crossroads (dated December 2, 2010).
TCAP	Temescal Canyon Area Plan. Riverside County Transportation and Land Management Agency, General Plan Volume II, October 2003.
U.S.D.A. Soil Conservation Service Soil Surveys	Soil Survey, Western Riverside Area California. United States Department of Agriculture, 1971.
WQMP for Tract 36316	Preliminary Project Specific Water Quality Management Plan (WQMP) for Tentative Tract 36316, Albert A. Webb Associates, March 2011.
WRC-MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan. Riverside County Transportation and Land Management Agency, October 2003.

File: EA_Template_CLEAN_5-12-10.doc

Revised: 2/21/2013 5:44 PM

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 SPA - Replace all previous

RECOMMND

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 3 SP - SP Document

RECOMMND

Specific Plan No. 256A2 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. 325 Document, and all addenda 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 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 Case #: SP00256A2

Parcel: 290-603-029

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) RECOMMND

specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 SP - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 256A2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 256, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 7786.

EIR = Environmental Impact Report No. 325 and Addendum's 1, 2, & 3.

10. EVERY. 5 SP - Ordinance Requirements RECOMMND

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. 6 SP - Limits of SP DOCUMENT RECOMMND

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. 7 SP - 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

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.) RECOMMND

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.

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED RECOMMND

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. 3 SP-GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

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. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

10. GENERAL CONDITIONS

10.BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT (cont.) RECOMMND

includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PUBLIC/SEMI-PUBLIC POOLS/SPAS RECOMMND

A set of three complete plans for any proposed swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

10.E HEALTH. 1 USE - WATER/SEWER WILL SERVE RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.

10.E HEALTH. 2 ENV ASSESSMENT - PHASE 1 STDY RECOMMND

PHASE I ENVIRONMENTAL ASSESSMENT - The intent of a Phase I Environmental Assessment is to determine if any chemicals or pesticides were used on the property, the location of use, and any possible lingering negative effects. This condition requires the applicant to compile sufficient information about the property and land uses to aid the Department in making a determination of whether additional investigation is needed. If concerns are identified in this report, a Phase II Assessment would be required. For further information, please contact the Environmental Cleanups Program at (951) 955-8982.

10.E HEALTH. 3 RETENTION BASIN - NO VECTORS RECOMMND

All retenion basins must be constructed and maintain in a manner that prevents vector breeding and vector nuisances.

FIRE DEPARTMENT

10.FIRE. 7 SP-#71-ADVERSE IMPACTS RECOMMND

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

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

10. GENERAL CONDITIONS

10.FIRE. 7 SP-#71-ADVERSE IMPACTS (cont.) RECOMMND

number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers 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 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. 8 SP-#86-WATER MAINS RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 9 SP*-#100-FIRE STATION RECOMMND

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. 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 intergrated fire protection response system.

10.FIRE. 10 SP-#101-DISCL/FLAG LOT RECOMMND

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
- 2) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

10. GENERAL CONDITIONS

10.FIRE. 10 SP-#101-DISCL/FLAG LOT (cont.) RECOMMND

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 11 SP-#47 SECONDARY ACCESS RECOMMND

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 SP FLOOD HAZARD REPORT RECOMMND

Specific Plan 00256 (Sycamore Creek Specific Plan), Amendment No. 2, is a proposal to re-designate and reconfigure several Planning Areas. This will result in a change in the density of these Planning Areas. This project is located in the Glen Ivy area of Temescal Canyon west of Interstate 15 at Indian Truck Trail.

The Master Drainage Plan for Specific Plan 256 A2 now includes the drainage system associated with Tract 36317. The District has reviewed this drainage system associated with Tract 36317 and found the concept acceptable. The existing facilities will be able to function properly. All future developments within the specific plan shall still follow the drainage plan. The resulting increase or decrease in the amount of storm runoff caused by the change in the number of residential units within the proposed planning areas is minor in relation to the specific plan's overall drainage plan. As each individual planning area develops, precise hydrological studies will be required. All new developments will be required to comply with the water quality permits and regulations in effect at the time of the discretionary permit.

The District does not object to the proposed amendment.

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 SP - FAULT REPORT GEO01084

RECOMMND

County Geologic Report (GEO) No. 1084 has been prepared for this project by Pacific Soils Engineering, Inc. and is entitled "Planning Area 17 and Environs, Southwest Part of Sycamore Creek Specific Plan, West of Indian Truck Trail Road, Glen Ivy Area, Riverside County, CA", dated June 28, 2002. This report was prepared to provide additional site-specific investigation to verify whether an active fault crosses the project site.

GEO No. 1084 concluded:

- 1)PA-17 is underlain mainly by Holocene and upper Pliestocene alluvial fan deposits.
- 2)The Glen Ivy North fault crosses the site and is active.
- 3)The fault has a discrete width of about 37-ft in uppermost Pleistocene and Holocene sediments.
- 4)A fifty-foot wide habitable structures setback is imposed on either side of the fault. The location or width of the zone could vary if significant grade changes are undertaken.
- 5)All plans should be reviewed by the Geotechnical consultant so that the proper zone width is incorporated into the project design.
- 6)The fault and setback zones are plotted on a 200-scale map, and thus contain some inherent inaccuracy. When more specific small scale maps/plans are available, the faults and zones should be "CAD" (or equivalent) plotted based on survey data (Table C, herein).
- 7)Utility lines that cross the fault should be either provided with automatic shut off valves or designed to accommodate fault displacements.
- 8)The project geologist should observe and map the Glen Ivy North fault during grading in order to verify the character and location of the fault, and to make additional recommendations as necessary.

10.PLANNING. 4 SP - LC LANDSCAPING PLANS

RECOMMND

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. In the event conflict arises between Ordinance No. 859 and the SPECIFIC PLAN,

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

10. GENERAL CONDITIONS

10.PLANNING. 4 SP - LC LANDSCAPING PLANS (cont.) RECOMMND

then the requirements of Ordinance No. 859 shall prevail.

10.PLANNING. 5 SP - MAINTAIN AREAS & PHASES RECOMMND

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. 6 SP - NO P.A. DENSITY TRANSPER RECOMMND

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

10.PLANNING. 7 SP - EXISITING PARKS AT AMD#2 RECOMMND

As of early 2013 when the second amendment to the SPECIFIC PLAN was processed, many of the Planning Areas of the SPECIFIC PLAN were already constructed. Conditions of Approval that required the construction of parks were satisfied, and many of the SPECIFIC PLAN parks exist today.

Normally, satisfied Conditions of Approval would be carried over to the amended version of the SPECIFIC PLAN; however, the second amendment changed many of the Planning Area numbers. Thus, carrying over satisfied conditions for completed parks/open space areas would be confusing. This Condition of Approval is intended to help track parks that were once required, but have been constructed. The following is a list of completed parks and or open space areas, listed by the Planning Area numbers found on the Land Use Plan for the second amendment to the SPECIFIC PLAN:

- Planning Area 11
- Planning Area 23a, b, c, and d
- Planning Area 20a
- Planning Area 21
- Planning Area 25
- Planning Area's 23a, b, c, and d
- Planning Area's 24b, and c

All remaining parks that have yet to be constructed as of the second amendment will be conditioned separately.

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

10. GENERAL CONDITIONS

10.PLANNING. 8

SP - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 9

SP - IF HUMAN REMAINS FOUND

RECOMMND

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

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

10. GENERAL CONDITIONS

10.PLANNING. 9 SP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

permit:

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 10 SPA - PROJECT DESCRIPTION

RECOMMND

The SPECIFIC PLAN Amendment permits the following modifications:

Adjust planning area boundaries, unit allocations, and development standards as necessary to accommodate proposed

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

10. GENERAL CONDITIONS

10.PLANNING. 10

SPA - PROJECT DESCRIPTION (cont.)

RECOMMND

revisions to the approved Specific Plan Land Use Plan. More specifically, SP256A2 proposes the following revisions:

- Planning Area 7/9 has been re-labeled as Planning Area 7, and the acreage, number of units and land use designation for this planning area have been modified. The total acreage was reduced from 22.0 acres to 20.6 acres; the number of units has been reduced from 232 to 87; and the land use designation has been changed from High Density Residential to Medium Density Residential.
- Planning Area 11A has been re-labeled as Planning Area 9. In addition, the land use designation for this planning area has been changed from "School" to "Public Facility" in order to be consistent with the land use designations within the Riverside County General Plan.
- Planning Area 11B has been re-labeled as Planning Area 11. In addition, the land use designation for this planning area has been changed from "Park" to "Open Space - Recreation" in order to be consistent with the land use designations within the Riverside County General Plan.
- The acreage of Planning Area 14 has been reduced from 32.0 acres to 22.4 acres, and the total number of dwelling units has been reduced from 96 to 59 to reflect a previously approved subdivision map (TM 31908). The remaining 9.6 acres of this area were used to create Planning Area 22, which is designated as Open Space-Conservation Habitat and will be dedicated to the Western Riverside County Regional Conservation Authority (RCA) to accommodate a wildlife corridor.
- The acreage of Planning Area 15A was increased from 21.7 acres to 23.3 acres to reflect the boundary of a previously approved subdivision map (TM 31908). There was no change to the number of dwelling units allocated to Planning Area 15A. By expanding the boundaries of Planning Area 15A, the residential density within this area was lowered from 5.3 dwelling units per acre (du/ac) to 4.9 du/ac. The land use designation for this planning area was changed from "Medium High Density Residential" to "Medium Density Residential" in order to be consistent with the density allowances within the Riverside County General Plan.
- The boundary of Planning Area 16 has been modified and the acreage increased from 5.0 acres to 6.7 acres to reflect the true size of the recorded lot for this area (with no change to the land use designation or number of allocated dwelling units);
- The acreage, number of units and land use designation for Planning Area 17A have been modified. Additionally,

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

10. GENERAL CONDITIONS

10.PLANNING. 10 SPA - PROJECT DESCRIPTION (cont.) (cont.) RECOMMND

Planning Area 17A has been re-configured into six separate planning areas (17A, 17B, 17C, 17D, 27, and 29). The number of homes in this area has been increased from 37 to 193; and the land use designation has been changed from Low Density Residential to Medium Density Residential (PAs 17A, 17B, 17C, and 17D), Open Space - Recreation (Planning Area 27), and Public Facility (Planning Area 29).

- Planning Area 17A provides for the development of 25 Medium Density Residential dwelling units on 6.9 acres;
- Planning Area 17B provides for the development of 82 Medium Density Residential dwelling units on 22.0 acres;
- Planning Area 17C provides for the development of 31 Medium Density Residential dwelling units on 7.5 acres;
- Planning Area 17D provides for the development of 55 Medium Density Residential dwelling units on 15.1 acres;
- Planning Area 27 accommodates a 4.2-acre passive park, and is intended to provide a pedestrian connection between a Regional Trail provided within the community and a future off-site trail system provided by others; and
- Planning Area 29 accommodates a 2.3-acre water quality management basin to capture, treat, and temporarily detain storm water runoff flows originating from the southwestern portion of the Specific Plan area during peak storm events.
- Planning Area 17B has been re-labeled as Planning Area 24D and the total acreage for this Planning Area has been increased from 15.2 acres to 16.7 acres. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.
- Planning Area 18A has been re-labeled as Planning Area 18. In addition, the land use designation for this planning area has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan. In addition, the Zoning and Planning Area Development Standards for Planning Area 18 have been revised to include a fire station as a permitted land use in this area. This revision accommodates the existing, 1.2-acre Sycamore Creek Fire Station #64, which has been constructed within a portion of Planning Area 18.
- Planning Area 18B, 21, 22 & 24A has been re-labeled as Planning Area 21. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Conservation" to be consistent with the land use designations within the Riverside County General Plan.

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

10. GENERAL CONDITIONS

10.PLANNING. 10 SPA - PROJECT DESCRIPTION (cont.) (cont.) (CORECOMMND

The boundaries of this planning area also have been adjusted to reflect a subdivision map processed concurrently with this Amendment (TM 36316); however, there is no net change in acreage for this planning area.

- The land use designation for Planning Area 19 has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan.

- The land use designation for Planning Area 20A has been changed from "Swim Park" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.

- The land use designation for Planning Area 20B has been changed from "Park" to "Open Space - Conservation" to reflect the conservation of natural vegetation. In addition, the acreage of this planning area has been reduced from 5.3 acres to 4.9 acres to reflect a previously approved subdivision map (TM 31908).

- The land use designations for Planning Areas 23A through 23D and Planning Area 25 have been changed from "Greenbelt" to "Open Space - Recreation" in order to be consistent with the land use designations within the Riverside County General Plan.

- Planning Area 23E has been re-labeled as Planning Area 28. In addition, the land use designation this planning area has been changed from "Greenbelt" to "Open Space - Recreation" in order to provide a neighborhood-oriented recreation facility. In addition, the acreage of this planning area has been increased from 1.0 acre to 1.2 acres to reflect a previously approved subdivision map (TM 31908).

- Planning Area 24B has been re-labeled as Planning Area 24A, and the total area of this planning area has been reduced from 20.8 acres to 3.5 acres. Additionally, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.

- Planning Areas 24C and 24D have been re-labeled as Planning Areas 24B and 24C, respectively. In addition, the land use designations for these planning areas have been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.

- A new planning area, Planning Area 26, has been created in the western portion of the Specific Plan area. Planning

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

10. GENERAL CONDITIONS

10.PLANNING. 10 SPA - PROJECT DESCRIPTION (cont.) (cont.) (coRECOMMND

Area 26 includes an open space area as well as a segment of the community's Secondary Trail system.

- Minor adjustments were made to the boundaries, dwelling unit allocations, and/or permitted uses within Planning Areas 1 and 12 to reflect approved subdivision maps or other actions.

- The dwelling unit allocation for Planning Area 1 has been reduced from 102 dwelling units to 101 dwelling units to reflect a previously approved subdivision map (TM 29335).

- The dwelling unit allocation for Planning Area 12 has been reduced from 153 dwelling units to 152 dwelling units to reflect previously approved subdivision maps (TMs 29335 and 30440).

TRANS DEPARTMENT

10.TRANS. 1 SP - SP256A2/RDS PER GEN PLAN RECOMMND

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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 SP - SUBMIT FINAL DOCUMENTS RECOMMND

Within 60 days of the approval of the project by the Board of Supervisors and prior to closing the DBF accounts for the project, the project applicant shall submit, or cause to be submitted, four (4) hard copies and fifteen (15) copies on CD of the FINAL SPECIFIC PLAN and EIR documents to the Planning Department for review, approval and distribution.

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

SP - SUBMIT FINAL DOCUMENTS (cont.)

RECOMMND

The Final Specific Plan Document shall include, but is not limited to, the following items:

1. Board adopted Resolution certifying the Specific Plan and Environmental Impact Report including the Mitigation Reporting/Monitoring Program, certify by the Clerk of the Board;
2. Conditions of Approval, in an "Ineffect" status, of the Specific Plan;
3. The Adopted Specific Plan Zoning Ordinance text and final zoning map, certified by the Clerk of the Board;
4. The approved Specific Plan text and graphics; and,
5. Any other information or documentation, as determined necessary by the Planning Director.

The Final Environmental Impact Report Document shall include, but is not be limited to, the following items:

1. Adopted Mitigation Monitoring/Reporting Program;
2. Draft EIR;
3. Comments received on the Draft EIR either verbatim 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 of the Draft EIR; and,
7. Any other information or documentation, as determined necessary by the Planning Director.

The Planning Department shall distribute the FINAL SP/EIR documents in the following fashion:

One hard copy to the Planning Deapartment's Public Counter Services Division,

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS (cont.) (cont.) RECOMMND

One hard copy to the Planning Department Central Files Library,

One hard copy to the Planning Department Project Manager,

Digital versions (CD) to the following:

Building and Safety Department - 1 copy

Department of Environmental Health - 1 copy

Fire Department - 1 copy

Flood Control and Water Conservation District - 1 copy

Transportation Department - 1 copy

Executive Office - CSA Administrator - 1 copy

Clerk of the Board of Supervisors - 1 copy

Any parks provider, if not the CSA - 1 copy

Any and all remaining FINAL SPECIFIC PLAN AND EIR Documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - LC LNDSCP COMMON AREA MA RECOMMND

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

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

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).

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)"

30.PLANNING. 6 SP - NON-IMPLEMENTING MAPS RECOMMND

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.

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - NON-IMPLEMENTING MAPS (cont.)

RECOMMND

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. 7 SP - DURATION OF SP VALIDITY

RECOMMND

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 completed by that date, the County may begin revocation hearings. 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. (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. 9 SP - PROJECT LOCATION EXHIBIT

RECOMMND

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

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9 SP - PROJECT LOCATION EXHIBIT (cont.) RECOMMND

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. 10 SP - ACOUSTICAL STUDY REQD RECOMMND

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 PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is 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 - ADDENDUM EIR RECOMMND

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 informaiton (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - ADDENDUM EIR (cont.)

RECOMMND

review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified 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. 15 SP - EA REQUIRED

RECOMMND

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. 16 SP - SUPPLEMENT TO EIR

RECOMMND

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

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - SUPPLEMENT TO EIR (cont.) RECOMMND

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 RECOMMND

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 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 RECOMMND

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, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - COMPLETE CASE APPROVALS (cont.)

RECOMMND

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, repectively. This condition may not be DEFERRED."

30.PLANNING. 19 SP - AMENDMENT REQUIRED

RECOMMND

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;
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. 22 SP -*PA PROCEDURES

RECOMMND

Prior 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

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP -*PA PROCEDURES (cont.)

RECOMMND

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):

"The planning areas] 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. 24 SP - CC&R RES PUB COMMON AREA

RECOMMND

rior 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;

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

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

RECOMMND

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 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

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom 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. 25 SP - CC&R RES PRI COMMON AREA RECOMMND

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

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

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;

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

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)RECOMMND

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 the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 29 SP - F&G CLEARANCE

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction 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."

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP - ACOE CLEARANCE

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot 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. 31 SP - SKR FEE CONDITION

RECOMMND

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 717.1 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. Additionally, if previous payments have been made, those shall be taken into account. 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

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - SKR FEE CONDITION (cont.) RECOMMND
 shall be required."

30.PLANNING. 33 SP - POST GRADING REPORT RECOMMND

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. 38 SP - GEOLOGIC STUDY RECOMMND

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 SCHEDULING OF ANY IMPLEMENTING PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST.

A geologic/geotechnical investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, hydroconsolidation, subsidence, wind and water erosion, debris flows, seiche, and groundshaking potential. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - GEOLOGIC STUDY (cont.)

RECOMMND

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required. All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary."

30.PLANNING. 39 SP - ECS FAULTING

RECOMMND

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 map recordation, an Environmental Constraints Sheet (ECS) showing the location of recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the Planning Department engineering geologist. The following environmental constraints information and note shall be placed on the ECS:

1.The FAULT HAZARD AREA shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County Geologic Report No. 1084 was prepared for this project. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in CGR No. 1084, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 40

SP - VERIFY FAULT SETBACKS

RECOMMND

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 GRADING PERMITS, the project engineering geologist and geotechnical engineer shall review all plans to verify that all recommendations of County Geologic Report No. 1084 are incorporated into the project design and grading plans with respect to verification of recommended fault hazard setbacks established therein. A report of this review and any additional recommendations with respect to faulting shall be submitted in writing to the County Geologist for review and approval before this condition can be changed to status of "MET".

30.PLANNING. 41

SP - ECS MINING

RECOMMND

Prior to the approval of any and each land division within the SPECIFIC PLAN 256A1, a condition of approval shall be applied to the implementing development application requiring the following Environmental Constraints note shall be placed on the ECS:

"All lot numbers shown on this map are located within an area of influence of land zoned for primarily mining and Mineral resources purposes (M-R-A) by the County of Riverside. It is the declared policy of the County of Riverside that no mining or mineral resources activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar mining and mineral resources operations in the same locality, shall be or become a nuisance, Private or public, due to any changed condition in or about the locality, after the same has been in operation for more than (3) years, if it was not a nuisance at the time it began. The term "mining and mineral resources activity, operation or facility, or appurtenances thereof" includes, but is not limited to, quarrying, excavating, processing, and stockpiling of rock, sand, gravel, decomposed granite, and similar materials."

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42

SP - MINING NOTIFICATION

RECOMMND

Prior to the approval of any land division within SPECIFIC PLAN No. 256, a Condition of Approval shall be applied to the implementing development application requiring that prior to map recordation, the applicant shall implement the requirements of Certified Environmental Impact Report (EIR) No. 325 to provide for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of mining and/or other mineral resources used within the vicinity of the property and potential impacts from those uses. As specified in Certified EIR No. 325, said notification shall include:

(1) Declaration of Covenants, Conditions and Restrictions (CC&Rs), which will be included with the overall Covenants, Conditions and Restrictions for the project. These CC&Rs have already been prepared and have been recorded. They must be provided to each home buyer and must be read and signed by the buyer prior to the close of escrow;

(2) Transfer Statement to be included in Grant Deeds which run with the land and insures that any subsequent home buyer will be notified of the existence of the mines and the Covenants, Conditions and Restrictions with the disclosures as noted above;

(3) Declaration of covenants, Conditions and Restrictions which is a public disclosure which is included within the State of California, Department of Real Estate, Final Subdivision Public ("White") Report. This "White Report" is also read and signed by each home buyer Prior to the close of escrow; and

(4) Statement to be signed by Transferee (Purchaser) which specifically and fully informs the home buyer of the off-site mining operations. At a minimum, this Statement shall clearly indicate that the mining facilities adjacent to Sycamore Creek are in operation 24 hours each day, seven days a week, and these operations generate dust, vibration, noise, large truck traffic and other potential nuisance-related impacts. The "Aerial Photograph of adjacent Mining Facilities" shall be separately signed by the Transferee (Purchaser) and shall be attached to and a part of this Statement.

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43

SP - IF HUMAN REMAINS FOUND

RECOMMND

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 FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to 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 their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist."

30.PLANNING. 44

SP - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource."

30.PLANNING. 45 SP - PARK PLANS REQ PA26

RECOMMND

Plans for the park in Planning Area 26 including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open-space plans for Planning Area 26 are approved or approved concurrently.

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 46 SP - PARK CONST REQ PA26 RECOMMND

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 park/open-space for Planning Area 26 shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.

30.PLANNING. 47 SP - PARK PLANS REQ PA24A RECOMMND

Plans for the park in Planning Area 24a including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open-space plans for Planning Area 24a are approved or approved concurrently.

30.PLANNING. 48 SP - PARK CONST REQ PA24A RECOMMND

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 park/open-space for Planning Area 24a shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.

30.PLANNING. 49 SP - PARK PLANS PA24D RECOMMND

Plans for the park in Planning Area 24d including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open-space plans for Planning Area 24d are approved or approved concurrently.

30.PLANNING. 50 SP - PARK CONST REQ PA24D RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 50 SP - PARK CONST REQ PA24D (cont.) RECOMMND

plot plan, etc.), the following condition shall be placed on the implementing project:

The park/open-space for Planning Area 24d shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.

30.PLANNING. 51 SP - PARK PLANS REQ PA27 RECOMMND

Plans for the park in Planning Area 27 including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open-space plans for Planning Area 27 are approved or approved concurrently.

30.PLANNING. 52 SP - PARK CONST REQ PA27 RECOMMND

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 park/open-space for Planning Area 27 shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.

30.PLANNING. 55 SP - BASIN REQ PA29 RECOMMND

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 landscaped basin for Planning Area 29 shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.

30.PLANNING. 56 SP - OPEN SPACE DED PA20B RECOMMND

Planning Area 20b shall be dedicated to a Master Homeowners Association or similar public/private entity prior to the 1st building permit issuance in Planning Area 15a.

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1 SP - SP256A2/TS GEOMETRICS

RECOMMND

The project shall be responsible for the following intersection geometric improvements:

Campbell Ranch Road/Temescal Canyon Road
NB - one left turn lane, one right turn lane
SB - N/A
EB - two through lanes, one right turn lane
WB - one left turn lane, two through lanes

or as approved by the Transportation Department.

30.TRANS. 4 SP - SP256A2/ON-SITE IMPROVE'T

RECOMMND

Existing De Palma Road shall be realigned to intersect with Indian Truck Trail at proposed Campbell Ranch Road within the specific plan boundaries. The realignment may require off-site improvements for connection to existing De Palma Road. Raised medians shall be constructed on Campbell Ranch Road from Mayhew Canyon Road to Indian Truck Trail; on De Palma Road from Indian Truck Trail to the eastern project boundary; and on Indian Truck Trail from De Palma Road to I-15 SB ramps as indicated in Figure 5 of the Specific Plan.

30.TRANS. 5 SP - SP256A2/TRAFFIC STD REQ

RECOMMND

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 256 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 6 SP - SP256A2/BIKE TRAILS

RECOMMND

All bike trails developed as part of this specific plan should be designated as Class I bikeways generally located within separate right-of-way in accordance with the standards contained within the California Department-Highway Design Manual (latest edition).

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7 SP - SP256A2/CONDITIONS RECOMMND

Prior to any project approval the development standards of Specific Plan No. 256 shall be reviewed and complied with.

30.TRANS. 8 SP - SP256A2/ROAD IMPROVEMENTS RECOMMND

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 or development proposals for the Specific Plan, subject to approval by the Director of Transportation.

30.TRANS. 9 SP - SP256A2/FUNDING MECHANISM MET

Prior to approval of any tentative tract or use case associated with Specific Plan No. 256, a funding mechanism for the ultimate interchange improvements identified in 30. TRANS.6 shall be established by the project proponent and approved by the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - INTERPRETIVE CENTER PA21 RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,237th building permit within the SPECIFIC PLAN, plans for the Interpretive Center in Planning Area 21, including landscaping, facilities, maintenance, and ownership, shall be approved by the County and the Riverside-Corona resource Conservation District.

100.PLANNING. 2 SP - INTERPRETIVE CENTER RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,335th building permit within the SPECIFIC PLAN, the Interpretive Center in Planning Area 21 shall be constructed and operational.

100.PLANNING. 3 SP - TEMESCAL VALLEY MON PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,044th building permit within the SPECIFIC PLAN, plans for the monument sign, as outlined in the Temescal Valley Design Guidelines, shall be approved

02/28/13
15:22

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 39

SPECIFIC PLAN Case #: SP00256A2

Parcel: 290-603-029

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4 SP - TEMESCAL VALLEY MON CONST RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,544th building permit within the SPECIFIC PLAN, the Secondary Entry Monument sign near the Indian Truck Trail and Campbell Ranch Road intersection, as outlined in the Temescal Valley Design Guidelines, shall be constructed.

100.PLANNING. 5 SP - PARK CONST REQ PA28 RECOMMND

Prior to the issuance of the 1335th occupancy permit within the SPECIFIC PLAN, the park within Planning Area 28 shall be constructed in accordance with approved park plans and be fully operable.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION DRAFT

The land division hereby permitted is a Schedule H, 87 lot subdivision of 25.13 gross acres with an average lot size of 4,269 square feet for single family residential development within Planning Area 7 of Specific Plan SP256A2.

10. EVERY. 2 MAP - HOLD HARMLESS DRAFT

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 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.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36316 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36316, Amended No. 1, dated 4/4/11.

EXHIBIT L,W and M = Tentative Track Map No. 36316, Landscape Exhibit, Wall and Fence Exhibit, and Maintenance Exhibit Amended No. 2, dated 4/4/11.

EXHIBIT B and C = Tentative Track Map No. 36316 Floor Plans and Elevations dated 4/4/11

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

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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 MAP - PRE-CONSTRUCTION RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 10 MAP - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.BS GRADE. 10 MAP - SLOPE STABL'TY ANLYS (cont.) RECOMMND
vertical).

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND
Minimum drainage grade shall be 1% except on portland
cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND
Provide drainage facilities and terracing in conformance
with the California Building Code's chapter on "EXCAVATION
& GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND
Observe slope setbacks from buildings & property lines per
the California Building Code as amended by Ordinance 457.

10.BS GRADE. 16 MAP - PVT RD GDG PMT RECOMMND
Constructing a private road requires a grading permit. All
private roads which are conditioned to be paved shall
conform to Ordinance 457 base and paving and inspection
requirements.

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND
Lots which propose retaining walls will require separate
permits. They shall be obtained prior to the issuance of
any other building permits - unless otherwise approved by
the Building and Safety Director. The walls shall be
designed by a Registered Civil Engineer - unless they
conform to the County Standard Retaining Wall designs shown
on the Building and Safety Department form 284-197.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND
Plant and irrigate all manufactured slopes equal to or
greater than 3 feet in vertical height with drought
tolerant grass or ground cover; slopes 15 feet or greater
in vertical height shall also be planted with drought
tolerant shrubs or trees in accordance with the
requirements of Ordinance 457.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.)

RECOMMND

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 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.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED
ADJACENT TO THE MSHCP CONSERVATION AREA

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.)

RECOMMND

BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia
Achillea millefolium-var. millefolium common yarrow
Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple
Arctotheca calendula-cape weed
Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass
Cyperus spp. (all species*)-nutsedge, umbrella plant
Cytisus spp. (all species)-broom
Delosperma 'Alba' -white trailing ice plant
Dimorphotheca spp. (all species)-African daisy, Cape marigold
Drosanthemum floribundum-rosea ice plant
Drosanthemum hispidum-purple ice plant
Eichhornia crassipes-water hyacinth
Elaeagnus angustifolia-Russian olive
Eucalyptus spp. (all species)-eucalyptus or gum tree
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
Festuca arundinacea-tall fescue
Festuca rubra-creeping red fescue
Foeniculum vulgare-sweet fennel
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species)-gaura
Gazania spp. (all species & hybrids)-gazania
Genista spp. (all species)-broom
Hedera canariensis-Algerian ivy
Hedera helix-English ivy
Hypericum spp. (all species)-St. John's Wort
Ipomoea acuminata-Mexican morning glory
Lampranthus spectabilis-trailing ice plant
Lantana camara-common garden lantana

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.) (cont.) (cont.)

RECOMMND

Lantana montevidensis [syn. L. sellowiana]-lantana
Limonium perezii -sea lavender
Linaria bipartita-toadflax
Lolium multiflorum-Italian ryegrass
Lolium perenne -perennial ryegrass
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle
Lotus corniculatus-birdsfoot trefoil
Lupinus arboreus-yellow bush lupine
Lupinus texanus-Texas blue bonnets
Malephora crocea-ice plant
Malephora luteola -ice plant
Mesembryanthemum nodiflorum-little ice plant
Myoporum laetum-myoporum
Myoporum pacificum-shiny myoproum
Myoporum parvifolium-(incl. 'Prostratum') ground cover
myoporum
Oenothera berlandieri-Mexican evening primrose
Olea europea-European olive tree
Opuntia ficus-indica-Indian fig
Osteospermum spp. (all species)-trailing African daisy,
African daisy,
Oxalis pes-caprae-Bermuda buttercup
Parkinsonia aculeate-Mexican palo verde
Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean
Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwort
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom
Tamarix spp. (all species)-tamarisk, salt cedar
Trifolium tragiferum-strawberry clover
Tropaeolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger
An asterisk (*) indicates some native species of the genera

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.) (cont.) (cont.) RECOMMND

exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.

* 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.

10.EPD. 2 - BIOLOGICAL OPINION RECOMMND

The applicant shall abide by the conditions stated in the Biological Opinion (BO) issued by United States Fish and Wildlife Service, dated Jan 31, 2001; "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2).

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.FIRE. 2 MAP-#16-HYDRANT/SPACING (cont.) RECOMMND

hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract 36316 is a proposal to subdivide an approximately 25-acre site for residential development which also includes open spaces and a park. The site is located in the Glen Ivy area of Temescal Canyon on the west side of Campbell Ranch Road north of Indian Truck Trail. This site is Planning Area 7 of SP 256 (Sycamore Canyon Specific Plan).

The site has been previously rough graded and onsite terrace drains were constructed for the slopes along the southerly side of the site so therefore the portion of the site being developed for residential use (approximately 13-acres) receives minimal offsite runoff. All residential lots drain to the adjacent streets which have been designed to convey all the runoff from the developed portion of the site to a water quality basin located in the northeast corner of the site. Runoff in portions of Street "A" and Street "B" are directed toward Campbell Ranch Road.

Runoff from the southerly slope and the terrace drains is collected in a small channel which conveys flows easterly to an inlet located in the vicinity of Street "A" and Lot 40. This channel shall be designed to convey the tributary 100 year flow rates and shall include a splash wall adjacent to the maintenance access path. A Homeowners Association (HOA) or another maintenance entity acceptable to the District will be responsible for the maintenance of this channel. Flows in the channel are then conveyed easterly in an underground storm drain toward Campbell Ranch Road. These flows are combined with the runoff collected by catch basins at Campbell Ranch Road and Street "A" and ultimately discharged into the existing storm drain in Campbell Ranch Road. Catch basins located in the vicinity of Street "B" and Campbell Ranch Road collect runoff tributary to Street "B". This runoff is also discharge into the existing storm drain in Campbell Ranch Road. The existing storm drain in Campbell Ranch Road discharges into the existing basin located at the northeast

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

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

corner of the site adjacent to Campbell Ranch Road. This basin (Basin 10H) was constructed with Tract 29320. The design of the basin accounted for the development of this site and therefore this development does not have to mitigate for increased runoff.

A preliminary project specific Water Quality Management Plan (WQMP) has been submitted for this project. As previously stated, runoff from the developed portion of the site is directed to the water quality basin. Flows from the basin enter the outlet structure and are conveyed in a proposed underground storm drain to the existing storm drain in Campbell Ranch Road. The basin outlet shall be designed to discharge the 100-year flow without exceeding the capacity of the basin. The maintenance access road surrounding the basin shall be 1-foot above the maximum water surface of the basin. The basin shall be designed for emergency escape with erosion protection placed on the slope. The inlet pipe which discharges flows into the basin shall be located as far as possible from the outlet structure at the opposite end of the basin and a basin forebay shall be included in the basin design. For water quality mitigation, porous pavement is provided at the lower portions of streets "A" and "B" along with catch basin inserts. Operation and maintenance of the BMP's will be provided by a HOA.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE (cont.) RECOMMND

the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 18 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 under Programs and

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

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 included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - GEO02233 RECOMMND

County Geologic Report (GEO) No. 2233 submitted for this project (TR36316) was prepared by Advanced Geotechnical Solutions, Inc. (AGS) and is entitled "Geotechnical Review of Tentative Tract Map 36316, Planning Areas 7 and 9 (Formerly TTM 29320), Sycamore Creek Development, County of Riverside, California", dated October 12, 2010.

GEO02233 concluded:

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - GEO02233 (cont.) . RECOMMND

1. There are no active faults within the development area.
2. The potential for surface fault rupture is very low.
3. Liquefaction potential at the site is considered nil. The potential for lateral spreading is very low.
4. The potential for seismically induced dynamic settlement is considered low.
5. The potential for seismically induced landsliding is considered low.
6. The potential for flooding due to tsunami is extremely low.
7. The potential for a seiche impacting the site is considered to be non-existent.
8. The onsite soils are considered as having a low potential for hydro-consolidation.

GEO02233 recommended:

1. The upper one to two feet of desiccated engineered fill and weathered bedrock will need to be moisture conditioned, processed and re-compacted to project standards.
2. "Cap" lots should be underlain by a minimum of five feet of fill.

GEO02233 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02233 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to 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 their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 3

MAP - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 4 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 5 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 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. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 11 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 12 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- f. The minimum width of each lot is 45 feet.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

- g. The maximum height of any building is 35 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 3600 square feet.
- j. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY THE SPECIFIC PLAN ZONING ORDINANCE, AND THE SPECIFIC PLAN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 12 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.

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. 13 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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

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. 14 MAP - REQUIRED MINOR PLANS RECOMMND

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

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

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

10.PLANNING. 16 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel. The landowners shall secure all parcels and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 17 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 19 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

or any successor in interest shall:

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

10.PLANNING. 20 MAP - FUEL MOD INFO RECOMMND

The developer shall provide information to all future homeowners of lots for lots 1 through 14 explaining at a minimum:

- 1)The plantings in the backyards of these units are required to be compliant with any and all fuel modification requirements.
- 2)The future homeowner is responsible for continued maintenance of all plantings.
- 3)Any replacement landscaping shall be compliant with all fuel modification requirements.
- 4)The Home Owners Association and/or County officials may periodically inspect the landscaping to assure compliance.
- 5) No combustible structures, fencing, or play equipment shall be premitted.

10.PLANNING. 21 MAP - WASTE MGNT LETTER (1) RECOMMND

In a letter dated December 29, 2010 the Waste Management Department indicated the following:

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, slate, and local regulations and ordinances, any hazardous waste generated in association with the development of the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not

02/28/13
10:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - WASTE MGNT LETTER (1) (cont.) RECOMMND

limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding determination, transport, and disposal of hazardous waste, please contact the Riverside County department of Environmental Health, Environmental Protection and Oversight Division at 1-888-722-4234.

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/CONDITIONS RECOMMND

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 'C', except that Level of Service 'D' 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.

Campbell Ranch Road (NS) at:
 Mayhew Canyon Road (EW)
 Driveway 3 (EW) - TR 36316
 Driveway 4 (EW) - TR 36316
 Indian Truck Trail (EW)

De Palma Road (NS) at:
 Santiago Canyon Road (EW)

I-15 Southbound Ramps (NS) at:
 Indian Truck Trail (EW)

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.TRANS. 1 MAP - TS/CONDITIONS (cont.) RECOMMND

I-15 Northbound Ramps (NS) at:
Indian Truck Trail (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.

10.TRANS. 2 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 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. 3 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. 5 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

10. GENERAL CONDITIONS

10.TRANS. 5 MAP - DRAINAGE 1 (cont.) RECOMMND

on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 6 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.

10.TRANS. 7 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 8 MAP- TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

RECOMMND

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.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

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

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

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

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS (cont.) RECOMMND

is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 ENV ASSESSMENT PHASE I STUDY RECOMMND

A Phase I Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by the Environmental Cleanups Program to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact the Environmental Cleanups Program at (951) 955-8982.

EPD DEPARTMENT

50.EPD. 2 MAP - CONSERVATION EASEMENT RECOMMND

Prior to the issuance of a grading permit, a conservation easement shall be recorded in favor of the Riverside Corona Resource Conservation District (RCRCD). The conservation easement shall encompass the 71.1-acre wildlife corridor, described in the letter, "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2) dated January 31, 2001. The conservation easement shall be determined, by the United States Fish and Wildlife Service (USFWS), to meet the requirements of the above referenced document. All appropriate documentation of the recorded conservation easement and USFWS approval shall be submitted to the Riverside County Planning Department Environmental Programs Division (EPD). EPD staff shall determine what documentation is appropriate. Once EPD staff is satisfied that the conservation easement has been recorded and is consistent with the BO requirements, staff shall consider this condition met.

50.EPD. 3 MAP - ECS CONDITION RECOMMND

The constrained areas will conform to the areas mapped as "P.A. 21 Open Space - Conservation" in SP00256A2 Screen Check No. 4 dated June 20, 2011. These areas shall be

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

50.EPD. 3 MAP - ECS CONDITION (cont.)

RECOMMND

mapped and labeled "Delineated Constraint Area (MSHCP Conservation)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

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

"No disturbances may occur within the boundaries of the Delineated Constraint Area (MSHCP Conservation)."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Delineated Constraint Area (MSHCP Conservation) beyond what is mapped as "FUEL MODIFICATION ZONE 2."

"Night lighting shall be directed away from the Delineated Constraint Area (MSHCP Conservation). Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

"The perimeter of the Delineated Constraint Area (MSHCP Conservation) shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the Delineated Constraint Area (MSHCP Conservation). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height.

50.EPD. 4 MAP - ECS CONDITION 2

RECOMMND

The areas mapped as "OFFSITE FUEL MOD. ZONE 1 PER FIREWISE" on the map labeled TR36316, AMD. #1 and dated 6/20/11, shall be mapped and labeled "FUEL MODIFICATION ZONE 1" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

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

"FUEL MODIFICATION ZONE 1 shall only be planted with native vegetation. Non-native vegetation shall not be planted in this area. Per condition 21 of the Biological Opinion (BO)

02/28/13
10:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

50.EPD. 4 MAP - ECS CONDITION 2 (cont.) RECOMMND

issued by USFWS, dated Jan 31, 2001; Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2)."

50.EPD. 5 MAP - ECS CONDITION 3 RECOMMND

The areas mapped as "OFFSITE FUEL MOD. ZONE 2 PER FIREWISE" on the map labeled TR36316, AMD. #1 and dated 6/20/11, shall be mapped and labeled "FUEL MODIFICATION ZONE 2" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

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

"FUEL MODIFICATION ZONE 2 shall be thinned to reduce fuel loads. Per condition 21 of the Biological Opinion (BO) issued by USFWS, dated Jan 31, 2001; Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2)."

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 3 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#67-ECS-GATE ENTRANCES (cont.) RECOMMND

driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 4 MAP-#88-ECS-AUTOMATIC GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 5 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls maybe required along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

50.FIRE. 6 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer,

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

50.FIRE. 6 MAP-#46-WATER PLANS (cont.) RECOMMND

containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 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. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

No offsite drainage facilities or easements are anticipated to be required for this project. Should any offsite drainage facilities or easements be required at a future stage of development, then 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.

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

No offsite grading for drainage purposes is anticipated to be required for this project. Should any grading for drainage purposes be required at a future stage of development, then written permission shall be obtained from

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING (cont.) RECOMMND

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

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

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 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 3600 square feet net.

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.

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

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

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

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 134 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. A letter from EDA indicating they will not accept the fee will suffice to clear this condition.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

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

50.PLANNING. 22 MAP - ECS WILDLIFE CORR ESMNT RECOMMND

A conservation easement encompassing the Wildlife Corridor as shown on the TENTATIVE MAP shall be delineated on the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 26 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

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

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

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

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

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

RECOMMND

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

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

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

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

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

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

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

part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

Additionally, the following Conditions of Approval have been added to the project which will require specific additions to the CC&R Document: 10.FLOOD RI.19, 50.EPD.7, 50.FIRE.5, 50.FLOOD RI.10, 50.PLANNING.35.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP - CC&R RES POA COM. AREA

RECOMMND

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

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

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

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

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

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

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

RECOMMND

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

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

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

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

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

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

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

declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map."

Additionally, the following Conditions of Approval have been added to the project which will require specific additions to the CC&R Document: 10.FLOOD RI.19, 50.EPD.7, 50.FIRE.5, 50.FLOOD RI.10, 50.PLANNING.35.

50.PLANNING. 35 MAP - LC LNDSCP COMMON AREA MA RECOMMND

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

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

1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

50.PLANNING. 36 MAP - FUEL MOD EASEMENT RECOMMND

Prior to recodation of the map, the final map exhibit shall show all required fuel modification areas, including those in the residential backyards of lots 1 through 14, in easments which shall require, at a minuimun, access for

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 36 MAP - FUEL MOD EASEMENT (cont.) RECOMMND

Fire inspectors to assure compliance with Fuel Modification requirements.

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/INTERCHANGE IMP RECOMMND

A funding mechanism or Project Agreement shall be in place for funding of the improvements to the I-15/Indian Truck Trail interchange prior to the recordation of TR36316.

50.TRANS. 2 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

50.TRANS. 3 MAP - TS/GEOMETRICS RECOMMND

The intersection of Campbell Ranch Road (NS) at "B" Street (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes
Southbound: two through lanes
Eastbound: one shared left-turn/right-turn lane - stop controlled
Westbound: N/A

Note: Egress movement only permitted at this driveway.
Appropriate signage shall be provided by the project proponent.

The intersection of Campbell Ranch Road (NS) at "A" Street (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: two through lanes
Eastbound: one shared left-turn/right-turn lane - stop controlled
Westbound: N/A

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - TS/GEOMETRICS (cont.) RECOMMND

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.

50.TRANS. 4 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 5 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Campbell Ranch Road and so noted on the final map.

50.TRANS. 6 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 7 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name signs in accordance with the approved Temescal Valley Design Guideline street name sign.

50.TRANS. 8 MAP - SOILS 2 RECOMMND

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

50.TRANS. 9 MAP- CORNER CUT-BACK I/SUR RECOMMND

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - LIGHTING PLAN

RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with the approved Temescal Valley Design Guideline street lighting standards.

50.TRANS. 11 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along Campbell Ranch Road.
- (2) Traffic signals located on Campbell Ranch Road at intersection of Indian Truck Trail.
- (3) Graffiti abatement of walls and other permanent structures along Campbell Ranch Road.

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

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

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - UTILITY PLAN

RECOMMND

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

50.TRANS. 13 MAP - LANDSCAPING

RECOMMND

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

Landscaping shall be improved within Campbell Ranch Road.

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

50.TRANS. 14 USE - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 14 USE - TUMF CREDIT AGREEMENT (cont.) RECOMMND
additional information.

50.TRANS. 15 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. 16 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://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 17 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 18 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 19 MAP - DEDICATIONS RECOMMND

Street "C", "D", "E", "F", "G", and street "H" (privately maintained) are designated as local roads and shall be improved with 36' full-width AC pavements and 6" concrete curb and gutter within the 46' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/46') (Modified for reduced right-of-way from 56' to 46' and side walk to be constructed adjacent to curb line)

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - DEDICATIONS (cont.)

RECOMMND

NOTE:

A 5'sidewalk (on both sides) shall be constructed adjacent to the curb line within the 5' parkway.

Street "A" (privately maintained) is designated as a local road and shall be improved with 36'full-width AC pavements and 6" concrete curb and gutter within the 46' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" and as approved by the Director of Transportation. (36'/46') (Modified for reduced right-of-way from 56' to 46' and side walk to be constructed on the north side only)

NOTE:

A 5'sidewalk (on the north side only) shall be constructed adjacent the curb line within the 5' parkway.

Street "B" (privately maintained exit road) is designated as a local road and shall be improved with 30'full-width AC pavements and 6" concrete curb and gutter within the 40' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" and as approved by the Director of Transportation. (30'/40') (Modified for reduced right-of-way from 56' to 40' and side walk to be constructed on one side only)

NOTE:

1.A 5'sidewalk (on one side only) shall be constructed adjacent the curb line within the 5' parkway.

2.No entry shall be allowed to Street "B" and proper signage shall be installed.

50.TRANS. 20 MAP - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, sidewalk, and/or drainage devices within County right-of-way, including sewer and water laterals on Campbell Ranch Road shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461; such construction shall shown on existing street improvement plans and shall be approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - EXISTING CURB & GUTTER (cont.) RECOMMND

E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html. If you have question, please call the Plan Check Section at (951) 955-6527.

Note:

A 6' meandering sidewalk shall be constructed within the 10'parkway as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5 MAP - SLOPE STABIL'TY ANLY

RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

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

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

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 MAP - PVT RD GDG PMT

RECOMMND

The applicant/developer shall obtain a grading permit prior to constructing a private road.

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

EPD DEPARTMENT

60.EPD. 1 - GRADING PLAN CHECK

RECOMMND

The 71.1-acre wildlife corridor described in the letter "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2) dated January 31, 2001, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "RCRCD Conservation Easement (MSHCP Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 2 - BIOLOGICAL MONITOR

RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. 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 had reviewed all construction activities to minimize impacts to any sensitive species and habitats. 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.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 - BO CONDITIONS

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit documentation that the project has met all conditions of the Biological Opinion (BO) issued by United States Fish and Wildlife Service, dated Jan 31, 2001; "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2). All documentation shall be submitted to, and reviewed by, the Riverside County Planning Department Environmental Programs Division (EPD). This condition shall not be considered met until EPD staff is satisfied that all BO requirements have been met. EPD may require additional documentation in the form of site visits, reports and correspondence with the wildlife agencies. Please contact EPD for more information.

60.EPD. 4 - CONSERVATION EASEMENT

RECOMMND

Prior to the issuance of a grading permit, a conservation easement shall be recorded in favor of the Riverside Corona Resource Conservation District (RCRCD). The conservation easement shall encompass the 71.1-acre wildlife corridor, described in the letter, "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2) dated January 31, 2001. The conservation easement shall be determined, by the United States Fish and Wildlife Service (USFWS), to meet the requirements of the above referenced document. All appropriate documentation of the recorded conservation easement and USFWS approval shall be submitted to the Riverside County Planning Department Environmental Programs Division (EPD). EPD staff shall determine what documentation is appropriate. Once EPD staff is satisfied that the conservation easement has been recorded and is consistent with the BO requirements, staff shall consider this condition met.

60.EPD. 5 - CONSERVATION DEDICATION

RECOMMND

The 71.1-acre wildlife corridor, described in the letter, "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2) dated January 31, 2001, shall be offered for dedication to the property owners association as County directs or authorizes, and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6

- FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The 71.1-acre wildlife corridor, described in the letter, "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2) dated January 31, 2001, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 7

- FENCE INSTALL

RECOMMND

Prior to the issuance of a grading permit, the 71.1-acre wildlife corridor, described in the letter, "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2) dated January 31, 2001, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7 - FENCE INSTALL (cont.) RECOMMND

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.

60.EPD. 8 - MMP IMPLEMENTATION RECOMMND

Prior to the issuance of a grading permit, a restoration biologist who holds an MOU with Riverside County shall be contracted to implement the mitigation measures outlined in the document entitled "Conceptual Mitigation and Monitoring Plan For Impacts to Areas Within Belle Meadows Property (Tentative Tracts 30851 and 30852) Lake Mathews/Woodcrest area of Unincorporated Western Riverside County" dated November 21, 2007. Any proposed changes to the mitigation monitoring plan referenced above shall be approved by the Environmental Programs Department (EPD). The biologist shall submit to EPD an itemized cost estimate for all mitigation measures. Financial assurances must be in place prior to the issuance of a grading permit.

FIRE DEPARTMENT

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

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

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

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

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

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

No offsite drainage facilities or easements are anticipated to be required for this project. Should any offsite drainage facilities or easements be required at a future stage of development, then 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.

60.FLOOD RI. 6 MAP PHASING RECOMMND

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard 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.

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.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) RECOMMND

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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and 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.

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 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.

60.PLANNING. 4 MAP - PALEONTOLOGIST REQUIRED RECOMMND

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEONTOLOGIST REQUIRED (cont.) RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 7 MAP - HILLSIDE DEV. STANDARDS RECOMMND

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

60.PLANNING. 8 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

form shall reflect the natural rounded terrain.

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

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

60.PLANNING. 16 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the 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 25.13 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - GRADING PLAN REVIEW (cont.) RECOMMND

ounty T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20 MAP - SLOPE STBILTY RPRT RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

TRANS DEPARTMENT

60.TRANS. 1 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT (cont.) RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

EPD DEPARTMENT

80.EPD. 1 MAP - MSHCP LANDSCAPE CONDITIO RECOMMND

The areas mapped as "OFFSITE FUEL MOD. ZONE 1 PER FIREWISE" on the map labeled TR36316 AMD. #1 and dated 6/20/11 shall be delineated on the landscape plan and labled "MSHCP CONSERVATION AREA AND FUEL MOD. ZONE". This area shall be drip irrigated. This area shall only be planted with native vegetation. Only vegetation that is compatible with both MSHCP conservation areas and Fuel Modification Zones shall be used, per condition 21 of the Biological Opinion (BO) issued by USFWS, dated Jan 31, 2001; "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2)

80.EPD. 2 MAP - LANDSCAPE PLAN MSHCP RECOMMND

Landscape plans submitted for the project prior to building permit issuance 1) need to identify the adjacent MSCHP conserved lands and 2) shall not use invasive species specifically those identified in Table 6-2 of the MSHCP. When selecting plants suitable to areas adjacent to MSHCP conserved lands, the applicant/permit holder should refer to the Plant List included in the County of Riverside Guide to California Friendly

80.EPD. 3 MAP - MMP INSTALL REPORT RECOMMND

Prior to the issuance of a building permit, a report must be submitted showing that the initial instillation as outlined in the Mitigation Monitoring Plan (MMP) has been completed. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 3 MAP - MMP INSTALL REPORT (cont.) RECOMMND

and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to building permit issuance.

80.EPD. 4 MAP - LIGHTING PLAN MSHCP RECOMMND

The project is surrounded on all sides by MSHCP Conservation Lands. The Lighting Plan shall be reviewed to ensure that it is consistent with section 6.1.4, Urban Wildlands Interface Guidelines, of the MSHCP. 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.

80.EPD. 5 MAP - UWIG PLAN CHECK RECOMMND

Building Plan will be checked for compliance with section 6.1.4 of the MSHCP. Emphasis should be place on lighting and drainages.

* 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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 5 MAP - UWIG PLAN CHECK (cont.)

RECOMMND

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 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.

80.EPD. 6 MAP - BIO MONITOR REPORT

RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit 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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 6 MAP - BIO MONITOR REPORT (cont.) RECOMMND

 completion. Please contact EPD for further information.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

02/28/13
10:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 63

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

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

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

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Corona Norco Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 13 MAP WOOD FENCE TREATMENT RECOMMND

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14

MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

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

The plot plan shall contain the following elements:

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

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

80.PLANNING. 15

MAP - MODEL HOME COMPLEX

RECOMMND

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

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

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

80.PLANNING. 16 MAP - BUILDING SEPARATION 2 RECOMMND

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

80.PLANNING. 19 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Landscaping plans for slopes exceeding 3 feet in height;
- 4)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 5)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

approved said plans.

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

80.PLANNING. 20 MAP - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 21 MAP - LC LNDSCP COMMON AREA MA RECOMMND

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21

MAP - LC LNDSKP COMMON AREA MA (cont.)

RECOMMND

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

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

80.PLANNING. 22

MAP - NOISE MITIGATION (2)

RECOMMND

Prior to the issuance of building permits, the developer shall ensure the following design features have been incorporated into the homes on lots 62 through 78:

1) Standard dual glazed windows shall have a Sound Transmission Class (STC) rating of 26 or higher

2) A "window closed" means of mechanical ventilation (eg air conditioning) shall be provided

3) Window and door assemblies shall be free of cut outs and openings and shall be well fitted and sealed with weather stripping

4) Exterior walls shall have a minimum Sound Transmission Class (STC) rating of 46

5) Roofs/ceilings shall utilize a minimum 1/2 inch plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 MAP - ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially conform to approved EXHIBIT B and C.

80.PLANNING. 24 MAP - FINAL SITE PLAN RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the Specific Plan and the approved EXHIBITS.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases,

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 MAP - FINAL SITE PLAN (cont.)

RECOMMND

a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 12 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 6 feet.

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

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

8. Front yards on longer streets shall feature front yard embellishments in the form of pony walls, courtyards, patio covers and similar structures/features to break up the appearance of continual garage doors.

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

80.PLANNING. 25 MAP - WASTE MGNT LETTER (2)

RECOMMND

A clearance letter from Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated December 29, 2010. The sections of the letter that shall be addressed prior to building permits are summarized as follows:

Prior to issuance of a building permit for EACH construction phase, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 MAP - WASTE MGNT LETTER (2) (cont.) RECOMMND

At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION (cont.) RECOMMND

control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

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

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

1.Precise grade inspection.

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

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

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

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 MAP - PVT RD GDG INSP'S RECOMMND

Prior to final building inspection, the developer / applicant shall be responsible for obtaining the following inspections and reports required by Ordinance 457 for the proposed paved private road.

Required Inspections:

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Inspection of Final Paving

4.Inspection of onsite storm drain facilities constructed as part of the private road.

Required Reports:

TRACT MAP Tract #: TR36316

Parcel: .290-670-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - PVT RD GDG INSP'S (cont.) RECOMMND

1.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

2.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

90. PRIOR TO BLDG FINAL INSPECTION

EPD DEPARTMENT

90.EPD. 1

MAP - UWIG INSPECTION

RECOMMND

The project site will be inspected by the Environmental Programs Department to ensure compliance with Urban Wildland Interface Guidelines. The following elements must be inspected and approved however other issues may also be addressed.

* 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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1 MAP - UWIG INSPECTION (cont.)

RECOMMND

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.

FIRE DEPARTMENT

90.FIRE. 1 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 D 2010 EDITION. All fire sprinkler risers shall be protected from any physical damage. A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. Plans must be submitted to the Fire Dept. for review and approval prior to installation.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

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

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI

RECOMMND

The land divider/permit holder shall construct a eight (8) foot high decorative block wall from lots 61 to 78. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

90. PRIOR TO BLDG FINAL INSPECTION

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

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA No. 134. A letter from EDA indicating they will not accept the fee will suffice to clear this condition.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 25.13 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of the original EIR No.325 and any Addenda to said EIR.

The Planning Director may require inspection or other monitoring to ensure such compliance.

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

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 MAP - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 14 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 MAP - DEVELOPER PLANTED BAKYRD RECOMMND

Prior to final inspection for lots 1 through 14, the developer shall plant all backyards for lots 1 through 14 and maintain plantings until an occupant assumes responsibility. The intent is to assure that the planting is compliant with any and all fuel modification requirements. The project documents have indicated that the fuel modification area for the project will include the backyards of these units. The applicant shall provide evidence of full plantings prior to final inspection.

90.PLANNING. 16 MAP - NOISE MITIGATION (1) RECOMMND

Prior to the final building inspection for lots 61 through 78 the developer shall construct an 8-foot tall noise barrier along the perimeter of the lots. The noise barrier shall be located between the adjacent roadways and the exterior living areas. Where applicable, the barriers should wrap around the ends of the dwelling units to prevent flanking of noise into the project site. The noise barrier shall consist of material that is at least 3.5 pounds per square foot of face area and shall have no decorative cutouts or other line-of-site openings between shielded areas and the roadways. The required barrier may be constructed using any of the following materials:
-Masonry Block
-Earthen berm; or
-Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.

90.PLANNING. 17 MAP - WASTE MGNT LETTER (3) RECOMMND

A clearance letter from Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated December 29, 2010. The portion of the letter that shall be addressed prior to building permit final inspection is summarized as follows:

Prior to issuance of an occupancy permit for EACH construction phase, evidence (i.e.. receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

90.TRANS. 2 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 3 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved Temescal Valley Design Guideline street lighting plan and standards.

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

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

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

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

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

90. PRIOR TO BLDG FINAL INSPECTION

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

- (1) Landscaping along Campbell Ranch Road
- (2) Traffic signals located on Campbell Ranch Road at intersection of Indian Truck Trail
- (3) Graffiti abatement of walls and other permanent structures along Campbell Ranch Road

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

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

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

90.TRANS. 6 MAP - 80% COMPLETION RECOMMND

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

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

TRACT MAP Tract #: TR36316

Parcel: 290-670-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (cont.)

RECOMMND

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

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

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 17, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Building & Safety (Grading)
Building & Safety (J. Vasquez)
Regional Parks & Open Space Co.
County Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
CSA# 134
Commissioner Roth
Supervisor Buster
City of Corona

City of Lake Elsinore
Corona/Norco Unified School Dist.
Co. Waste Management Dept.
Co. Sheriff's Office
Lee Lake Water District
Verizon
Southern Ca. Edison Co.
Southern Ca. Gas Co.
Caltrans #8
EIC "Attachment A"
Santa Ana Regional WQCB
US Postal Service
Bureau of Land Management
CA Dept. of Fish and Game

U.S. Fish and Wildlife Service
Riverside Transit Agency
Pechanga Band of Indians
Residents of Greater Lake Mathews
Greater Lake Mathews Rural Trails
Assoc.
Community Assoc. of Lake Mathews
Mead Valley Municipal Advisory
Council
Calif. Native America Heritage
Commission

SPECIFIC PLAN NO. 256, AMENDMENT NO. 2, CHANGE OF ZONE NO. 7317 – EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan No. 00256, Planning Areas 1, 2, 3, 4, 5A, 5B, 6, 7, 8, 9, 10, 12, 13, 14, 15A, 15B, 16, 17A, 17B, and 17C. – **REQUEST: Specific Plan No. 00256, Amendment No. 2 proposes to re-designate and reconfigure the Planning Areas to reduce the overall number of dwelling units throughout the Specific Plan from 1,765 du to 1,758 du. Planning Area 1 will reduce by one (1) dwelling unit, Planning areas 7 and 9 will reduce by 59 dwelling units, Planning Area 12 will reduce by one (1) dwelling unit, Planning Area 14 will reconfigure to create Planning Areas 14 and 24E. Planning Area 24E will re-designate as open space, Planning Area 14 will provide 59 dwelling units, Planning Area 17A will reconfigure into Planning Areas 17A and 17C with an increase of dwelling units. Planning Area 17C will re-designate as Medium Density Residential to provide 23 dwelling units. Planning Area 17A will re-designate from Low Density Residential to Medium Density Residential providing 105 dwelling units. Planning Area 17B will increase in size by 1.5 acres providing a total of 16.7 acres of open space. Change of Zone No. 07317 proposes to create an additional Planning Area, PA 24E, for open space. The Change of Zone also proposes to divide Planning Area 17 into Planning Areas 17A and 17C. – APN: 290-160-003, 005, 006, 016, 017, et al – Related Cases: SP00256, SP00256A1, PM34069**

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on May 4, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact **Vanessa Ng**, Project Planner, at **(951) 955-5133** or email at vmng@RCTLMA.org / **MAILSTOP # 1070**.

COMMENTS:

DATE: _____

SIGNATURE: _____

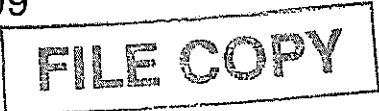
PLEASE PRINT NAME AND TITLE: _____

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.

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

DATE: December 13, 2010



TO:

Riv. Co. Transportation Dept.	Regional Parks & Open Space	Riv. Co. Waste Management Dept.
Riv. Co. Environmental Health Dept.	District.	1st District Supervisor
Riv. Co. Public Health Dept.-	Riv. Co. Environmental Programs	1st District Planning Commissioner
Industrial Hygiene	Dept.	Corona Norco Unified School Dist
Riv. Co. Flood Control District	P.D.Geology Section-D. Jones	City of Corona
Riv. Co. Fire Department	Riv. Co. GIS – Phillip Kang	Eastern Municipal Water Dist.
Riv. Co. Dept. of Bldg. & Safety –	P.D. Landscaping Section-R. Dyo	Southern California Gas
Grading	P.D. Archaeology Section-L.	Southern California Edison
Riv. Co. Dept. of Bldg. & Safety –	Mouriquand	
Plan Check	Riv. Co. Sheriff's Department	

SPECIFIC PLAN NO. 00256, AMENDMENT NO. 2, SCREENCHECK NO. 3, TENTATIVE TRACT MAP NO. 36316 and 36317– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan No. 00256. – **REQUEST: Specific Plan No. 00256, Amendment No. 2 proposes to re-designate and reconfigure the Planning Areas to reduce the overall number of dwelling units throughout the Specific Plan from 1,765 du to 1,758 du. Planning Area 1 will reduce by one (1) dwelling unit, Planning areas 7 and 9 will reduce by 59 dwelling units, Planning Area 12 will reduce by one (1) dwelling unit, Planning Area 14 will reconfigure to create Planning Areas 14 and 24E. Planning Area 24E will re-designate as open space, Planning Area 14 will provide 59 dwelling units, Planning Area 17A will reconfigure into Planning Areas 17A and 17C with an increase of dwelling units. Planning Area 17C will re-designate as Medium Density Residential to provide 23 dwelling units. Planning Area 17A will re-designate from Low Density Residential to Medium Density Residential providing 105 dwelling units. Planning Area 17B will increase in size by 1.5 acres providing a total of 16.7 acres of open space. **Tentative Tract Map 36316** proposes an 87 lot subdivision of 25.13 gross acres with an average lot size of 4,269 square feet for single family residential development within Planning Areas 7 and 9 of Specific Plan SP256A2. **Tentative Tract Map 36317** proposes a 194 lot subdivision of 36.6 gross acres with an average lot size of 8,510 square feet within Planning Areas 17a, 17b, 17c, 17d, 24f, 24g, 26 and 27 of Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al – Related Cases: SP00256, SP00256A1, PM34069**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
4th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 20, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health-Industrial Hygiene
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo
P.D. Archaeologist-L. Mouriquand

SPECIFIC PLAN NO 256A2 SCREENCHECK NO 4, TENTATIVE TRACT MAP NO. 36317 AMENDED NO.1– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan No. 00256. – **REQUEST: Specific Plan No. 00256, Amendment No. 2** proposes to re-designate and reconfigure the Planning Areas to reduce the overall number of dwelling units throughout the Specific Plan from 1,765 du to 1,758 du. Planning Area 1 will reduce by one (1) dwelling unit, Planning areas 7 and 9 will reduce by 59 dwelling units, Planning Area 12 will reduce by one (1) dwelling unit, Planning Area 14 will reconfigure to create Planning Areas 14 and 24E. Planning Area 24E will re-designate as open space, Planning Area 14 will provide 59 dwelling units, Planning Area 17A will reconfigure into Planning Areas 17A and 17C with an increase of dwelling units. Planning Area 17C will re-designate as Medium Density Residential to provide 23 dwelling units. Planning Area 17A will re-designate from Low Density Residential to Medium Density Residential providing 105 dwelling units. Planning Area 17B will increase in size by 1.5 acres providing a total of 16.7 acres of open space. **Tentative Tract Map No. 36317** proposes a 194 lot subdivision of 36.6 gross acres with an average lot size of 8,510 square feet within Planning Areas 17a, 17b, 17c, 17d, 24f, 24g, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al – Concurrent Cases: SP00256A2, TR36317, TR36316

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **July 21, 2011 Comment** **anda** deadline, in order that they may be incorporated in the staff report package for this project.

If you have any questions regarding this item, please do not hesitate to contact **Matt Straite, Project** **r**, at **(951) 955-8631**, or e-mail at **MSTRAITE@rctlma.org / MAILSTOP #: 1070**

NTS:

FILE COPY


SIGNATURE: _____

NAME AND TITLE: _____

If)

pl) _____

Y:\Plan transmittal in your response, please include a reference to the case number and project AMD#1 u.

 **Riverside County**
Waste Management Department
Hans W. Kernkamp, General Manager-Chief Engineer

December 29, 2010

Mall Straite, Project Planner
Riverside County Planning Department/M.S. 1070
P.O. Box 1409
Riverside, CA 92502-1409

**RE: Specific Plan 256, Amendment No. 2
Tentative Tract Map (TR) No. 36316 — Subdivide 25.13 Acres into 87 Single
Family Lots**

Dear Mr. Straite:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located southerly of Campbell Ranch Road and westerly of Interstate 15 within the Temescal Canyon Area Plan. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

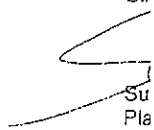
1. a) Prior to issuance of a building permit for EACH construction phase, a *Waste Recycling Plan (WRP)* shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Arrangements can be made through the franchise hauler.
- b) Prior to issuance of an occupancy permit for EACH construction phase, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
2. 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 development of 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 determination, transport, and disposal of hazardous waste, please contact the Riverside

Matt Straite, Project Planner
Tract Map No. 36316
December 29, 2010
Page 2

County Department of Environmental Health,
Oversight Division, at 1.888.722.4234.

3. Use mulch and/or compost in the developed landscaped areas within the project boundary through either onsite composting of grass, i.e. the lawn, or sending separated green waste to
4. Consider xeriscaping and using drought tolerant plants in all landscaped areas of the project.

Thank you for the opportunity to review this proposal.
Call me at (951) 486-3283.

Sir

Su
Pla

PT #97062

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/11/2013,

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

APN (s) or case numbers SPOO 256AZ For

Company or Individual's Name Planning Department,

Distance buffered 1400'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

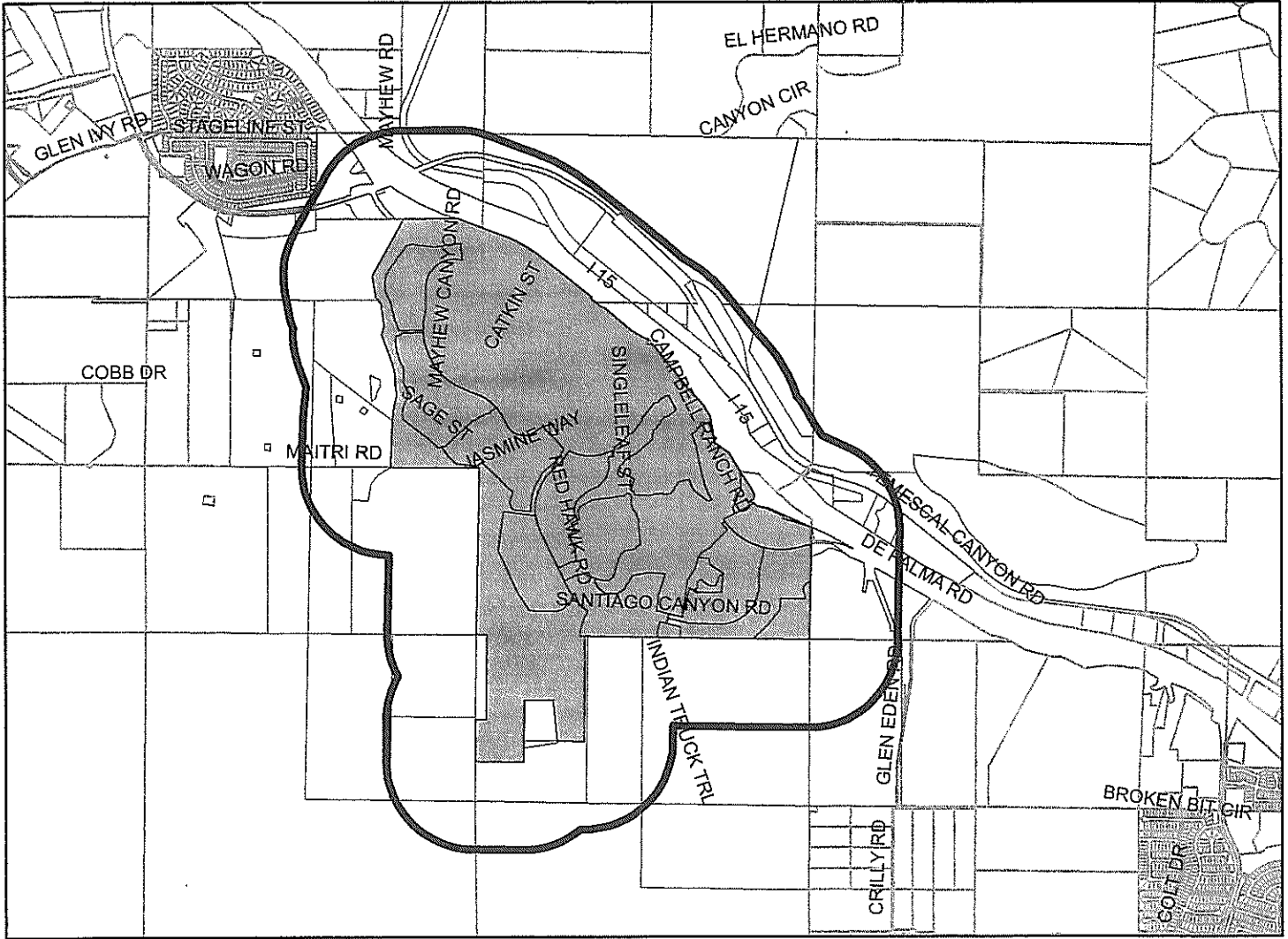
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by
mickhouse
July 27, 2013*

SP00256A2 (1400 feet buffer)



Selected Parcels

290-440-035	290-620-001	290-440-024	290-591-044	290-541-020	290-640-012	290-430-008	290-450-025	290-570-005	290-550-009
290-621-019	290-590-006	290-550-013	290-550-014	290-460-023	290-432-031	290-602-028	290-601-002	290-460-076	290-460-025
290-650-034	290-591-024	290-562-023	290-441-017	290-460-024	290-470-017	290-460-039	290-660-011	290-621-004	290-591-041
290-562-003	290-450-017	290-640-050	290-630-007	290-480-022	290-470-035	290-640-052	290-471-027	290-482-002	290-432-032
290-432-005	290-460-022	290-584-015	290-471-029	290-531-008	290-551-005	290-551-011	290-591-050	290-481-001	290-590-017
290-621-028	290-440-072	290-480-013	290-630-009	290-602-014	290-591-040	290-460-045	290-432-014	290-572-011	290-583-005
290-541-011	290-480-024	290-590-021	290-562-027	290-650-033	290-581-004	290-541-008	290-562-021	290-440-019	290-481-021
290-481-023	290-640-034	290-482-007	290-482-011	290-460-020	290-461-008	290-530-019	290-460-071	290-440-036	290-551-015
290-470-011	290-460-012	290-650-042	290-430-043	290-441-010	290-550-002	290-600-003	290-452-013	290-602-018	290-450-030

rst 90 parcels shown



2,750 1,375 0 2,750 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: 290050026, APN: 290050026
MENDIL ENTERPRISES
C/O GREG D MENEN
21908 NE 198TH ST
WOODINVILLE WA 98077

ASMT: 290080015, APN: 290080015
INDUSI
1609 N BUSH ST STE 1
SANTA ANA CA 92701

ASMT: 290060025, APN: 290060025
TEMESCAL OFFICE PARTNERS
C/O RS DEV CO
3151 AIRWAY AVE STE U2
COSTA MESA CA 92626

ASMT: 290080017, APN: 290080017
ASGARD
C/O FERRO MANAGEMENT CO
1609 N BUSH ST STE 6
SANTA ANA CA 92701

ASMT: 290060034, APN: 290060034
VICKI CUTHERS, ETAL
P O BOX 3766
ORANGE CA 92857

ASMT: 290110050, APN: 290110050
CORONA NORCO UNIFIED SCHOOL DIST
C/O TED E ROZZI
2820 CLARK AVE
NORCO CA 92860

ASMT: 290060037, APN: 290060037
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

ASMT: 290110055, APN: 290110055
RICHMOND AMERICA HOMES OF MARYLAND I
4350 S MONACO ST STE 400
DENVER CO 90237

ASMT: 290060068, APN: 290060068
LEE LAKE WATER DIST
22646 TEMESCAL CYN RD
CORONA CA 92883

ASMT: 290110056, APN: 290110056
SYCAMORE CREEK COMMUNITY ASSN
C/O EDGAR GOMEZ
5171 CALIFORNIA STE 120
IRVINE CA 92617

ASMT: 290060071, APN: 290060071
PHARRIS GROUP
C/O CHRISTINA HOLLIDAY
2050 MAIN ST STE 250
IRVINE CA 92614

ASMT: 290110060, APN: 290110060
MINE RECLAMATION, ETAL
P O BOX 295
LOMITA CA 90717

ASMT: 290060072, APN: 290060072
MINE RECLAMATION, ETAL
C/O PATRICK BROYLES
P O BOX 77850
CORONA CA 92883

ASMT: 290130005, APN: 290130005
SPEEDWAY DEVELOPMENTS
15350 FAIRFIELD RANCH K
CHINO HILLS CA 91709



ASMT: 290130021, APN: 290130021
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 290150006, APN: 290150006
GRACE KOREAN CHURCH AT NORWALK
1645 W VALENCIA DR
FULLERTON CA 92833

ASMT: 290130052, APN: 290130052
SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS CA 91709

ASMT: 290200025, APN: 290200025
AUDREY WALKER
10501 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290130053, APN: 290130053
INDIAN TRUCK TRAIL DEV CO, ETAL
15350 FAIRCHILD RANCH
CHINO HILLS CA 91709

ASMT: 290200032, APN: 290200032
BUTTERFIELD ESTATES HOMEOWNERS ASSN
C/O HOLLYWOOD HOMES II
3954 HAMPTON DR
POMONA CA 91766

ASMT: 290130055, APN: 290130055
INDIAN TRUCK TRAIL DEV CO
44915 PALLADIAN CT
TEMECULA CA 92590

ASMT: 290430001, APN: 290430001
RICARDO BECERRA
24917 MULBERRY RD
CORONA, CA. 92883

ASMT: 290130081, APN: 290130081
JANICE MORGER
3325 W LINCOLN
ANAHEIM CA 92801

ASMT: 290430002, APN: 290430002
LISETTE RAMIREZ
24909 MULBERRY RD
CORONA, CA. 92883

ASMT: 290130082, APN: 290130082
WESTERN RIVERSIDE COUNTY REGIONAL CC
C/O ECONOMIC DEV AGENCY
3403 10TH ST STE 500
RIVERSIDE CA 92502

ASMT: 290430003, APN: 290430003
DEANNA CHAVEZ, ETAL
24901 MULBERRY RD
CORONA, CA. 92883

ASMT: 290150003, APN: 290150003
COMMERCIAL STREET INV CO
P O BOX 77850
CORONA CA 92877

ASMT: 290430004, APN: 290430004
INSUK KELLER, ETAL
24893 MULBERRY RD
CORONA, CA. 92883



ASMT: 290430005, APN: 290430005
SUKHWINDER KAUR, ETAL
24885 MULBERRY RD
CORONA, CA. 92883

ASMT: 290430012, APN: 290430012
LISA GOMEZ, ETAL
11014 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430006, APN: 290430006
KIMBERLY LOMAS
24877 MULBERRY RD
CORONA, CA. 92883

ASMT: 290430013, APN: 290430013
RICHARD TORRES
11022 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430007, APN: 290430007
DELILAH MUNOZ, ETAL
24869 MULBERRY RD
CORONA, CA. 92883

ASMT: 290430014, APN: 290430014
ANNETTE JENKINS, ETAL
11030 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430008, APN: 290430008
JESSICA JENKINS, ETAL
24861 MULBERRY RD
CORONA, CA. 92883

ASMT: 290430015, APN: 290430015
ANTONIO FLORES, ETAL
C/O ANTONIO D FLORES
232 SAGEBRUSH LN
AMERICAN CANYON CA 94503

ASMT: 290430009, APN: 290430009
CONCEPCION MARTINEZ, ETAL
10990 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430016, APN: 290430016
LEE MILLER
11046 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430010, APN: 290430010
MAHER ISMAIL
2045 COMPTON AVE STE 203
CORONA CA 92881

ASMT: 290430017, APN: 290430017
CARLA GRAY, ETAL
11054 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430011, APN: 290430011
CARL NELSON
11006 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430018, APN: 290430018
SHANEE BROWN
11062 WHITEBARK LN
CORONA, CA. 92883





ASMT: 290430019, APN: 290430019
ARMANDO VARGAS
11070 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430027, APN: 290430027
MARIA VILLA, ETAL
24922 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290430020, APN: 290430020
DORIS LUDTKE, ETAL
11078 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430028, APN: 290430028
DARREN TUMANG
24930 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290430021, APN: 290430021
JONATHAN BEARD
11086 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430029, APN: 290430029
JAY YU
24938 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290430022, APN: 290430022
WILLIAM FARISH
11094 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430030, APN: 290430030
AMOS JONES, ETAL
24946 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290430023, APN: 290430023
WILLIAM DEBBANEH
11102 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430031, APN: 290430031
RUBEN LOYA, ETAL
24954 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290430025, APN: 290430025
JIMMIE HISHMEH, ETAL
C/O JIMMIE L HISHMEH
11118 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430032, APN: 290430032
NORRIS GROUP COMMUNITY REINVESTMENT
1845 CHICAGO AVE STE C
RIVERSIDE CA 92507

ASMT: 290430026, APN: 290430026
RAMONA UHALL, ETAL
14792 CARFAX DR
TUSTIN CA 92680

ASMT: 290430033, APN: 290430033
SHU WAN RIPPY, ETAL
11098 EVERGREEN LOOP
CORONA, CA. 92883



ASMT: 290430034, APN: 290430034
KEVIN NESBY
11106 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290430043, APN: 290430043
MARISA KIRBY, ETAL
C/O MARISA KIRBY
24975 CATKIN ST
CORONA, CA. 92883

ASMT: 290430035, APN: 290430035
ERNESTINE RODRIGUEZ, ETAL
11114 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290430044, APN: 290430044
ALBA DIAZ, ETAL
11121 PINECONE ST
CORONA, CA. 92883

ASMT: 290430036, APN: 290430036
CARLOS LEVARIO
11122 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290430045, APN: 290430045
ERICA KOPENSKY, ETAL
1368 CORTE BAGALSO
SAN MARCOS CA 92069

ASMT: 290430037, APN: 290430037
CATHERINE LAGOE
11130 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290431001, APN: 290431001
CLAUDIA LARA, ETAL
24957 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290430040, APN: 290430040
FANY KHIOE, ETAL
36 SILHOUETTE
IRVINE CA 92603

ASMT: 290431002, APN: 290431002
JAIME TAMAYO
24949 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290430041, APN: 290430041
SANG SHIN, ETAL
24991 CATKIN ST
CORONA, CA. 92883

ASMT: 290431003, APN: 290431003
PATTI HAMILTON, ETAL
24941 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290430042, APN: 290430042
KELLI GUTIERREZ
24983 CATKIN ST
CORONA, CA. 92883

ASMT: 290431004, APN: 290431004
CONSUELO INFANTE, ETAL
24933 ELMWOOD ST
CORONA, CA. 92883



ASMT: 290431005, APN: 290431005
NORMA TANABE, ETAL
24916 GREENBRIER CT
CORONA, CA. 92883

ASMT: 290431012, APN: 290431012
JOCELYN ESQUER, ETAL
24913 ASHTREE CT
CORONA, CA. 92883

ASMT: 290431006, APN: 290431006
DEBORAH TREADWELL
24932 GREENBRIER CT
CORONA, CA. 92883

ASMT: 290431014, APN: 290431014
BAO WANG, ETAL
8 OAKMONT DR
LOS ANGELES CA 90049

ASMT: 290431007, APN: 290431007
CATALINO REYES
24940 GREENBRIER CT
CORONA, CA. 92883

ASMT: 290431015, APN: 290431015
GOSHI SINGH, ETAL
24874 MULBERRY RD
CORONA, CA. 92883

ASMT: 290431008, APN: 290431008
MELINDA BRAVO
24943 GREENBRIER CT
CORONA, CA. 92883

ASMT: 290431016, APN: 290431016
VERONICA FLORES, ETAL
24882 MULBERRY RD
CORONA, CA. 92883

ASMT: 290431009, APN: 290431009
BETH APLIN, ETAL
11065 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290431017, APN: 290431017
LUIS DUENAS
24898 MULBERRY RD
CORONA, CA. 92883

ASMT: 290431010, APN: 290431010
BEVERLY HUNTER
2951 DRUID LN
LOS ALAMITOS CA 90720

ASMT: 290431018, APN: 290431018
GUADALUPE GUTIERREZ
24906 MULBERRY RD
CORONA, CA. 92883

ASMT: 290431011, APN: 290431011
MICHELLE MONROE
24910 ASHTREE CT
CORONA, CA. 92883

ASMT: 290431019, APN: 290431019
GRACIELA PEDROZA, ETAL
10994 EVERGREEN LOOP
CORONA, CA. 92883



ASMT: 290431020, APN: 290431020
ALICIA DARR, ETAL
11002 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290431028, APN: 290431028
JESUS QUINTERO, ETAL
11066 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290431021, APN: 290431021
SUZANNE SABLAN
3591 DICKENSON COMMON
FREMONT CA 94538

ASMT: 290432001, APN: 290432001
MARCELA VARGAS, ETAL
11127 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290431023, APN: 290431023
CREEK HOMES
P O BOX 3082
CYPRESS CA 90630

ASMT: 290432002, APN: 290432002
SUSAN MYERS, ETAL
11119 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290431024, APN: 290431024
DENISE GREMPEL
11034 EVERGREENLOOP
CORONA, CA. 92883

ASMT: 290432003, APN: 290432003
LORA BLUM
11111 EVERGREENLOOP
CORONA, CA. 92883

ASMT: 290431025, APN: 290431025
DEBORAH POST, ETAL
11042 EVERGREENLOOP
CORONA, CA. 92883

ASMT: 290432004, APN: 290432004
ROCHELLE GIORDANO, ETAL
11103 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290431026, APN: 290431026
NGOCPHUOC NGO, ETAL
11050 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432005, APN: 290432005
ANNA CO, ETAL
11095 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290431027, APN: 290431027
SANAA NAJEM, ETAL
11058 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432006, APN: 290432006
KIM BRACKEN, ETAL
11087 EVERGREEN LOOP
CORONA, CA. 92883



ASMT: 290432007, APN: 290432007
KAMRON JAMNESHAN
11079 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432014, APN: 290432014
VIJAYA GOVINDARAJU, ETAL
10999 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432008, APN: 290432008
ZSANAE MILLER, ETAL
11071 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432015, APN: 290432015
PRISCILLA OH, ETAL
10991 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432009, APN: 290432009
MICHELLE FRIGILLANA, ETAL
11063 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432016, APN: 290432016
MINERVA BUNCH, ETAL
10983 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432010, APN: 290432010
SUMANDEEP RANA, ETAL
11047 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432017, APN: 290432017
ANNETTE CORONEL PEREY, ETAL
29 HILLCREST MEADOW
ROLLING HILLS CA 90274

ASMT: 290432011, APN: 290432011
ELAINE DAVIS
11039 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432019, APN: 290432019
TINA DENNIS, ETAL
11092 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290432012, APN: 290432012
KRISTIE VANHORN, ETAL
11023 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432022, APN: 290432022
M LEE, ETAL
11068 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290432013, APN: 290432013
YUSUF ANSARI, ETAL
11015 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432023, APN: 290432023
JOLENE BULLOCK, ETAL
11060 SWEETGUM ST
CORONA, CA. 92883



ASMT: 290432024, APN: 290432024
YING CAI
11052 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290432031, APN: 290432031
MAGDA GHEBRIAL, ETAL
10996 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290432025, APN: 290432025
JANIE HAN, ETAL
11044 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290432032, APN: 290432032
SANAZ SANAEI, ETAL
24959 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290432026, APN: 290432026
PAO CHUNG, ETAL
11224 VISTA LN
EL MONTE CA 91731

ASMT: 290440001, APN: 290440001
OBELLA VELASCO, ETAL
11199 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432027, APN: 290432027
CYNTHIA PETERS, ETAL
11028 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290440002, APN: 290440002
AIMEE SMITH, ETAL
11207 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432028, APN: 290432028
DAMARIS PERAZA
11020 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290440003, APN: 290440003
COLBY KURZHAL
11215 EVERGREEN LOOP
CORONA, CA. 92880

ASMT: 290432029, APN: 290432029
ISABEL MARTINEZ, ETAL
11012 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290440004, APN: 290440004
AMY ARMSTRONG, ETAL
11223 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432030, APN: 290432030
REBECCA BERKHEIMER, ETAL
11004 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290440005, APN: 290440005
RENEA HARLOW, ETAL
11231 EVERGREEN LOOP
CORONA, CA. 92883



ASMT: 290440006, APN: 290440006
PATRICIA ISLES BLOCH
C/O PATRICIA BLOCH
11239 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290440017, APN: 290440017
MELVYN OSEPHIUS
25175 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440008, APN: 290440008
MARJORIE WILLIAMS
11263 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290440018, APN: 290440018
PAMELA WALDRON, ETAL
25194 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440009, APN: 290440009
MARK BAKER, ETAL
11271 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290440019, APN: 290440019
ANDY TRAN
6434 E HIGHTREE LN
ORANGE CA 92867

ASMT: 290440010, APN: 290440010
KATHERINE CARRANZA, ETAL
11279 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290440020, APN: 290440020
JANET RIDDALL, ETAL
25170 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440011, APN: 290440011
HEATHER OBRIEN, ETAL
11287 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290440021, APN: 290440021
KIMBERLEE GIBSON, ETAL
25162 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440013, APN: 290440013
MANUEL DACLAN
25143 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440022, APN: 290440022
EDUARDO CEBALLOS, ETAL
25154 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440015, APN: 290440015
CAROLINA GABOT, ETAL
25159 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440023, APN: 290440023
DORIS SCOTT, ETAL
25146 CLIFFROSE ST
CORONA, CA. 92883



ASMT: 290440024, APN: 290440024
2943 E LAS HERMANAS STREET
2943 E LAS HERMANAS ST
RANCHO DOMINGUEZ CA 90221

ASMT: 290440031, APN: 290440031
ROSA ESTRADA, ETAL
25066 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440025, APN: 290440025
NEW KEVIN
2175 SAMSON AVE NO 110
CORONA CA 92879

ASMT: 290440032, APN: 290440032
TANIA LY, ETAL
43 GOLDEN STAR
IRVINE CA 92604

ASMT: 290440026, APN: 290440026
NORCO HOESHOE
1108 COLORADO BLVD
EAGLE ROCK CA 90041

ASMT: 290440033, APN: 290440033
VALERIE SOUBRA, ETAL
PO BOX 11272
NEWPORT BEACH CA 92658

ASMT: 290440027, APN: 290440027
LAN PAN, ETAL
18647 SARAZEN CT
YORBA LINDA CA 92886

ASMT: 290440034, APN: 290440034
STEPHANIE LACROIX, ETAL
25026 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440028, APN: 290440028
JOSEPH GAUTHIER, ETAL
C/O JOSEPH P GAUTHIER
25098 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440035, APN: 290440035
25010 CLIFFROSE
25139 PACIFIC CREST
CORONA CA 92883

ASMT: 290440029, APN: 290440029
IRENE KURIA, ETAL
25082 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440036, APN: 290440036
ANTHONY HO
25002 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440030, APN: 290440030
SARALINDA PAWLOWIC, ETAL
25074 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440037, APN: 290440037
MIA CLAUSSEN
3870 EL HIJO ST
RIVERSIDE CA 92504





ASMT: 290440038, APN: 290440038
VERLYN JENSEN, ETAL
C/O VERLYN N JENSEN
5100 CAMPUS DR STE 200
NEWPORT BEACH CA 92660

ASMT: 290440045, APN: 290440045
MAIRA RENEDEIRO, ETAL
25051 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440039, APN: 290440039
LESLIE GUTHRIE, ETAL
24978 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440046, APN: 290440046
LINDA BUDY
25059 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440040, APN: 290440040
GINA MEURS, ETAL
24970 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440047, APN: 290440047
GREGORY ESTRAUIT
25067 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440041, APN: 290440041
LINGLIN HE, ETAL
11015 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290440048, APN: 290440048
BEATRICE WAGNER
25075 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440042, APN: 290440042
SUSAN TROXLER, ETAL
35571 DESERT ROSE WAY
LAKE ELSINORE CA 92532

ASMT: 290440049, APN: 290440049
SHAHIDA PERVEEN, ETAL
25083 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440043, APN: 290440043
JEANNETTE AGUNDEZ, ETAL
25035 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440050, APN: 290440050
CARLY MOORE, ETAL
25088 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440044, APN: 290440044
SHABANA AHMED, ETAL
25043 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440051, APN: 290440051
JAMES RUSSO
25080 PEPPERTREE CT
CORONA, CA. 92883



ASMT: 290440052, APN: 290440052
DARLENNE VALENCIA SANDOVAL, ETAL
STE 1801
27129 CALLE ARROYO
SAN JUAN CAPISTRANO CA 92675

ASMT: 290440059, APN: 290440059
OSCAR VELASTEGUI
11087 SWEETGUM ST
CORONA CA 92883

ASMT: 290440053, APN: 290440053
JEFFREY LEWIS
25056 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440060, APN: 290440060
GILLES MARTEL, ETAL
11095 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290440054, APN: 290440054
ANNE RENDEIRO, ETAL
25040 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440061, APN: 290440061
SANDRA PIRGHAIBI, ETAL
11082 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290440055, APN: 290440055
HA VU, ETAL
11047 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290440062, APN: 290440062
NASRIN YADEGARI
210 ALICANTE AISLE
IRVINE CA 92614

ASMT: 290440056, APN: 290440056
RAMIN SADIGHI
10845 SE SKYLINE DR
SANTA ANA CA 92705

ASMT: 290440063, APN: 290440063
LACEE CHILDERS, ETAL
11066 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290440057, APN: 290440057
SIRICHAJ KOJONROJ, ETAL
11071 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290440064, APN: 290440064
DEBORAH MORROW, ETAL
23801 FAWNSKIN DR
CORONA CA 92883

ASMT: 290440058, APN: 290440058
ETHEL VENTAYEN, ETAL
11079 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290440065, APN: 290440065
HEEKYUNG CHUNG, ETAL
11042 BUTTONBUSH CT
CORONA, CA. 92883



ASMT: 290440066, APN: 290440066
CYNTHIA WILLIAMS, ETAL
C/O CYNTHIA WILLIAMS
11045 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290440073, APN: 290440073
AURORA LOAN SERVICES
350 HIGHLAND DR
LEWISVILLE TX 75067

ASMT: 290440067, APN: 290440067
MARIKAY KLAUS, ETAL
11053 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290440074, APN: 290440074
LUISA LAMARCHE
1655 6TH ST STE A1B
COVINA CA 92879

ASMT: 290440068, APN: 290440068
ROBERT POINDEXTER
11061 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290440075, APN: 290440075
BRENNASTELLO, ETAL
840 CHURCH HILL RD
LA HABRA HEIGHTS CA 90631

ASMT: 290440069, APN: 290440069
DANETTE EDWARDS, ETAL
11069 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290440076, APN: 290440076
EMILY BARES, ETAL
25076 CATKIN ST
CORONA, CA. 92883

ASMT: 290440070, APN: 290440070
LAURA SIQUELAND, ETAL
11077 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290441001, APN: 290441001
PREEMINENT INV
14728 PIPELINE AVE STE B
CHINO HILLS CA 91709

ASMT: 290440071, APN: 290440071
MAMDOUH MAXIMOS
11085 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290441002, APN: 290441002
DUNG LUONG, ETAL
25119 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440072, APN: 290440072
ALMA SALAZAR
11093 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290441003, APN: 290441003
CHRISTOPHER CRUZ, ETAL
C/O GENE O NELSESTUEN
25111 CLIFFROSE ST
CORONA, CA. 92883



ASMT: 290441004, APN: 290441004
DONNA MCHUGH, ETAL
17017 ERMANITA AVE
TORRANCE CA 90504

ASMT: 290441012, APN: 290441012
BALCHANDRA SHETTY
25039 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290441005, APN: 290441005
DARA NEYLAND
25095 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290441013, APN: 290441013
BETTY GROSSMAN, ETAL
872 ST ANDREWS WAY
EAGLE POINT OR 97524

ASMT: 290441006, APN: 290441006
FLORALBA MILLER, ETAL
1609 WOODLAND TER
PITTSBURG KS 66762

ASMT: 290441014, APN: 290441014
MARY SIDHUM, ETAL
840 S COUNTRY WAY
ANAHEIM CA 92808

ASMT: 290441007, APN: 290441007
ASADULLAH WASEFY
25079 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290441015, APN: 290441015
CATHERINE BRYA, ETAL
25015 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290441008, APN: 290441008
SEAN STOVALL, ETAL
25071 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290441016, APN: 290441016
YIH LUNG CHEN, ETAL
25007 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290441010, APN: 290441010
ANNA NGUYEN, ETAL
22752 FOXBOROUGH WAY
LAKE FOREST CA 92630

ASMT: 290441017, APN: 290441017
CHRISTIAN LAVENDER, ETAL
24999 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290441011, APN: 290441011
FREDNA THOMAS, ETAL
25047 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290441018, APN: 290441018
SEEMA DAS, ETAL
24991 CLIFFROSE ST
CORONA, CA. 92883





ASMT: 290441019, APN: 290441019
JULIE CHAMPION
24983 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290450005, APN: 290450005
JOHN HAIGH
11178 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290441020, APN: 290441020
PHATSRAN JON, ETAL
24975 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290450006, APN: 290450006
SUZANNE DYKSTRA
11186 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290441021, APN: 290441021
THERESA SLATER, ETAL
24967 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290450007, APN: 290450007
EDITHA DELEON, ETAL
11194 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290450001, APN: 290450001
DIANA GRIFFIS, ETAL
11146 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290450009, APN: 290450009
JOHN CIOFFARI
25111 ACORN CT
CORONA, CA. 92883

ASMT: 290450002, APN: 290450002
DARRELL CALHOUN
11154 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290450010, APN: 290450010
SUMMER DORT, ETAL
25103 ACORN CT
CORONA, CA. 92883

ASMT: 290450003, APN: 290450003
EDUARDO CEBALLOS
11162 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290450011, APN: 290450011
SANDRA FRICKLE, ETAL
25095 ACORN CT
CORONA, CA. 92883

ASMT: 290450004, APN: 290450004
MERLY MOCK, ETAL
11170 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290450012, APN: 290450012
SFR 2012 1 U S WEST
MAILSTOP 100
135 N LOS ROBLES 4TH FL
PASADENA CA 91101



ASMT: 290450013, APN: 290450013
JENNIFER PARKER
25079 ACORN CT
CORONA, CA. 92883

ASMT: 290450020, APN: 290450020
VALERIA GUZMAN VEGA, ETAL
11217 PINECONE ST
CORONA, CA. 92883

ASMT: 290450014, APN: 290450014
JOSE VARGAS, ETAL
25071 ACORN CT
CORONA, CA. 92883

ASMT: 290450021, APN: 290450021
RAFAEL MARQUEZ
11209 PINECONE ST
CORONA, CA. 92883

ASMT: 290450015, APN: 290450015
LISA SOUZA, ETAL
25063 ACORN CT
CORONA, CA. 92883

ASMT: 290450022, APN: 290450022
LOSHANI PATEL
24994 BOXELDER CT
CORONA, CA. 92883

ASMT: 290450016, APN: 290450016
DEANA ALLERT, ETAL
25055 ACORN CT
CORONA, CA. 92883

ASMT: 290450023, APN: 290450023
VINCENT BANKS, ETAL
25002 BOXELDER CT
CORONA, CA. 92883

ASMT: 290450017, APN: 290450017
ALBERT BUTLER
11241 PINECONE ST
CORONA, CA. 92883

ASMT: 290450024, APN: 290450024
ELDA GONZALEZ
25010 BOXELDER CT
CORONA, CA. 92883

ASMT: 290450018, APN: 290450018
VICTORIA GODINEZ, ETAL
11233 PINECONE ST
CORONA, CA. 92883

ASMT: 290450025, APN: 290450025
DOONEYA KAOUD, ETAL
25018 BOXELDER CT
CORONA, CA. 92883

ASMT: 290450019, APN: 290450019
OLIVIA RUIZ, ETAL
P O BOX 190
CHINO HILLS CA 91709

ASMT: 290450026, APN: 290450026
ANNA YOO, ETAL
25026 BOXELDER CT
CORONA, CA. 92883



ASMT: 290450027, APN: 290450027
JENNIFER SCULLY, ETAL
25013 BOXELDER CT
CORONA, CA. 92883

ASMT: 290450035, APN: 290450035
KYUNG AHN, ETAL
24988 CATKIN ST
CORONA, CA. 92883

ASMT: 290450028, APN: 290450028
ELIZABETH GRONCKI, ETAL
25005 BOXELDER CT
CORONA, CA. 92883

ASMT: 290450036, APN: 290450036
MARIA NAJERA, ETAL
24996 CATKIN ST
CORONA, CA. 92883

ASMT: 290450029, APN: 290450029
ANGELINA CURIEL, ETAL
24997 BOXELDER CT
CORONA, CA. 92883

ASMT: 290450037, APN: 290450037
RICHARD GNANDT
25004 CATKIN ST
CORONA, CA. 92883

ASMT: 290450030, APN: 290450030
APRIL DEWINTER
11185 PINECONE ST
CORONA, CA. 92883

ASMT: 290451001, APN: 290451001
JAGDEEP SEHMI
11175 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290450031, APN: 290450031
TIM MINAMYER
11177 PINECONE ST
CORONA, CA. 92883

ASMT: 290451002, APN: 290451002
COLEEN MCDUGALL, ETAL
11183 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290450032, APN: 290450032
MISTY RATHBUN, ETAL
11169 PINECONE ST
CORONA, CA. 92883

ASMT: 290451003, APN: 290451003
CHRISTY HETLAND, ETAL
25068 CATKIN ST
CORONA, CA. 92883

ASMT: 290450034, APN: 290450034
FARAH SAADAT, ETAL
11153 PINECONE ST
CORONA, CA. 92883

ASMT: 290452001, APN: 290452001
SANDY LIANG, ETAL
11108 PINECONE ST
CORONA, CA. 92883



ASMT: 290452002, APN: 290452002
MANOJ KUMAR
11116 PINECONE ST
CORONA, CA. 92883

ASMT: 290452009, APN: 290452009
ARLENE LORD WASHINGTON
11172 PINECONE ST
CORONA, CA. 92883

ASMT: 290452003, APN: 290452003
XIMENA FABIAN, ETAL
11124 PINECONE ST
CORONA, CA. 92883

ASMT: 290452010, APN: 290452010
HOLLY TRAN, ETAL
11180 PINECONE ST
CORONA, CA. 92883

ASMT: 290452004, APN: 290452004
DAWN RYAN, ETAL
11132 PINECONE ST
CORONA, CA. 92883

ASMT: 290452011, APN: 290452011
DAVID VICENTE
11188 PINECONE ST
CORONA, CA. 92883

ASMT: 290452005, APN: 290452005
DOMINIC CLESCERI, ETAL
11140 PINECONE ST
CORONA, CA. 92883

ASMT: 290452012, APN: 290452012
MELISSA BRADSHAW, ETAL
11196 PINECONE ST
CORONA, CA. 92883

ASMT: 290452006, APN: 290452006
GLADYS RAMIREZ
11148 PINECONE ST
CORONA, CA. 92883

ASMT: 290452013, APN: 290452013
LILIANA DETAPIA, ETAL
11204 PINECONE ST
CORONA, CA. 92883

ASMT: 290452007, APN: 290452007
GLEN MURAKAMI
11156 PINECONE ST
CORONA, CA. 92883

ASMT: 290452015, APN: 290452015
ELSA GONZALEZ, ETAL
11220 PINECONE ST
CORONA, CA. 92883

ASMT: 290452008, APN: 290452008
SU CHU, ETAL
212 S OLD RANCHO RD
ARCADIA CA 91007

ASMT: 290452016, APN: 290452016
CECILIA NINAN
11228 PINECONE ST
CORONA, CA. 92883



ASMT: 290452017, APN: 290452017
ERIN RAPP, ETAL
11236 PINECONE ST
CORONA, CA. 92883

ASMT: 290460003, APN: 290460003
KACY NORLIN, ETAL
11218 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290452018, APN: 290452018
BEN TRAN
11244 PINECONE ST
CORONA, CA. 92883

ASMT: 290460004, APN: 290460004
KIMBERLEY ROBINSON, ETAL
11226 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290452019, APN: 290452019
MICHELLE LINK, ETAL
11252 PINECONE ST
CORONA, CA. 92883

ASMT: 290460005, APN: 290460005
GARY ANTHONY
11234 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290452020, APN: 290452020
PEPPINO DIROMA
11260 PINECONE ST
CORONA, CA. 92883

ASMT: 290460006, APN: 290460006
OLIVIA DELEON, ETAL
11242 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290452021, APN: 290452021
NICHOLE CALLAHAN, ETAL
11268 PINECONE ST
CORONA, CA. 92883

ASMT: 290460007, APN: 290460007
AVELARDO MALVIDO
11250 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290460001, APN: 290460001
JANETTA FRANKLIN, ETAL
11202 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290460008, APN: 290460008
ARTHURO SANTOS, ETAL
11258 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290460002, APN: 290460002
TRUONG PHAM
P O BOX 10184
NEWPORT BEACH CA 92658

ASMT: 290460009, APN: 290460009
TERRI MCDONALD, ETAL
11266 EVERGREEN LOOP
CORONA, CA. 92883



ASMT: 290460010, APN: 290460010
JOSHUA ANGULO, ETAL
3651 ELMWOOD CT
RIVERSIDE CA 92506

ASMT: 290460018, APN: 290460018
DAO HUYNH
25070 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460011, APN: 290460011
DEBORAH TSAI, ETAL
5200 CLIFFWOOD DR
MONTCLAIR CA 91763

ASMT: 290460019, APN: 290460019
WADE LOGAN
25078 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460012, APN: 290460012
ANTHONY MAGPALI
11290 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290460020, APN: 290460020
ANITA PEARSON
25086 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460014, APN: 290460014
KEITH HAPENNEY
11284 PINECONE ST
CORONA, CA. 92883

ASMT: 290460021, APN: 290460021
BYRON ARRIOLAFUENTES
25094 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460015, APN: 290460015
YOLANDA KAKKAR
11292 PINECONE ST
CORONA, CA. 92883

ASMT: 290460022, APN: 290460022
LAINA CHAN, ETAL
25102 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460016, APN: 290460016
MELINDA RAMIREZ, ETAL
11300 PINECONE ST
CORONA, CA. 92883

ASMT: 290460023, APN: 290460023
MARNI DRUCK, ETAL
25110 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460017, APN: 290460017
THIEN NGUYEN, ETAL
25054 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460024, APN: 290460024
AH4R CA
22917 PCH STE 310
MALIBU CA 90265



ASMT: 290460025, APN: 290460025
ETYOLE MARRERO, ETAL
25126 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460034, APN: 290460034
FELICIA JOHNSON
25091 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460027, APN: 290460027
THOMAS SAWYER
23235 LADEENA AVE
TORRANCE CA 90505

ASMT: 290460035, APN: 290460035
LEIGH DEWINTER
25083 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460028, APN: 290460028
RICHARD JORDAN
25139 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460036, APN: 290460036
SANDRA BROWN
25075 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460029, APN: 290460029
RODNEY DELATORRE, ETAL
C/O RODNEY DE LA TORRE
25131 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460037, APN: 290460037
JING JIANG, ETAL
25067 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460031, APN: 290460031
KHRISTINE LEE, ETAL
25115 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460038, APN: 290460038
QUINN BOBBITT
25034 ACORN CT
CORONA, CA. 92883

ASMT: 290460032, APN: 290460032
MEGHAN GASSMANN, ETAL
25107 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460039, APN: 290460039
LILEE NAZARY, ETAL
25042 ACORN CT
CORONA, CA. 92883

ASMT: 290460033, APN: 290460033
CHRISTOPHER ALLISON
25099 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460040, APN: 290460040
TIFFANY FUJITA, ETAL
25050 ACORN CT
CORONA, CA. 92883





ASMT: 290460041, APN: 290460041
CAROLYN MAROTTA, ETAL
25058 ACORN CT
CORONA, CA. 92883

ASMT: 290460050, APN: 290460050
LISA NGUYEN, ETAL
11250 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290460042, APN: 290460042
KEVIN DINH
25066 ACORN CT
CORONA, CA. 92883

ASMT: 290460051, APN: 290460051
BABAK ASADINIK
25196 CYPRESS ST
CORONA, CA. 92883

ASMT: 290460043, APN: 290460043
ROSALEE CARBAJAL
25074 ACORN CT
CORONA, CA. 92883

ASMT: 290460052, APN: 290460052
KRISTEN B REV LIVING TRUST, ETAL
C/O CARLOS VASQUEZ
25184 CYPRESS ST
CORONA, CA. 92883

ASMT: 290460044, APN: 290460044
DESIREE LEWIS, ETAL
25082 ACORN CT
CORONA, CA. 92883

ASMT: 290460053, APN: 290460053
GREETA GUJRAL, ETAL
18541 ROSENAU DR
VILLA PARK CA 92861

ASMT: 290460045, APN: 290460045
AMIE WAKAI
12664 CHAPMAN AVE NO 1313
GARDEN GROVE CA 92840

ASMT: 290460054, APN: 290460054
MONICA DEBELLIS
25160 CYPRESS ST
CORONA, CA. 92883

ASMT: 290460046, APN: 290460046
EDDIE LIN
25098 ACORN CT
CORONA, CA. 92883

ASMT: 290460055, APN: 290460055
HONG PHAM, ETAL
25148 CYPRESS ST
CORONA, CA. 92883

ASMT: 290460049, APN: 290460049
LAURA CASTANEDA, ETAL
11262 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290460056, APN: 290460056
JOHNNY HO
2917 HUMESTON AVE
TUSTIN CA 92782



ASMT: 290460057, APN: 290460057
TERRY RICHARDSON
25124 CYPRESS ST
CORONA, CA. 92883

ASMT: 290460065, APN: 290460065
KATHERYNE KIM, ETAL
25121 CYPRESS ST
CORONA, CA. 92883

ASMT: 290460058, APN: 290460058
PORTIA KHAN, ETAL
25112 CYPRESS ST
CORONA, CA. 92883

ASMT: 290460066, APN: 290460066
YINGQI HU
25133 CYPRESS ST
CORONA, CA. 92883

ASMT: 290460059, APN: 290460059
PHUONGMAI CAO, ETAL
25100 CYPRESS ST
CORONA, CA. 92883

ASMT: 290460067, APN: 290460067
VANESSA ROMO
25145 CYPRESS ST
CORONA, CA. 92883

ASMT: 290460060, APN: 290460060
NHUT CAO, ETAL
25088 CYPRESS ST
CORONA, CA. 92883

ASMT: 290460068, APN: 290460068
SUETMAN PENG, ETAL
4980 ROSELLE COMMON
FREMONT CA 94536

ASMT: 290460062, APN: 290460062
MASOOD SAFAEE SEMIROMI, ETAL
C/O MASOOD S SEMIROMI
25085 CYPRESS ST
CORONA, CA. 92883

ASMT: 290460069, APN: 290460069
CHANG LEE
11222 RIVEROAK ST
CORONA, CA. 92883

ASMT: 290460063, APN: 290460063
KEVIN KANG
25097 CYPRESS ST
CORONA, CA. 92883

ASMT: 290460070, APN: 290460070
JENNIFER KORO
11210 RIVEROAK ST
CORONA, CA. 92883

ASMT: 290460064, APN: 290460064
LOURDES MALILAY
25109 CYPRESS ST
CORONA, CA. 92883

ASMT: 290460071, APN: 290460071
YVONNE HILL, ETAL
25198 FOREST ST
CORONA, CA. 92883



ASMT: 290460072, APN: 290460072
BO HAN HUYNH, ETAL
25186 FOREST ST
CORONA, CA. 92883

ASMT: 290460079, APN: 290460079
SUSAN VANKLAVEREN, ETAL
25255 FOREST ST
CORONA, CA. 92883

ASMT: 290460073, APN: 290460073
TAMBRA GREENE
PO BOX 78763
CORONA CA 92877

ASMT: 290460080, APN: 290460080
VAN NGUYEN, ETAL
25267 FOREST ST
CORONA, CA. 92883

ASMT: 290460074, APN: 290460074
SARAH SANG, ETAL
25195 FOREST ST
CORONA, CA. 92883

ASMT: 290460081, APN: 290460081
JEAN CHUA, ETAL
25279 FOREST ST
CORONA, CA. 92883

ASMT: 290460075, APN: 290460075
KIMBERLY MANN, ETAL
25207 FOREST ST
CORONA, CA. 92883

ASMT: 290461001, APN: 290461001
MELODY ORTEGA, ETAL
11213 RIVEROAK ST
CORONA, CA. 92883

ASMT: 290460076, APN: 290460076
TERESITA DEGUZMAN, ETAL
25219 FOREST ST
CORONA, CA. 92883

ASMT: 290461002, APN: 290461002
JAYME KANTER
11225 RIVEROAK ST
CORONA, CA. 92883

ASMT: 290460077, APN: 290460077
CARMEN CASTORENA, ETAL
25231 FOREST ST
CORONA, CA. 92883

ASMT: 290461003, APN: 290461003
MINH THAI
11237 RIVEROAK ST
CORONA, CA. 92883

ASMT: 290460078, APN: 290460078
REEM MAWAS, ETAL
25243 FOREST ST
CORONA, CA. 92883

ASMT: 290461004, APN: 290461004
STEVE TAO
403 S POPPY LN
GLEN DORA CA 91741



ASMT: 290461005, APN: 290461005
CLAUDIA PHAM, ETAL
6 IVANHOE
IRVINE CA 92602

ASMT: 290470001, APN: 290470001
SUSAN DIXON, ETAL
25167 SAGEBUSH WAY
CORONA, CA. 92883

ASMT: 290461006, APN: 290461006
YUKO WATANABE, ETAL
12914 KULA HIGHWAY
KULA HI 96790

ASMT: 290470002, APN: 290470002
JOHN MATES
25159 SAGEBUSH WAY
CORONA, CA. 92883

ASMT: 290461007, APN: 290461007
NORA GRIJALVA, ETAL
C/O NORA GRIJALVA
11214 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290470003, APN: 290470003
DIANA LOZOYA
25151 SAGEBUSH WAY
CORONA, CA. 92883

ASMT: 290461008, APN: 290461008
A BRENNAN, ETAL
11202 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290470004, APN: 290470004
PETER PARK
25143 SAGEBRUSH WAY
CORONA, CA. 92883

ASMT: 290461009, APN: 290461009
CHRISTINA CAO
11190 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290470005, APN: 290470005
REBECCA MOELLMER, ETAL
25135 SAGEBUSH WAY
CORONA, CA. 92883

ASMT: 290461010, APN: 290461010
BENITA GONZALES, ETAL
11166 TESOTA LOOP ST
CORONA, CA. 92883

ASMT: 290470006, APN: 290470006
DUONG NGUYEN, ETAL
25127 SAGEBUSH WAY
CORONA, CA. 92883

ASMT: 290461011, APN: 290461011
SHIRLEY ENCARNACION, ETAL
11154 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290470007, APN: 290470007
EMMY KARDOSH, ETAL
25119 SAGEBUSH WAY
CORONA, CA. 92883



ASMT: 290470008, APN: 290470008
MARIA DIAZ
25111 SAGEBUSH WAY
CORONA, CA. 92883

ASMT: 290470015, APN: 290470015
MIRIAM MENA, ETAL
11336 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470009, APN: 290470009
LAM SYPRASERT, ETAL
25103 SAGEBUSH WAY
CORONA, CA. 92883

ASMT: 290470016, APN: 290470016
RICHARD HIGGINS
11344 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470010, APN: 290470010
TODD LEE
25095 SAGEBUSH WAY
CORONA, CA. 92883

ASMT: 290470017, APN: 290470017
AH4R I CA
C/O TAX DEPT
22917 PCH STE 300
MALIBU CA 90265

ASMT: 290470011, APN: 290470011
COLLEEN LEGASPI, ETAL
25087 SAGEBUSH WAY
CORONA, CA. 92883

ASMT: 290470018, APN: 290470018
DAVID BROWN
11360 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470012, APN: 290470012
HEATHER TUPPER, ETAL
25079 SAGEBUSH WAY
CORONA, CA. 92883

ASMT: 290470019, APN: 290470019
DARCI LINN, ETAL
11368 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470013, APN: 290470013
YOUNG SHIN, ETAL
11320 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470020, APN: 290470020
SHELIA THOMAS, ETAL
11376 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470014, APN: 290470014
PAMY BUNCHAY KHAMPOU, ETAL
11328 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470021, APN: 290470021
DAVID KWAN, ETAL
11384 MAGNOLIA ST
CORONA, CA. 92883



ASMT: 290470022, APN: 290470022
JACKIE ALBAUGH, ETAL
11392 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470029, APN: 290470029
BENJAMIN GOODWIN
11448 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470023, APN: 290470023
COLLEEN BERONA, ETAL
11400 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470030, APN: 290470030
MARLENE BRINTLE, ETAL
11456 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470024, APN: 290470024
MILDRED HUBBARD, ETAL
2333 PACIFIC
LONG BEACH CA 90806

ASMT: 290470031, APN: 290470031
CHRISTEN PETERSON, ETAL
11464 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470025, APN: 290470025
FEDELYNE DIEUJUSTE
11416 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470032, APN: 290470032
DENINA HATCHER, ETAL
1945 CRYSTAL DOWNS
CORONA CA 92883

ASMT: 290470026, APN: 290470026
KRISTIAN GUTIERREZ
11424 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470033, APN: 290470033
RAYMOND FLORES
11480 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470027, APN: 290470027
TERESA LIANG, ETAL
11432 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470034, APN: 290470034
SHAWMING SHENG, ETAL
11488 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470028, APN: 290470028
HOURIEH DARBAN, ETAL
26112 CAMINO ADELANTO
MISSION VIEJO CA 92691

ASMT: 290470035, APN: 290470035
ALEJANDRO LUQUIN
11496 MAGNOLIA ST
CORONA, CA. 92883



ASMT: 290470036, APN: 290470036
JACK GILL, ETAL
11504 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290470043, APN: 290470043
MAITE ELIZONDO, ETAL
25273 POPLAR CT
CORONA, CA. 92883

ASMT: 290470037, APN: 290470037
VALENTINA RODRIGUEZ, ETAL
P O BOX 312
ANAHEIM CA 92815

ASMT: 290470045, APN: 290470045
CHARLES STEINHAUS
25249 POPLAR CT
CORONA, CA. 92883

ASMT: 290470038, APN: 290470038
MARIA HILL, ETAL
25236 POPLAR CT
CORONA, CA. 92883

ASMT: 290470046, APN: 290470046
SHARON CAMARILLO, ETAL
25241 POPLAR CT
CORONA, CA. 92883

ASMT: 290470039, APN: 290470039
DENNIS MARTIN
25244 POPLAR CT
CORONA, CA. 92883

ASMT: 290470047, APN: 290470047
SANDRA WOLF
11431 CHINABERRY ST
CORONA, CA. 92883

ASMT: 290470040, APN: 290470040
QIU NIU
25252 POPLAR CT
CORONA, CA. 92883

ASMT: 290470048, APN: 290470048
BERNARD CABANNE, ETAL
11419 CHINABERRY ST
CORONA, CA. 92883

ASMT: 290470041, APN: 290470041
ROGER MIRADOR
25260 POPLAR CT
CORONA, CA. 92883

ASMT: 290470049, APN: 290470049
LORETTA JOHNSON
11407 CHINABERRY ST
CORONA, CA. 92883

ASMT: 290470042, APN: 290470042
RAOUL CABRERA, ETAL
25268 POPLAR CT
CORONA, CA. 92883

ASMT: 290470050, APN: 290470050
MELISSA SING, ETAL
11395 CHINABERRY ST
CORONA, CA. 92883



ASMT: 290470051, APN: 290470051
JINNY STERZINGER, ETAL
11383 CHINABERRY ST
CORONA, CA. 92883

ASMT: 290470061, APN: 290470061
MELINDA BYRD, ETAL
11442 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290470055, APN: 290470055
LARISSA ADRIAN, ETAL
11526 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290470062, APN: 290470062
JUAN VELASCO
11418 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290470056, APN: 290470056
JOSE HUERTA, ETAL
11514 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290470063, APN: 290470063
ERICA DOEBLER, ETAL
11406 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290470057, APN: 290470057
DENNIS ROMERO
11502 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290470064, APN: 290470064
MARITZA LOPEZ, ETAL
11274 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290470058, APN: 290470058
JANE ACOSTA VILLAMIN, ETAL
11490 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290471001, APN: 290471001
IRMA MARTINEZ, ETAL
11378 CHINABERRY ST
CORONA, CA. 92883

ASMT: 290470059, APN: 290470059
CHRISTINA JONES, ETAL
11478 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290471002, APN: 290471002
TABETHA WARD, ETAL
11390 CHINABERRY ST
CORONA, CA. 92883

ASMT: 290470060, APN: 290470060
ANA MOLO, ETAL
11454 TESOTALOOP
CORONA, CA. 92883

ASMT: 290471003, APN: 290471003
NIHARICA KOTHARI, ETAL
2600 W KEARNY LN
LA HABRA CA 90631



ASMT: 290471004, APN: 290471004
DARRELL HOKUF, ETAL
11414 CHINABERRY ST
CORONA, CA. 92883

ASMT: 290471011, APN: 290471011
MARIA ROBLES, ETAL
25173 SUMAC CT
CORONA, CA. 92883

ASMT: 290471005, APN: 290471005
DONALD BETTENCOURT
11426 CHINABERRY ST
CORONA, CA. 92883

ASMT: 290471012, APN: 290471012
CASEY GUERRERO
25165 SUMAC CT
CORONA, CA. 92883

ASMT: 290471006, APN: 290471006
RENEE STOKES
11437 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290471013, APN: 290471013
VANI PEDDINENI, ETAL
5 COLUMBINE
IRVINE CA 92604

ASMT: 290471007, APN: 290471007
TAMMY CAUBLE, ETAL
11429 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290471016, APN: 290471016
CHERYL FLETCHER, ETAL
1836 SILVER HAWK DR
DIAMOND BAR CA 91765

ASMT: 290471008, APN: 290471008
DAVID MILLS, ETAL
25176 SUMAC CT
CORONA, CA. 92883

ASMT: 290471017, APN: 290471017
STEPHANIE YEH
16121 MARJAN LN
HUNTINGTON BEACH CA 92647

ASMT: 290471009, APN: 290471009
CHERYL MCCUTCHEN, ETAL
25184 SUMAC CT
CORONA, CA. 92883

ASMT: 290471018, APN: 290471018
TERRI WONG, ETAL
25152 DOGWOOD CT
CORONA, CA. 92883

ASMT: 290471010, APN: 290471010
ERNESTINA BONILLA, ETAL
25181 SUMAC CT
CORONA, CA. 92883

ASMT: 290471019, APN: 290471019
LACEY COX, ETAL
25160 DOGWOOD CT
CORONA, CA. 92883



ASMT: 290471020, APN: 290471020
PATRICIA MCGEHEE, ETAL
25157 DOGWOOD CT
CORONA, CA. 92883

ASMT: 290471029, APN: 290471029
ANNA CORTEZ, ETAL
25130 SAGEBUSH WAY
CORONA, CA. 92883

ASMT: 290471022, APN: 290471022
JUSTINA BOATRIGHT, ETAL
25141 DOGWOOD CT
CORONA, CA. 92883

ASMT: 290471030, APN: 290471030
NAM WI, ETAL
25146 SAGEBUSH WAY
CORONA, CA. 92883

ASMT: 290471024, APN: 290471024
HUONG DANG, ETAL
112 AMBIANCE
IRVINE CA 92603

ASMT: 290471031, APN: 290471031
GUILLERMO MACHADO
25162 SAGEBUSH WAY
CORONA, CA. 92883

ASMT: 290471025, APN: 290471025
MARGARET BUCK, ETAL
11341 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290471032, APN: 290471032
STEVE ORANTES, ETAL
11394 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290471026, APN: 290471026
KRISTA JOHNSON, ETAL
11333 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290471033, APN: 290471033
JENNIFER LEE, ETAL
11382 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290471027, APN: 290471027
LAURA MEJIA, ETAL
25114 SAGEBUSH WAY
CORONA, CA. 92883

ASMT: 290471034, APN: 290471034
RICHARD EMOND
11370 TESOTALOOP
CORONA, CA. 92883

ASMT: 290471028, APN: 290471028
MARIA SALCEDO, ETAL
25122 SAGEBUSH WAY
CORONA, CA. 92883

ASMT: 290471035, APN: 290471035
ONEAL PROP MANAGEMENT INC
C/O CAROLE ONEAL
161 MCKINLEY STE 120
CORONA CA 92879





ASMT: 290471036, APN: 290471036
BRANDEN RUIZ, ETAL
11346 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290472001, APN: 290472001
DIANA BATES, ETAL
11283 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290471037, APN: 290471037
EILEEN LAZARUS, ETAL
11334 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290472002, APN: 290472002
THUY DANG, ETAL
11295 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290471038, APN: 290471038
LEYDA PADILLA, ETAL
11322 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290472003, APN: 290472003
PETER HUANG, ETAL
11307 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290471039, APN: 290471039
PAMELA HARRIS, ETAL
11310 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290472004, APN: 290472004
JOEL ECKENROD, ETAL
11331 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290471040, APN: 290471040
JIN CHOI, ETAL
11298 TESOTALOOP
CORONA, CA. 92883

ASMT: 290472005, APN: 290472005
DAISY KANYIRI, ETAL
11355 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290471041, APN: 290471041
GREGORY GARCIA, ETAL
11397 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290472006, APN: 290472006
PEGGY VALADEZ BAILEY, ETAL
11367 TESOTA LOOP ST
CORONA, CA. 92883

ASMT: 290471042, APN: 290471042
JUSTIN BUTLER, ETAL
11389 MAGNOLIA ST
CORONA, CA. 92883

ASMT: 290472007, APN: 290472007
CARMEN SCOTT, ETAL
C/O ROBERT SCOTT
11391 TESOTA LOOP
CORONA, CA. 92883



ASMT: 290473001, APN: 290473001
SAMANTHA HONG
11415 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290473008, APN: 290473008
NHUNG PHAM, ETAL
11499 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290473002, APN: 290473002
JENNIFER CARDENAS, ETAL
11427 TESOTA LOOP
CORONA CA 92882

ASMT: 290473009, APN: 290473009
ADRIENNE BOHANAN, ETAL
11511 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290473003, APN: 290473003
STEVEN GONZALEZ, ETAL
11439 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290473010, APN: 290473010
JOSE ALVARENGA, ETAL
11523 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290473004, APN: 290473004
KATHLEEN HEDIGER, ETAL
11451 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290480001, APN: 290480001
AMANDA HO, ETAL
7809 LADY BANKS LOOP
CORONA CA 92883

ASMT: 290473005, APN: 290473005
KARLA PINEDO, ETAL
11463 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290480002, APN: 290480002
GUADALUPE PATTERSON, ETAL
11163 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290473006, APN: 290473006
EVANGELINA MATEO
11475 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290480003, APN: 290480003
ORLY FEINSTEIN, ETAL
11175 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290473007, APN: 290473007
TERESITA LOPEZ
31673 ARBOL REAL
THOUSAND PLMS CA 92276

ASMT: 290480004, APN: 290480004
LINH DUONG, ETAL
11187 TESOTALOOP
CORONA, CA. 92883

ASMT: 290480005, APN: 290480005
WILLIAM OSTROVITZ
11199 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290480012, APN: 290480012
SUMMER NORCIA, ETAL
11342 CHINABERRY ST
CORONA, CA. 92883

ASMT: 290480006, APN: 290480006
KARL WINKELMANN, ETAL
11211 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290480013, APN: 290480013
FILOMENA SOUSA, ETAL
11330 CHINABERRY ST
CORONA, CA. 92883

ASMT: 290480007, APN: 290480007
RACHELLE MURPHY, ETAL
11223 TESOTALOOP
CORONA, CA. 92883

ASMT: 290480014, APN: 290480014
SUMMER HANSEN, ETAL
1244 MAYFAIR DR
CORONA CA 92882

ASMT: 290480008, APN: 290480008
JAMES MAGUIRE
11235 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290480015, APN: 290480015
WENDY FULLER, ETAL
11408 FIGTREE TERRACE RD
CORONA, CA. 92883

ASMT: 290480009, APN: 290480009
MONIQUE TRAN, ETAL
11259 TESOTA LOOP
CORONA, CA. 92883

ASMT: 290480016, APN: 290480016
ALETA THOMPSON, ETAL
11396 FIGTREE TERRACE RD
CORONA, CA. 92883

ASMT: 290480010, APN: 290480010
ALMA GONZALES, ETAL
11366 CHINABERRY ST
CORONA, CA. 92883

ASMT: 290480017, APN: 290480017
ALICIA MENDEZ, ETAL
25302 BIGLEAF CT
CORONA, CA. 92883

ASMT: 290480011, APN: 290480011
MARIKAY KLAUS, ETAL
11354 CHINABERRY ST
CORONA, CA. 92883

ASMT: 290480018, APN: 290480018
FRANCISCO AGUIRRE
25290 BIGLEAF CT
CORONA, CA. 92883



ASMT: 290480019, APN: 290480019
MARTHA LEAL, ETAL
25278 BIGLEAF CT
CORONA, CA. 92883

ASMT: 290481001, APN: 290481001
ALI FERDAOUS
25303 FOREST ST
CORONA, CA. 92883

ASMT: 290480020, APN: 290480020
RICE PAGLINAWAN, ETAL
25281 BIGLEAF CT
CORONA, CA. 92883

ASMT: 290481002, APN: 290481002
JESUS ROMERO, ETAL
25315 FOREST ST
CORONA, CA. 92883

ASMT: 290480021, APN: 290480021
AMY BRUNO, ETAL
25293 BIGLEAF CT
CORONA, CA. 92883

ASMT: 290481003, APN: 290481003
OSCAR MORALES
25327 FOREST ST
CORONA, CA. 92883

ASMT: 290480022, APN: 290480022
ALBERT PEREZ
C/O JACKLYN SALDANA
25305 BIGLEAF CT
CORONA, CA. 92883

ASMT: 290481004, APN: 290481004
JASON KERSEY, ETAL
25339 FOREST ST
CORONA, CA. 92883

ASMT: 290480023, APN: 290480023
STACIE HOBBS, ETAL
25348 FOREST ST
CORONA, CA. 92883

ASMT: 290481005, APN: 290481005
DONG BAE
25351 FOREST ST
CORONA, CA. 92883

ASMT: 290480024, APN: 290480024
LYRA COX, ETAL
25336 FOREST ST
CORONA, CA. 92883

ASMT: 290481006, APN: 290481006
LAUDY ZARKA, ETAL
25363 FOREST ST
CORONA, CA. 92883

ASMT: 290480025, APN: 290480025
INVEST 2 B WEALTHY
25324 FOREST ST
CORONA, CA. 92883

ASMT: 290481007, APN: 290481007
RUTH WRIGHT DESCOTEAUX 2000 TRUST
11249 FIGTREE TERRACE RD
CORONA, CA. 92883





ASMT: 290481008, APN: 290481008
TIFFANIE APARRI, ETAL
11261 FIGTREE TERRACE RD
CORONA, CA. 92883

ASMT: 290481015, APN: 290481015
MEEGAN VANDEVANTER, ETAL
11345 FIGTREE TERRACE RD
CORONA, CA. 92883

ASMT: 290481009, APN: 290481009
IVONNE VALDOVINOS, ETAL
11273 FIGTREE TERRACE RD
CORONA, CA. 92883

ASMT: 290481016, APN: 290481016
DENISE CLARK
118 REUNION
IRVINE CA 92603

ASMT: 290481010, APN: 290481010
MICKEY OWENS
11285 FIGTREE TERRACE RD
CORONA, CA. 92883

ASMT: 290481017, APN: 290481017
MARY JOHNSON
11369 FIGTREE TERRACE RD
CORONA CA 92883

ASMT: 290481011, APN: 290481011
DEBORAH SANCHEZ, ETAL
1443 HARNESS LN
NORCO CA 92860

ASMT: 290481018, APN: 290481018
XAVIER ESPEJO
11381 FIGTREE TERRACE RD
CORONA, CA. 92883

ASMT: 290481012, APN: 290481012
KAREN KIRIHARA
27849 LENTISCAL
MISSION VIEJO CA 92692

ASMT: 290481019, APN: 290481019
SCOTT STEWART
11393 FIGTREE TERRACE RD
CORONA, CA. 92883

ASMT: 290481013, APN: 290481013
CHRISTINE RONQUILLO, ETAL
11321 FIGTREE TERRACE RD
CORONA, CA. 92883

ASMT: 290481020, APN: 290481020
HELEN JONES, ETAL
C/O HELEN JONES
25265 SINGLELEAF ST
CORONA, CA. 92883

ASMT: 290481014, APN: 290481014
CLAUDETTE LEBLUE, ETAL
6944 BRASS PL
CARLSBAD CA 92009

ASMT: 290481021, APN: 290481021
GUADALUPE NAVARRO, ETAL
25277 SINGLELEAF ST
CORONA, CA. 92883



ASMT: 290481022, APN: 290481022
EDNA SOMBITO
3038 CHEETAH DR
CORONA CA 92882

ASMT: 290481029, APN: 290481029
THR CALIF
C/O JERRY COLEMAN
1209 ORANGE ST
WILMINGTON DE 19801

ASMT: 290481023, APN: 290481023
GUADALUPE NAVARRO, ETAL
724 TENNYSON AVE
PLACENTIA CA 92870

ASMT: 290481030, APN: 290481030
TKK INV
C/O CINDY TAYLOR
39 RITZ COVE DR
DANA POINT CA 92629

ASMT: 290481024, APN: 290481024
VINITA CHAUDHARY, ETAL
4711 TUSCANI DR
CYPRESS CA 90630

ASMT: 290481032, APN: 290481032
TIFFENIE HARRIS, ETAL
25409 SINGLELEAF ST
CORONA, CA. 92883

ASMT: 290481025, APN: 290481025
BONG YI, ETAL
C/O SONNY SONG
25325 SINGLELEAF ST
CORONA, CA. 92883

ASMT: 290481033, APN: 290481033
MAUREEN CHAND
25421 SINGLELEAF ST
CORONA, CA. 92883

ASMT: 290481026, APN: 290481026
LAURA QUALLS, ETAL
25337 SINGLELEAF ST
CORONA, CA. 92883

ASMT: 290481035, APN: 290481035
SYCAMORE CREEK COMMUNITY ASSN
25420 MAYHEW CANYON RD
CORONA, CA. 92883

ASMT: 290481027, APN: 290481027
RALPH SEVIER
25349 SINGLELEAF ST
CORONA, CA. 92883

ASMT: 290482001, APN: 290482001
UYEN PHAM, ETAL
25418 SINGLELEAF ST
CORONA, CA. 92883

ASMT: 290481028, APN: 290481028
SUZANNE REISTER, ETAL
25361 SINGLELEAF ST
CORONA, CA. 92883

ASMT: 290482002, APN: 290482002
ALEX NARANJO
25406 SINGLELEAF ST
CORONA, CA. 92880

ASMT: 290482003, APN: 290482003
ELIZABETH MENDOZA, ETAL
25394 SINGLELEAF ST
CORONA, CA. 92883

ASMT: 290482010, APN: 290482010
DONNA PARRISH
25389 GRAND FIR CT
CORONA, CA. 92883

ASMT: 290482004, APN: 290482004
SABRINA MONTALBO
25382 SINGLELEAF ST
CORONA, CA. 92883

ASMT: 290482011, APN: 290482011
ARTURO FAJARDO, ETAL
25386 GRAND FIR CT
CORONA, CA. 92883

ASMT: 290482005, APN: 290482005
BERNADETTE CARAWAY
25358 SINGLELEAF ST
CORONA, CA. 92883

ASMT: 290482012, APN: 290482012
CHANG CHONG
8161 SUFFIELD PL
LA PALMA CA 90623

ASMT: 290482006, APN: 290482006
SUNG CHU
25334 SINGLELEAF CT
CORONA, CA. 92883

ASMT: 290482013, APN: 290482013
CELESTE BARNES
P O BOX 1290
CORONA DEL MAR CA 92625

ASMT: 290482007, APN: 290482007
ANGELIQUE ELLIS
25353 GRAND FIR CT
CORONA, CA. 92883

ASMT: 290482014, APN: 290482014
STACEY HIDALGO, ETAL
25350 GRAND FIR CT
CORONA, CA. 92883

ASMT: 290482008, APN: 290482008
KATHLEEN GROSS
25365 GRAND FIR CT
CORONA, CA. 92883

ASMT: 290482015, APN: 290482015
MARNI HOOPES, ETAL
25338 GRAND FIR CT
CORONA, CA. 92883

ASMT: 290482009, APN: 290482009
YOVANA BARRAGAN, ETAL
25377 GRAND FIR CT
CORONA, CA. 92883

ASMT: 290482016, APN: 290482016
AMANDA DO, ETAL
25326 GRAND FIR CT
CORONA, CA. 92883



ASMT: 290541022, APN: 290541022
PACIFICA GROUP 49 II
264 S LA CIENEGA BLV 1160
BEVERLY HILLS CA 90211

ASMT: 290550006, APN: 290550006
MALLORY LEON, ETAL
25085 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290541023, APN: 290541023
NICOLE MENDOZA, ETAL
25051 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290550007, APN: 290550007
AUGUSTUS GABOTINA
25091 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290550001, APN: 290550001
MARK POWERS
25055 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290550008, APN: 290550008
KAREN RIVERA, ETAL
25097 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290550002, APN: 290550002
LETICIA WEATROWSKI, ETAL
25061 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290550009, APN: 290550009
ABEL MONTEREO
25103 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290550003, APN: 290550003
RACHEL STARKS, ETAL
25067 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290550011, APN: 290550011
HONORIO ZAMUDIO, ETAL
25115 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290550004, APN: 290550004
WILLIAM ZATZKE
25073 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290550012, APN: 290550012
SARAH HAMER, ETAL
25121 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290550005, APN: 290550005
SCOTT MURRAY, ETAL
C/O JANA LIND MURRAY
25079 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290550013, APN: 290550013
DEBORAH CHEN, ETAL
11550 BAIRD AVE
NORTHRIDGE CA 91326





ASMT: 290550014, APN: 290550014
CHRISTINE COLLINS, ETAL
25133 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290551003, APN: 290551003
MARIA CORTEZ
25150 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290550015, APN: 290550015
YINGQI HU, ETAL
25139 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290551004, APN: 290551004
NOELLE KENNEY
25142 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290550016, APN: 290550016
KIMBERLY WHITE, ETAL
25145 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290551005, APN: 290551005
LISA GALVAN, ETAL
20004 GREVILLEA AVE
TORRANCE CA 90503

ASMT: 290550017, APN: 290550017
JOSELITO MEDRANO
25151 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290551006, APN: 290551006
ROXANNE SALAZAR, ETAL
25130 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290550018, APN: 290550018
NATALIE MORANDA, ETAL
25157 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290551007, APN: 290551007
NEW KEVIN
2175 SAMPSON AVE NO 110
CORONA CA 92879

ASMT: 290551001, APN: 290551001
MAYADA KASBAR, ETAL
25162 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290551008, APN: 290551008
ROSALIND COLEMAN, ETAL
25118 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290551002, APN: 290551002
LISA MITCHELL
25156 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290551009, APN: 290551009
DAVID DREW, ETAL
25112 PACIFIC CREST ST
CORONA, CA. 92883



ASMT: 290551010, APN: 290551010
SUZANNE CHU, ETAL
C/O EVA YANG
25106 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290551017, APN: 290551017
WILLIAM LITTLE
25107 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290551011, APN: 290551011
FE SEPULVEDA, ETAL
25100 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290551018, APN: 290551018
MARILYN RAYMUNDO, ETAL
25113 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290551012, APN: 290551012
MARY ANIAG SANCHEZ, ETAL
25077 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290551019, APN: 290551019
LAURA WILLIAMS, ETAL
25119 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290551013, APN: 290551013
SUSAN JESSUP
25083 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290551020, APN: 290551020
MILA ESCANO
25125 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290551014, APN: 290551014
LISA SHARP, ETAL
3220 CHRIS WREN CIR
CORONA CA 92881

ASMT: 290551021, APN: 290551021
JOO PARK, ETAL
25131 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290551015, APN: 290551015
MARCIA NEWELL JONES, ETAL
25095 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290551022, APN: 290551022
BIVAN DHILLON, ETAL
28329 FALCON CREST DR
SANTA CLARITA CA 91351

ASMT: 290551016, APN: 290551016
JUDY KWAN
25101 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290560001, APN: 290560001
CHOON WON KOO M D PROFIT SHARING PLAI
3762 S MAIN ST
CORONA CA 92882



ASMT: 290560002, APN: 290560002
HYERAN IM, ETAL
25177 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290560009, APN: 290560009
GHYM
6753 CANYON HILL DR
RIVERSIDE CA 92506

ASMT: 290560003, APN: 290560003
NOEMI LACRUZ
25183 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290560010, APN: 290560010
UN PARK, ETAL
25225 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290560004, APN: 290560004
DIANA FOSTER, ETAL
25189 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290560011, APN: 290560011
CRISALYN DATUIN, ETAL
25231 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290560005, APN: 290560005
FRANKLIN HAYMAN, ETAL
25195 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290560012, APN: 290560012
BROOKE ADAMS, ETAL
25237 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290560006, APN: 290560006
YOUNG SHIM
25201 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290560013, APN: 290560013
LOURDES TORRES
25249 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290560007, APN: 290560007
PACIFIC MORTGAGE GROUP INC
260 NEWPORT CENTER NO 100
NEWPORT BEACH CA 92660

ASMT: 290561001, APN: 290561001
JI KIM
1304 BRENTWOOD CIR NO D
CORONA CA 92882

ASMT: 290560008, APN: 290560008
GRACE TUMANG, ETAL
25213 LEMON GRASS ST
CORONA, CA. 92883

ASMT: 290561002, APN: 290561002
HECTOR GALLEGOS, ETAL
C/O HECTOR GALLEGOS
10961 MARYGOLD WAY
CORONA, CA. 92883





ASMT: 290561003, APN: 290561003
HYUN LEE, ETAL
10967 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290561010, APN: 290561010
MARIA TRUJILLO, ETAL
11009 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290561004, APN: 290561004
WILLIAM BANKS, ETAL
10973 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290561011, APN: 290561011
CHARLES JOHNSON, ETAL
11015 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290561005, APN: 290561005
MEHDI KHOSRAVI, ETAL
19232 STATE ST
CORONA CA 92881

ASMT: 290562001, APN: 290562001
LUZ LEBRON LOPEZ, ETAL
10994 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290561006, APN: 290561006
HERNANI VILLA, ETAL
10985 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290562002, APN: 290562002
SYLVIA LOPEZ, ETAL
10988 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290561007, APN: 290561007
RITESH SRIVASTAVA, ETAL
25771 TERRA BELLA AVE
LAGUNA HILLS CA 92653

ASMT: 290562003, APN: 290562003
BELINDA REYNAGA, ETAL
10982 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290561008, APN: 290561008
CHO MIN LIU, ETAL
10997 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290562004, APN: 290562004
SAMEENA RENFRO, ETAL
10976 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290561009, APN: 290561009
CARLOS KATIGBAK
11003 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290562005, APN: 290562005
LISA PEREZ, ETAL
25234 LEMONGRASS ST
CORONA, CA. 92883





ASMT: 290562006, APN: 290562006
GABRIEL OLMEDO, ETAL
25228 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290562013, APN: 290562013
MARLA HERNANDEZ
25186 LEMON GRASS ST
CORONA, CA. 92883

ASMT: 290562007, APN: 290562007
CHAR WHITE
25222 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290562014, APN: 290562014
CARA RUFFOLO, ETAL
25180 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290562008, APN: 290562008
TERRI FOX
25216 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290562015, APN: 290562015
HYOUNG KIM
25174 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290562009, APN: 290562009
CHRISTOPHER PALMER
25210 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290562016, APN: 290562016
RICHARD HERNANDEZ, ETAL
25168 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290562010, APN: 290562010
JOSIAH MAYNARD, ETAL
25204 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290562017, APN: 290562017
DAEYON LEE, ETAL
25143 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290562011, APN: 290562011
CHINNI TUNG, ETAL
25198 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290562018, APN: 290562018
KANNA BECKWITH
25149 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290562012, APN: 290562012
STEPHANIE GOODMAN GELERA, ETAL
25192 LEMONGRASS ST
CORONA, CA. 92883

ASMT: 290562019, APN: 290562019
ROBIN WHITE, ETAL
25155 CORAL CANYON RD
CORONA, CA. 92883





ASMT: 290562020, APN: 290562020
GEORGE KHOURY, ETAL
25161 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290562028, APN: 290562028
ADRIANA ARREOLA, ETAL
1025 STONECREST DR
ANTIOCH CA 94531

ASMT: 290562021, APN: 290562021
PAULINE ROMERO, ETAL
2957 HIDDEN HILLS CIR
CORONA CA 92882

ASMT: 290562029, APN: 290562029
LISA GUNDERSEN
25215 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290562022, APN: 290562022
ROSELIA MELENDEZ, ETAL
25173 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290562030, APN: 290562030
JOSE MILAN
25221 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290562023, APN: 290562023
CLARK PEDROSO, ETAL
25179 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290562031, APN: 290562031
ANNETTE DENSO, ETAL
25227 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290562024, APN: 290562024
HANNA HONG, ETAL
9524 RAVILLER DR
DOWNEY CA 90240

ASMT: 290562032, APN: 290562032
SAN GABRIEL PROP
10415 MARY BELL AVE
SHADOW HILLS CA 91401

ASMT: 290562025, APN: 290562025
YOLANDA SLOVER, ETAL
25191 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290570001, APN: 290570001
DENISE WINN, ETAL
10934 LUMERINA ST
CORONA, CA. 92883

ASMT: 290562026, APN: 290562026
EDITH CHAIREZ AVILA, ETAL
25197 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290570002, APN: 290570002
MUKHTAR POPAL
10926 LUMERINA ST
CORONA, CA. 92883



ASMT: 290570003, APN: 290570003
RANA KABBARA, ETAL
10918 LUMERINA ST
CORONA, CA. 92883

ASMT: 290571005, APN: 290571005
JACQUELINE STRUCK, ETAL
25204 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290570004, APN: 290570004
GARY ALLEE
10910 LUMERINA ST
CORONA, CA. 92883

ASMT: 290571006, APN: 290571006
TAMARA FULTON, ETAL
25212 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290570005, APN: 290570005
OMAR CORTEZ, ETAL
10902 LUMERINA ST
CORONA, CA. 92883

ASMT: 290571007, APN: 290571007
KELLYANN SMALL
25220 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290571001, APN: 290571001
MICHELLE LUCAS, ETAL
25172 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290571008, APN: 290571008
FREDILYNNE SALS, ETAL
25228 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290571002, APN: 290571002
CHI HOANG, ETAL
25180 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290571009, APN: 290571009
MELISSA BAILEY, ETAL
25236 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290571003, APN: 290571003
JANE POTTER, ETAL
25188 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290571010, APN: 290571010
MICHELLE LINK, ETAL
25244 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290571004, APN: 290571004
XUANHA TONG PHUOC, ETAL
9877 CHAPMAN AVE NO D192
GARDEN GROVE CA 92841

ASMT: 290571011, APN: 290571011
WILLIAM LUCUS
25252 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290571012, APN: 290571012
JESUS RODRIGUEZ
25277 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290571019, APN: 290571019
GENINA HIPOLITO, ETAL
25221 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290571013, APN: 290571013
HOANG NGUYEN, ETAL
25269 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290571020, APN: 290571020
RANBIR GREWAL
25213 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290571014, APN: 290571014
JOSE BERGARA
25261 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290571021, APN: 290571021
MARIA FLETES, ETAL
25205 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290571015, APN: 290571015
EDELWINA JULOYA, ETAL
25253 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290571022, APN: 290571022
MARY CARROLL, ETAL
25197 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290571016, APN: 290571016
VIRGINIA JULOYA BALANGA, ETAL
25245 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290571023, APN: 290571023
DYNORA AGUILAR, ETAL
25189 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290571017, APN: 290571017
JIN BAEK
25237 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290571024, APN: 290571024
ASHLIE HOWE, ETAL
25181 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290571018, APN: 290571018
SHEKEITHA LASKER, ETAL
25229 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290572001, APN: 290572001
SHAHNAZ BARNHART
11148 LARKSPUR CT
CORONA, CA. 92883



ASMT: 290572002, APN: 290572002
MARIZA AVELLANEDA, ETAL
11140 LARKSPUR CT
CORONA, CA. 92883

ASMT: 290572009, APN: 290572009
SARAH MAY, ETAL
11108 IRIS CT
CORONA, CA. 92883

ASMT: 290572003, APN: 290572003
CHRISTINE WHITE, ETAL
11132 LARKSPUR CT
CORONA, CA. 92883

ASMT: 290572010, APN: 290572010
THERESA MARTIN
11100 IRIS CT
CORONA, CA. 92883

ASMT: 290572004, APN: 290572004
HUIWEN LI, ETAL
3546 CASSIS CT
SAN JOSE CA 95148

ASMT: 290572011, APN: 290572011
CARMELITA MATA, ETAL
25234 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290572005, APN: 290572005
SHEPHERD INV
8091 SOFT WINDS
CORONA CA 92883

ASMT: 290572012, APN: 290572012
LAURA CULBERTSON, ETAL
25226 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290572006, APN: 290572006
DEBORAH HOLLAND, ETAL
480 S CANYON RIDGE DR
ANAHEIM CA 92807

ASMT: 290572013, APN: 290572013
HIROMI ADAMS, ETAL
25218 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290572007, APN: 290572007
JASON ALEXANDER
11119 IRIS CT
CORONA, CA. 92883

ASMT: 290572014, APN: 290572014
CITIBANK
C/O RECONTRUST CO
1757 TAPO CANYON RD SVW88
SIMI VALLEY CA 93063

ASMT: 290572008, APN: 290572008
MEREDITH MOSS, ETAL
11116 IRIS CT
CORONA, CA. 92883

ASMT: 290572015, APN: 290572015
PATRICIA CAMPBELL
25202 NOBLE CANYON ST
CORONA, CA. 92883



ASMT: 290572016, APN: 290572016
TAMMY MEISSNER, ETAL
15775 CHRISTO CT
PERRIS CA 92570

ASMT: 290581001, APN: 290581001
VERONICA CRAGHEAD, ETAL
19165 NUTHATCH ST
PERRIS CA 92570

ASMT: 290572017, APN: 290572017
HARALD HERRMANN
P O BOX 17369
ANAHEIM CA 92807

ASMT: 290581002, APN: 290581002
AVISE ROGAN, ETAL
C/O AVISE J ROGAN
25311 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290580001, APN: 290580001
ROBERT NGUYEN
25255 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290581003, APN: 290581003
KAMAL SINGH, ETAL
25319 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290580002, APN: 290580002
LEON YAO
25263 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290581004, APN: 290581004
AMIE TAKACS, ETAL
25327 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290580003, APN: 290580003
SUZAN ETHERIDGE, ETAL
25271 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290581005, APN: 290581005
XOTCHIL SOSA, ETAL
25335 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290580004, APN: 290580004
VIVIAN SANJOSE, ETAL
C/O VIVIAN C SAN JOSE
25279 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290581006, APN: 290581006
KAY WENDEBORN, ETAL
25343 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290580005, APN: 290580005
RAGHBIR BIR
4145 STRANDBERG ST
CORONA CA 92881

ASMT: 290582001, APN: 290582001
KELVIN PARK
25359 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290582002, APN: 290582002
MARIA GONZALEZ
25367 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290583004, APN: 290583004
LAC TRAN
26370 NOBLE CANYON ST
CORONA CA 92883

ASMT: 290582003, APN: 290582003
MARIA RODRIQUEZ, ETAL
C/O GUILLERMO ARCEO
25375 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290583005, APN: 290583005
LIEVMAR ZELEDON, ETAL
25362 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290582004, APN: 290582004
HOFFMANN LINDA TRUST, ETAL
P O BOX 6613
CORONA CA 92878

ASMT: 290583006, APN: 290583006
EDNA GARCIA, ETAL
25354 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290582005, APN: 290582005
PETER ROTTER, ETAL
25391 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290583007, APN: 290583007
SUZANNE PINION, ETAL
25306 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290583001, APN: 290583001
MARGARET PARLIMAN, ETAL
25394 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290583008, APN: 290583008
CATHERINE SMITH, ETAL
25298 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290583002, APN: 290583002
MARIA CHAIDEZ, ETAL
P O BOX 577
PLACENTIA CA 92871

ASMT: 290583009, APN: 290583009
RICHARD RAMOS
25290 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290583003, APN: 290583003
CHANTAL LO, ETAL
1850 S AZUSA AVE NO 107
HACIENDA HEIGHTS CA 91745

ASMT: 290583010, APN: 290583010
JENNIFER KITTAY, ETAL
11135 LARKSPUR CT
CORONA, CA. 92883

ASMT: 290583011, APN: 290583011
DANIELLE NESBY
11143 LARKSPUR CT
CORONA, CA. 92883

ASMT: 290584006, APN: 290584006
LAN LAM
8943 GARVEY AVE
ROSEMEAD CA 91770

ASMT: 290583012, APN: 290583012
DENISE SCHAPER, ETAL
11151 LARKSPUR CT
CORONA, CA. 92883

ASMT: 290584007, APN: 290584007
SYED GAFORE
25333 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290584001, APN: 290584001
JASON GUNDERSEN
25285 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290584008, APN: 290584008
NGA TRAN
P O BOX 424
MIDWAY CITY CA 92655

ASMT: 290584002, APN: 290584002
NEXTGEN HOLDINGS USA INC
15158 VIA MARAVILLA
CHINO HILLS CA 91709

ASMT: 290584009, APN: 290584009
MICHAEL TINZ
25380 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290584003, APN: 290584003
EARNEST COTTON
25301 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290584010, APN: 290584010
MAYSA NEJMELDEEN, ETAL
25364 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290584004, APN: 290584004
BRYAN RIDGE
25309 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290584011, APN: 290584011
NIRMOHAN WADHWA, ETAL
25340 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290584005, APN: 290584005
LAFAYETTE BOYD
25317 NOBLE CANYON ST
CORONA, CA. 92883

ASMT: 290584012, APN: 290584012
SHARI FILIPI, ETAL
25324 CORAL CANYON RD
CORONA, CA. 92883



ASMT: 290584013, APN: 290584013
MARIA ARGUELLES, ETAL
309 W HACIENDA DR
CORONA CA 92882

ASMT: 290590001, APN: 290590001
DELIA TOMKA, ETAL
11045 KALMIA CT
CORONA, CA. 92883

ASMT: 290584014, APN: 290584014
NARIMAN RAHMON
1110 PORTOFINO CT NO 103
CORONA CA 92881

ASMT: 290590002, APN: 290590002
ANELLE HADDAD, ETAL
11053 KALMIA CT
CORONA, CA. 92883

ASMT: 290584015, APN: 290584015
MARIA GODINEZ, ETAL
25292 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290590003, APN: 290590003
JULIA DELCASTILLO
11069 KALMIA CT
CORONA, CA. 92883

ASMT: 290584016, APN: 290584016
EDGAR RUIZ
25284 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290590004, APN: 290590004
JAVIER LEON, ETAL
11077 KALMIA CT
CORONA, CA. 92883

ASMT: 290584017, APN: 290584017
JODI SEWELL, ETAL
25276 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290590005, APN: 290590005
JESSICA REED, ETAL
11085 KALMIA CT
CORONA, CA. 92883

ASMT: 290584018, APN: 290584018
ALLISON ERFORT, ETAL
25268 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290590006, APN: 290590006
SEPHI SHAPIRA, ETAL
11093 KALMIA CT
CORONA, CA. 92883

ASMT: 290584019, APN: 290584019
DEBORAH BLOUNT SMITH, ETAL
349 SUMMER ST
NORWELL MA 2061

ASMT: 290590007, APN: 290590007
CATHERINE TSAI
11101 KALMIA CT
CORONA, CA. 92883





ASMT: 290590008, APN: 290590008
GABRIELA SUDERNO, ETAL
11109 KALMIA CT
CORONA, CA. 92883

ASMT: 290590015, APN: 290590015
JOHN VU
25462 HYACINTH ST
CORONA, CA. 92883

ASMT: 290590009, APN: 290590009
RINKU BHAT, ETAL
25421 CAMELLIA ST
CORONA, CA. 92883

ASMT: 290590016, APN: 290590016
GERARDO NOGALES, ETAL
25454 HYACINTH ST
CORONA, CA. 92883

ASMT: 290590010, APN: 290590010
TAQUON TAYLOR
P O BOX 5531
BUENA PARK CA 90622

ASMT: 290590017, APN: 290590017
HOURFAR ETESAMNIA, ETAL
24502 CREEKVIEW DR
LAGUNA HILLS CA 92653

ASMT: 290590011, APN: 290590011
JOSSELYN RAMIREZ, ETAL
11082 KALMIA CT
CORONA, CA. 92883

ASMT: 290590018, APN: 290590018
MARIA AVILA, ETAL
C/O ANGELA AVILA
25438 HYACINTH ST
CORONA, CA. 92883

ASMT: 290590012, APN: 290590012
GAL SAPIR
11074 KALMIA CT
CORONA, CA. 92883

ASMT: 290590019, APN: 290590019
JACINTA BALAGUER
11019 CARAWAY LN
CORONA, CA. 92883

ASMT: 290590013, APN: 290590013
GLORIA BASS, ETAL
11066 KALMIA CT
CORONA, CA. 92883

ASMT: 290590020, APN: 290590020
SHERTRELL COLLINS
11035 CARAWAY LN
CORONA, CA. 92883

ASMT: 290590014, APN: 290590014
FREDDY IRIANTO, ETAL
17809 CALLE CAPISTRANO DR
MORENO VALLEY CA 92551

ASMT: 290590021, APN: 290590021
TANIA BATSTONE, ETAL
11043 CARAWAY LN
CORONA, CA. 92883





ASMT: 290590022, APN: 290590022
TRANG TON, ETAL
11051 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591006, APN: 290591006
LIZA PARKER, ETAL
11016 CARAWAY LN
CORONA, CA. 92883

ASMT: 290590023, APN: 290590023
DARRYL ORR
11059 CARAWAY LN
CORONA CA 92880

ASMT: 290591007, APN: 290591007
MANUEL IGLESIAS, ETAL
11008 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591001, APN: 290591001
MAURO MEDINA, ETAL
21095 JUAN AVE
HAWAIIAN GARDENS CA 90716

ASMT: 290591008, APN: 290591008
JOSE MOTA
10993 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591002, APN: 290591002
THOMAS HURSMAN, ETAL
8789 HOLLYHOCK CT
CORONA CA 92883

ASMT: 290591009, APN: 290591009
EDNA MCGEE, ETAL
11001 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591003, APN: 290591003
ARMIDA MARIN
11040 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591010, APN: 290591010
SUZANNE VANHEERDE, ETAL
11009 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591004, APN: 290591004
STELLA PARK, ETAL
11032 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591011, APN: 290591011
KIRA HIKEL
11017 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591005, APN: 290591005
SHANTE WOODS, ETAL
11024 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591012, APN: 290591012
JULIETA EDGMON
11025 CLOVER CIR
CORONA, CA. 92883



ASMT: 290591013, APN: 290591013
DALILA CUZCANO, ETAL
11033 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591020, APN: 290591020
KWANG LIM, ETAL
10982 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591014, APN: 290591014
LAURIE WILLIAMS, ETAL
11038 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591021, APN: 290591021
SARIT STELUNG, ETAL
12 ALBA W
IRVINE CA 92620

ASMT: 290591015, APN: 290591015
RAFAEL LARA
P O BOX 78094
CORONA CA 92877

ASMT: 290591022, APN: 290591022
CHARLOTTE HEBERT, ETAL
10966 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591016, APN: 290591016
CANDISE NOMELLINI, ETAL
11014 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591023, APN: 290591023
KRISTEN ROGERS, ETAL
10958 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591017, APN: 290591017
CHRISTOPHER MARTONE, ETAL
11006 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591024, APN: 290591024
BRIAN GRUNTZ, ETAL
10942 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591018, APN: 290591018
JAE JUNG
10998 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591025, APN: 290591025
EVIE HEALEY, ETAL
10930 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591019, APN: 290591019
CYNTHIA MERCER, ETAL
10990 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591026, APN: 290591026
GINGER HARTON, ETAL
10918 CLOVER CIR
CORONA, CA. 92883



ASMT: 290591027, APN: 290591027
BARBARA MANBER, ETAL
10906 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591034, APN: 290591034
RONALD PALACIOS
10945 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591028, APN: 290591028
DEANNA GONZALES MORALES, ETAL
10894 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591035, APN: 290591035
RICHMOND AMERICA HOMES OF MARYLAND I
C/O SUSAN M KLEID
4350 S MONACO ST
DENVER CO 80237

ASMT: 290591029, APN: 290591029
LOURDES CARSTENSEN, ETAL
10885 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591036, APN: 290591036
PATRICIA VANWONTERGHEM, ETAL
10936 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591030, APN: 290591030
SHANA MCHENRY
10891 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591037, APN: 290591037
LORRAINE CORONADO, ETAL
10924 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591031, APN: 290591031
BENTON CRUIZ, ETAL
10909 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591038, APN: 290591038
SHIRLEY COLINA, ETAL
1315 EVERGREEN AVE NO H3
FULLERTON CA 92835

ASMT: 290591032, APN: 290591032
AMANDA BRYANT, ETAL
10921 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591039, APN: 290591039
MARY ENDERS, ETAL
10906 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591033, APN: 290591033
NICHOLLE ACHEE, ETAL
10933 CLOVER CIR
CORONA, CA. 92883

ASMT: 290591040, APN: 290591040
NOEL LORONA, ETAL
10927 CARAWAY LN
CORONA, CA. 92883



ASMT: 290591041, APN: 290591041
JENNY TIEU, ETAL
10939 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591048, APN: 290591048
MICHAEL DAY
25449 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591042, APN: 290591042
YAO LIU, ETAL
10951 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591049, APN: 290591049
PATRICIA PRIZIO, ETAL
25457 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591043, APN: 290591043
SYCAMORE CREEK COMMUNITY ASSN
C/O EDGAR GOMEZ
5171 CALIFORNIA AV NO 120
IRVINE CA 92617

ASMT: 290591050, APN: 290591050
ALI ALSILAWI
25465 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591044, APN: 290591044
AARON ALSTROM
25401 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591051, APN: 290591051
JULIUS ABANISE, ETAL
25473 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591045, APN: 290591045
ANETTE LECAIR, ETAL
25417 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591052, APN: 290591052
MAYUMI KODO, ETAL
25481 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591046, APN: 290591046
ALLAN DELEON, ETAL
C/O ALLAN DE LEON
25425 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591053, APN: 290591053
MICHELLE STOTTS, ETAL
25489 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591047, APN: 290591047
RONNA ECKHOLM, ETAL
25441 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591054, APN: 290591054
YUH YUN LIN, ETAL
604 EL VALLENITO DR
WALNUT CA 91789





ASMT: 290600001, APN: 290600001
PATRICIA CUNNINGHAM
25492 CAMELLIA ST
CORONA, CA. 92883

ASMT: 290600008, APN: 290600008
GABRIEL ESTRADA
11231 JASMINE WAY
CORONA, CA. 92883

ASMT: 290600002, APN: 290600002
RICHARD BLUE
25484 CAMELLIA ST
CORONA, CA. 92883

ASMT: 290600009, APN: 290600009
ELIZABETH BARRINGTON, ETAL
11239 JASMINE WAY
CORONA, CA. 92883

ASMT: 290600003, APN: 290600003
JULIE HERNANDEZ, ETAL
25476 CAMELLIA ST
CORONA, CA. 92883

ASMT: 290600010, APN: 290600010
REBECCA TURNER, ETAL
11236 JASMINE WAY
CORONA, CA. 92883

ASMT: 290600004, APN: 290600004
PAMELA BERRY, ETAL
25468 CAMELLIA ST
CORONA, CA. 92883

ASMT: 290600011, APN: 290600011
AUBREY APODACA, ETAL
11228 JASMINE WAY
CORONA, CA. 92883

ASMT: 290600005, APN: 290600005
RENATTHA CONTRERAS
25460 CAMELLIA ST
CORONA, CA. 92883

ASMT: 290600012, APN: 290600012
ROBERT HARING
11220 JASMINE WAY
CORONA, CA. 92883

ASMT: 290600006, APN: 290600006
GREGORY POLK
11215 JASMINE WAY
CORONA, CA. 92883

ASMT: 290600013, APN: 290600013
TEMECA GREEN, ETAL
11212 JASMINE WAY
CORONA, CA. 92883

ASMT: 290600007, APN: 290600007
JI HONG, ETAL
11223 JASMINE WAY
CORONA, CA. 92883

ASMT: 290600014, APN: 290600014
SUSAN GRIFFIN, ETAL
11204 JASMINE WAY
CORONA, CA. 92883



ASMT: 290600015, APN: 290600015
MARY ENDERS, ETAL
11196 JASMINE WAY
CORONA, CA. 92883

ASMT: 290601003, APN: 290601003
FRANK RODRIGUEZ
11132 JASMINE WAY
CORONA, CA. 92883

ASMT: 290600016, APN: 290600016
QUE BORACK, ETAL
11188 JASMINE WAY
CORONA, CA. 92883

ASMT: 290601004, APN: 290601004
TERESA HOLEMAN, ETAL
11124 JASMINE WAY
CORONA, CA. 92883

ASMT: 290600017, APN: 290600017
SANDY KIM, ETAL
11180 JAMINE WAY
CORONA, CA. 92883

ASMT: 290601005, APN: 290601005
JOY CHAMP
11116 JASMINE WAY
CORONA, CA. 92883

ASMT: 290600018, APN: 290600018
PAMELA LOPEZ, ETAL
11172 JASMINE WAY
CORONA, CA. 92883

ASMT: 290601006, APN: 290601006
NORMA VARGAS, ETAL
11108 JASMINE WAY
CORONA, CA. 92883

ASMT: 290600019, APN: 290600019
JOYCE GUERRERO, ETAL
11164 JAMINE WAY
CORONA, CA. 92883

ASMT: 290601007, APN: 290601007
MABEL JARAMILLO
11100 JASMINE WAY
CORONA, CA. 92883

ASMT: 290601001, APN: 290601001
HANNA HONG, ETAL
11148 JASMINE WAY
CORONA, CA. 92883

ASMT: 290601008, APN: 290601008
NGUYEN NGUYEN, ETAL
11092 JASMINE WAY
CORONA, CA. 92883

ASMT: 290601002, APN: 290601002
ARCHNA CHAUDHARY, ETAL
4901 CORSO CIR
CYPRESS CA 90630

ASMT: 290601009, APN: 290601009
ROSAN JOHNSON, ETAL
7 N MIDDLE RIDGE LN
ROLLING HILLS CA 90274



ASMT: 290602001, APN: 290602001
JENNIE LEE, ETAL
25505 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602008, APN: 290602008
MICHAEL LORBER
25561 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602002, APN: 290602002
CARLENE STRATHMANN, ETAL
25513 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602009, APN: 290602009
ISSAM MAYASSI
25569 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602003, APN: 290602003
MIHEE JANG
25521 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602010, APN: 290602010
VASUNDHARA BENSON, ETAL
25577 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602004, APN: 290602004
SALVACION NABUA, ETAL
25529 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602011, APN: 290602011
SALLY SHIPLEY, ETAL
25609 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602005, APN: 290602005
AMANDA PROSPERO, ETAL
25537 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602012, APN: 290602012
DAWN RODRIGUEZ, ETAL
25617 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602006, APN: 290602006
KINDRED WHITE
25545 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602013, APN: 290602013
THELMA MORENO, ETAL
25625 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602007, APN: 290602007
DAGMAR CHRISTENSEN, ETAL
25553 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602014, APN: 290602014
ELIZABETH RUSSO, ETAL
25633 HYACINTH ST
CORONA, CA. 92883



ASMT: 290602015, APN: 290602015
JENINE SLOAN, ETAL
25630 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602022, APN: 290602022
KHA NOU
25582 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602016, APN: 290602016
SHARON GAGNE, ETAL
25622 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602023, APN: 290602023
DOUGLAS WHITEFIELD
25574 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602017, APN: 290602017
ANNE CHANCE, ETAL
25614 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602024, APN: 290602024
DANA YEARTA
25566 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602018, APN: 290602018
MERCEDES VIRAMONTES, ETAL
25600 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602025, APN: 290602025
DANITZA VASQUEZ, ETAL
25558 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602019, APN: 290602019
PRIYANKA VYAS, ETAL
25598 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602027, APN: 290602027
CONNIE CURRIER, ETAL
25542 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602020, APN: 290602020
PATTI CURRIER, ETAL
25590 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602029, APN: 290602029
MATTHEW MINCIO
25518 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602021, APN: 290602021
RC PROP V
C/O RESIDENTIAL FUNDING CO
8400 NORMANDALE LAKE BLVD
BLOOMINGTON MN 55437

ASMT: 290602030, APN: 290602030
MARGARET ROOT, ETAL
25483 FUCHSIA CT
CORONA, CA. 92883



ASMT: 290602031, APN: 290602031
SARAH ARMSTRONG, ETAL
25491 FUCHSIA CT
CORONA, CA. 92883

ASMT: 290602038, APN: 290602038
SUZANNE BEAUDOIN, ETAL
25528 FUCHSIA CT
CORONA, CA. 92883

ASMT: 290602032, APN: 290602032
NARA CHATURANYAKOON
25499 FUCHSIA CT
CORONA, CA. 92883

ASMT: 290602039, APN: 290602039
ALLEN WALKER, ETAL
25520 FUCHSIA CT
CORONA, CA. 92883

ASMT: 290602033, APN: 290602033
CECILIA ANGEL, ETAL
25507 FUCHSIA CT
CORONA, CA. 92883

ASMT: 290602040, APN: 290602040
BILLY BREWER
25512 FUCHSIA CT
CORONA, CA. 92883

ASMT: 290602034, APN: 290602034
FATEMEH SIMMONS
25515 FUCHSIA CT
CORONA, CA. 92883

ASMT: 290602041, APN: 290602041
MARINA STINSON, ETAL
25504 FUCHSIA CT
CORONA, CA. 92883

ASMT: 290602035, APN: 290602035
MAY YIP, ETAL
1271 PEACOCK HILL
SANTA ANA CA 92705

ASMT: 290602042, APN: 290602042
MARIA MARTINEZ, ETAL
25496 FUCHSIA CT
CORONA, CA. 92883

ASMT: 290602036, APN: 290602036
KARLI BURNELEIT
25531 FUCHSIA CT
CORONA, CA. 92883

ASMT: 290602043, APN: 290602043
GEORGE RAGAN, ETAL
P O BOX 1749
LOS ANGELES CA 90078

ASMT: 290602037, APN: 290602037
EDWARD GALBREATH
25539 FUCHSIA CT
CORONA, CA. 92883

ASMT: 290602044, APN: 290602044
MICHELLE HASKIN, ETAL
25455 CAMELLIA ST
CORONA, CA. 92883



ASMT: 290602045, APN: 290602045
MICHAEL CHONG
25463 CAMELLIA ST
CORONA, CA. 92883

ASMT: 290620002, APN: 290620002
VIRGINIA FOJAS, ETAL
25226 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290602046, APN: 290602046
RACHEL SUH
417 S HILL ST NO 553
LOS ANGELES CA 90013

ASMT: 290620003, APN: 290620003
REBECCA MURILLO, ETAL
25232 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290602047, APN: 290602047
EVELYN TANG
25479 CAMELLIA ST
CORONA, CA. 92883

ASMT: 290620004, APN: 290620004
KEVIN SMITH, ETAL
25238 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290602048, APN: 290602048
PETER CARRION
25487 CAMELLIA ST
CORONA, CA. 92883

ASMT: 290620005, APN: 290620005
MIGUEL MADRIGAL
3639 S TRINITY ST
LOS ANGELES CA 90011

ASMT: 290602049, APN: 290602049
DEBORAH SOMERS, ETAL
25495 CAMELLIA ST
CORONA, CA. 92883

ASMT: 290620006, APN: 290620006
SELVANAYAGI BALACHANDRAN, ETAL
25322 SAGE ST
CORONA, CA. 92883

ASMT: 290602050, APN: 290602050
SYCAMORE CREEK COMMUNITY ASSN
C/O PAM PENTON
1451 RIMPAU STE 107
CORONA CA 92879

ASMT: 290620007, APN: 290620007
MANUEL MORALES
10850 CAMERON CT
CORONA, CA. 92883

ASMT: 290620001, APN: 290620001
25202 PACIFIC CREST TRUST
C/O ANDREW LEVY
21601 DEVONSHIRE NO 325
CHATSWORTH CA 91311

ASMT: 290620008, APN: 290620008
SARAH IRVINE, ETAL
10862 CAMERON CT
CORONA, CA. 92883





ASMT: 290620009, APN: 290620009
SHARON GREMPEL, ETAL
10874 CAMERON CT
CORONA, CA. 92883

ASMT: 290620016, APN: 290620016
ELSA SALGADO, ETAL
10853 CAMERON CT
CORONA CA 92883

ASMT: 290620010, APN: 290620010
CASSONDRA REYNOLDS
10886 CAMERON CT
CORONA, CA. 92883

ASMT: 290620017, APN: 290620017
IRENE NOBLE, ETAL
10904 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290620011, APN: 290620011
GIANNINA DUARTE, ETAL
10898 CAMERON CT
CORONA, CA. 92883

ASMT: 290620018, APN: 290620018
TANISA HILL, ETAL
10916 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290620012, APN: 290620012
ADAM LAWERENCE, ETAL
10901 CAMERON CT
CORONA, CA. 92883

ASMT: 290620019, APN: 290620019
MANUEL BEYTIA
10928 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290620013, APN: 290620013
JACQUELINE DOWLING, ETAL
10889 CAMERON CT
CORONA, CA. 92883

ASMT: 290620020, APN: 290620020
VANESSA GRAY
10940 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290620014, APN: 290620014
JAY CHUN
10877 CAMERON CT
CORONA, CA. 92883

ASMT: 290620021, APN: 290620021
KATHRYN SAINZ, ETAL
10952 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290620015, APN: 290620015
ALLAN MANANGAN, ETAL
10865 CAMERON CT
CORONA, CA. 92883

ASMT: 290621001, APN: 290621001
JAMIE WEMHOFF, ETAL
10943 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290621002, APN: 290621002
RICHARD NILOS
10931 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290621009, APN: 290621009
BREANNE JORDAN, ETAL
25397 SAGE ST
CORONA, CA. 92883

ASMT: 290621003, APN: 290621003
TRACY WAYNE, ETAL
10919 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290621010, APN: 290621010
URANIA ESCALANTE, ETAL
25385 SAGE ST
CORONA, CA. 92883

ASMT: 290621004, APN: 290621004
KIMBERLY KANTER, ETAL
10907 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290621011, APN: 290621011
BANK OF AMERICA
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

ASMT: 290621005, APN: 290621005
CHRISTINE LEOS, ETAL
10895 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290621012, APN: 290621012
BEVERLY SAUDE
25361 SAGE ST
CORONA, CA. 92883

ASMT: 290621006, APN: 290621006
DEBORAH HINOJOS, ETAL
10883 MARYGOLD WAY
CORONA, CA. 92883

ASMT: 290621013, APN: 290621013
ISMAEL SILVA
25349 SAGE ST
CORONA, CA. 92883

ASMT: 290621007, APN: 290621007
FILENO EVANGELISTA
25421 SAGE ST
CORONA, CA. 92883

ASMT: 290621014, APN: 290621014
JOSEPHINE SEVILLA
25337 SAGE ST
CORONA, CA. 92883

ASMT: 290621008, APN: 290621008
CANDICE TAPLEY, ETAL
25409 SAGE ST
CORONA, CA. 92883

ASMT: 290621015, APN: 290621015
CONSUELO MEJIA, ETAL
25325 SAGE ST
CORONA, CA. 92883



ASMT: 290621016, APN: 290621016
RACHEL TUCKER, ETAL
25313 SAGE ST
CORONA, CA. 92883

ASMT: 290621023, APN: 290621023
JUAN RUANO, ETAL
25229 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290621017, APN: 290621017
BARBARA WESELIS, ETAL
171 TASHA VIEW WAY
EL CAJON CA 92021

ASMT: 290621024, APN: 290621024
JOYCE PARK, ETAL
25217 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290621018, APN: 290621018
HEE JO
25289 SAGE ST
CORONA, CA. 92883

ASMT: 290621025, APN: 290621025
ETOOM MGBEKE, ETAL
25205 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290621019, APN: 290621019
JOSEPH SHAPIRA, ETAL
C/O SONIA PABON
8475 MANDARIN
ALTA LOMA CA 91701

ASMT: 290621028, APN: 290621028
CHERYL BENEFIELD, ETAL
25169 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290621020, APN: 290621020
TONI WILLHIDE, ETAL
25265 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290630005, APN: 290630005
GHALEB ABDALLAH
25467 RED HAWK RD
CORONA, CA. 92883

ASMT: 290621021, APN: 290621021
MELVIN QUINTOS
25253 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290630006, APN: 290630006
LOIS ROSENWALD, ETAL
25477 RED HAWK RD
CORONA, CA. 92883

ASMT: 290621022, APN: 290621022
TRACY ENRIQUEZ
25241 PACIFIC CREST ST
CORONA, CA. 92883

ASMT: 290630007, APN: 290630007
MELISSA COOK, ETAL
25487 RED HAWK RD
CORONA, CA. 92883



ASMT: 290541008, APN: 290541008
ANDY BADER
10774 BARBERRY CT
CORONA, CA. 92883

ASMT: 290541015, APN: 290541015
CHONG LEE, ETAL
24987 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290541009, APN: 290541009
WILLIAM MAHAFFEY
10766 BARBERRY CT
CORONA, CA. 92883

ASMT: 290541016, APN: 290541016
MARIKO SANTOS, ETAL
24995 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290541010, APN: 290541010
MICHELE AMICI, ETAL
25006 PINE CREEK LOOP
CORONA, CA. 92883

ASMT: 290541017, APN: 290541017
ALPHIE BUI, ETAL
25003 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290541011, APN: 290541011
ANANIAS BERONICH
24998 PINE CREEK LOOP
CORONA, CA. 92883

ASMT: 290541018, APN: 290541018
RANDALL KLINE, ETAL
25011 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290541012, APN: 290541012
TIMOTHY FRIEND, ETAL
24990 PINE CREEK LOOP
CORONA, CA. 92883

ASMT: 290541019, APN: 290541019
SEAN MCINNIS, ETAL
25019 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290541013, APN: 290541013
BHAVANA PATEL, ETAL
24982 PINE CREEK LOOP
CORONA, CA. 92883

ASMT: 290541020, APN: 290541020
EILEEN FILLOY, ETAL
25027 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290541014, APN: 290541014
LYDIANN COX, ETAL
24121 FAWNSKIN DR
CORONA CA 92883

ASMT: 290541021, APN: 290541021
SCOTT ROBERTS
25035 CORAL CANYON RD
CORONA, CA. 92883





ASMT: 290530015, APN: 290530015
CARRIE LIDDELL
10822 ROSEMARY WAY
CORONA, CA. 92883

ASMT: 290530022, APN: 290530022
HOLLY BURNETT, ETAL
24895 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290530016, APN: 290530016
JENNIE LEHRMAN, ETAL
10814 ROSEMARY WAY
CORONA, CA. 92883

ASMT: 290530023, APN: 290530023
RACHEL TAPLIN
24903 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290530017, APN: 290530017
THR CALIFORNIA
410 N MAIN ST
CORONA CA 92880

ASMT: 290530024, APN: 290530024
BARTLEY FORSYTHE
24911 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290530018, APN: 290530018
MICHELLE ASMONDY
10798 ROSEMARY WAY
CORONA, CA. 92883

ASMT: 290530025, APN: 290530025
HOLLIE HOOVER, ETAL
24919 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290530019, APN: 290530019
ANNE ALLEN
24871 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290530026, APN: 290530026
DEBORAH HEWETT
24927 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290530020, APN: 290530020
AISHA SETH, ETAL
24879 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290530027, APN: 290530027
PASUKAN TAINPAKDIPAT
24935 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290530021, APN: 290530021
SCOTT BULLER
24887 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290530028, APN: 290530028
JEANNE NELSON GALGLISH, ETAL
24943 PINE MOUNTAIN TER
CORONA, CA. 92883





ASMT: 290482017, APN: 290482017
SARA PHOMPRASACK, ETAL
10271 WEMBLEY CIR
WESTMINSTER CA 92683

ASMT: 290530007, APN: 290530007
YOUNG BANG
24883 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290530001, APN: 290530001
JOSE VARGAS
4628 E 2ND ST
LOS ANGELES CA 90022

ASMT: 290530008, APN: 290530008
SUZAN ETHERIDGE, ETAL
24891 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290530002, APN: 290530002
KIMBERLY KAMON, ETAL
24864 CASSIA CT
CORONA, CA. 92883

ASMT: 290530009, APN: 290530009
LAUREN LEKANDER, ETAL
24899 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290530003, APN: 290530003
KATHLEEN HOLMSTROM BERRY
24856 CASSIA CT
CORONA, CA. 92883

ASMT: 290530010, APN: 290530010
LUCIA SMITH, ETAL
19214 E HURST ST
COVINA CA 91722

ASMT: 290530004, APN: 290530004
FRANK BRITTO
24848 CASSIA CT
CORONA, CA. 92883

ASMT: 290530011, APN: 290530011
DAVID CHE
16 MAR VISTA
IRVINE CA 92602

ASMT: 290530005, APN: 290530005
CLAUDIA MACIEL, ETAL
24851 CASSIA CT
CORONA, CA. 92883

ASMT: 290530013, APN: 290530013
TIMOTHY CAUFIELD
10838 ROSEMARY WAY
CORONA, CA. 92883

ASMT: 290530006, APN: 290530006
JUST MELANIE
2175 SAMPSON NO 110
CORONA CA 92879

ASMT: 290530014, APN: 290530014
BIGAN MATIRAN
1941 OLD WARSON CIR
CORONA CA 92883





ASMT: 290530029, APN: 290530029
WENDY PLAZA, ETAL
24951 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290531004, APN: 290531004
KITTISAK THONGIMA
24913 PINE CREEK LOOP
CORONA, CA. 92883

ASMT: 290530030, APN: 290530030
MIRNA ALVAREZ
24959 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290531005, APN: 290531005
RAYMOND HONG
2307 S HILLMAN LN
ROWLAND HEIGHTS CA 91748

ASMT: 290530031, APN: 290530031
SIRIA REZA
24967 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290531006, APN: 290531006
NICHOLE OVERLEY COLLINS, ETAL
24924 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290530032, APN: 290530032
NARONG KLOMSUE, ETAL
24975 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290531007, APN: 290531007
TISHA THOMSIC
24932 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290531001, APN: 290531001
ALICAI AGUIRRE, ETAL
24969 PINE CREEK LOOP
CORONA, CA. 92883

ASMT: 290531008, APN: 290531008
JENNIFER HUELSMAN, ETAL
24948 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290531002, APN: 290531002
ELIJAH BAGDONAS
29461 PINE CREEK LOOP
CORONA CA 92883

ASMT: 290531009, APN: 290531009
LISA JENKINS, ETAL
24964 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290531003, APN: 290531003
SHAUN KNIGHTEN
610 S MAIN ST NO 715
LOS ANGELES CA 90014

ASMT: 290531010, APN: 290531010
CINDY MONTES, ETAL
24980 PINE MOUNTAIN TER
CORONA, CA. 92883





ASMT: 290532001, APN: 290532001
RAYMOND HONG
24966 PINE CREEK LOOP
CORONA, CA. 92883

ASMT: 290532008, APN: 290532008
LUVY LEAL
24892 PINE MOUNTAIN TR
CORONA, CA. 92883

ASMT: 290532002, APN: 290532002
MICHELLE TUTTLE, ETAL
24958 PINE CREEK LOOP
CORONA, CA. 92883

ASMT: 290532009, APN: 290532009
JAMES JOHNSON, ETAL
10801 ROSEMARY WAY
CORONA, CA. 92883

ASMT: 290532003, APN: 290532003
JORGE HINNAOUI, ETAL
24950 PINE CREEK LOOP
CORONA, CA. 92883

ASMT: 290532010, APN: 290532010
BETTE TILLIS, ETAL
10817 ROSEMARY WAY
CORONA, CA. 92883

ASMT: 290532004, APN: 290532004
SHARON LIBERTY, ETAL
24942 PINE CREEK LOOP
CORONA, CA. 92883

ASMT: 290532011, APN: 290532011
VIJAY SHETTY
10825 ROSEMARY WAY
CORONA, CA. 92883

ASMT: 290532005, APN: 290532005
CAROL PRESSLAND SAWAYA, ETAL
1493 MAPLEBROOK LN
CORONA CA 92881

ASMT: 290532012, APN: 290532012
MANUEL ORTEGA
10833 ROSEMARY WAY
CORONA, CA. 92883

ASMT: 290532006, APN: 290532006
CHARLOTTE MA
24926 PINE CREEK LOOP
CORONA, CA. 92883

ASMT: 290532013, APN: 290532013
JENNIE NGUYEN
2784 W WILBERTA LN
ANAHEIM CA 92804

ASMT: 290532007, APN: 290532007
KHYLIA SICOLI, ETAL
24918 PINE CREEK LOOP
CORONA, CA. 92883

ASMT: 290532014, APN: 290532014
CHRISTOPHER LOQUET
24923 CORAL CANYON RD
CORONA, CA. 92883





ASMT: 290532015, APN: 290532015
KEVIN SPENCE
24931 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290540001, APN: 290540001
CHRISTY CAMPBELL, ETAL
24983 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290532016, APN: 290532016
RAFAEL DELEON
24939 CORAL CANYON RD
CORONA CA 92883

ASMT: 290540002, APN: 290540002
ANDREA HALL, ETAL
24991 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290532017, APN: 290532017
JANETE CHU, ETAL
24947 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290540003, APN: 290540003
CHRISTOPHER CARTER
24999 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290532018, APN: 290532018
VISTA EQUITY
1000 DOVE ST STE 300
NEWPORT BEACH CA 92660

ASMT: 290540004, APN: 290540004
VICTORIA MURRAY, ETAL
25007 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290532019, APN: 290532019
PATRICIA DENA, ETAL
24963 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290540006, APN: 290540006
MARICELA AVILA, ETAL
25023 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290532020, APN: 290532020
RAMSES SANDOVAL
24971 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290540007, APN: 290540007
ELAINE TRAN, ETAL
2 SAROS
IRVINE CA 92603

ASMT: 290532021, APN: 290532021
ORALIA MOLINA, ETAL
24979 CORAL CANYON RD
CORONA, CA. 92883

ASMT: 290540008, APN: 290540008
ARTURO VELA
25039 PINE MOUNTAIN TER
CORONA, CA. 92883





ASMT: 290540009, APN: 290540009
MOEU CHENEY, ETAL
25047 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290541001, APN: 290541001
BLAIR OKAMOTO, ETAL
25084 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290540010, APN: 290540010
MARCI ENGLAND, ETAL
25055 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290541002, APN: 290541002
MARGARET NAHAMYA, ETAL
25052 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290540011, APN: 290540011
SHANA SIMENTON, ETAL
25063 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290541003, APN: 290541003
LEOPOLDO ORELLANA
10769 BARBERRY CT
CORONA, CA. 92883

ASMT: 290540012, APN: 290540012
VIRGINIA PEREZ, ETAL
25071 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290541004, APN: 290541004
CHRIS ANDERSON
10777 BARBERRY CT
CORONA, CA. 92883

ASMT: 290540013, APN: 290540013
EFREN NEGRETE, ETAL
25079 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290541005, APN: 290541005
SHAMINA MUKHTAR
2935 CHINO AVE E5 NO 31
CHINO CA 91709

ASMT: 290540014, APN: 290540014
JEFF KELLY, ETAL
25087 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290541006, APN: 290541006
LORI BELLOWS, ETAL
10790 BARBERRY CT
CORONA, CA. 92883

ASMT: 290540015, APN: 290540015
JEMI HESSLER
25095 PINE MOUNTAIN TER
CORONA, CA. 92883

ASMT: 290541007, APN: 290541007
HERMINA LANG
10782 BARBERRY CT
CORONA, CA. 92883



ASMT: 290630009, APN: 290630009
SONIA CHANDLER, ETAL
25507 RED HAWK RD
CORONA, CA. 92883

ASMT: 290630016, APN: 290630016
RACHELLE LAROCCA, ETAL
25577 RED HAWK RD
CORONA, CA. 92883

ASMT: 290630010, APN: 290630010
JULEE FINN, ETAL
25517 RED HAWK RD
CORONA, CA. 92883

ASMT: 290630018, APN: 290630018
CINDY RODRIGUEZ, ETAL
25564 RED HAWK RD
CORONA, CA. 92883

ASMT: 290630011, APN: 290630011
CARMEN CERVANTES
25527 RED HAWK RD
CORONA, CA. 92883

ASMT: 290630019, APN: 290630019
GRACE LEE, ETAL
25554 RED HAWK RD
CORONA, CA. 92883

ASMT: 290630012, APN: 290630012
ALMA PIERSON, ETAL
25537 RED HAWK RD
CORONA, CA. 92883

ASMT: 290630020, APN: 290630020
HSI TSUNG CHEN, ETAL
4931 CORSO CIR
CYPRESS CA 90630

ASMT: 290630013, APN: 290630013
LAUREN ROBINSON, ETAL
25547 RED HAWK RD
CORONA, CA. 92883

ASMT: 290630021, APN: 290630021
ELIZABETH LEWIS, ETAL
25524 RED HAWK RD
CORONA, CA. 92883

ASMT: 290630014, APN: 290630014
CORALINN CIAMPA, ETAL
6950 AVENIDA DE SANTIAGO
ANAHEIM CA 92807

ASMT: 290630022, APN: 290630022
EMMANUEL YOUNATHAN
25514 RED HAWK RD
CORONA, CA. 92883

ASMT: 290630015, APN: 290630015
ANGELA DELVALLE, ETAL
25567 RED HAWK RD
CORONA, CA. 92883

ASMT: 290630023, APN: 290630023
SEDEF FRANCIS, ETAL
25504 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640001, APN: 290640001
GERARDO ALAMO
25587 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640010, APN: 290640010
STEFANI WILLIAMS, ETAL
25677 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640002, APN: 290640002
ERIC BJORNASTAD, ETAL
25597 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640011, APN: 290640011
JUNG NA, ETAL
25687 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640003, APN: 290640003
DIANE OEI, ETAL
25607 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640012, APN: 290640012
KATHLEEN HALSEY, ETAL
25697 RED HAWK LN
CORONA, CA. 92883

ASMT: 290640004, APN: 290640004
GERARDO MOLINA
25617 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640013, APN: 290640013
QUDSIA QURESHI, ETAL
25707 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640006, APN: 290640006
KELLY PRIMERANO, ETAL
25637 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640014, APN: 290640014
DOROTHEA BENNETT, ETAL
25717 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640008, APN: 290640008
MONIQUE FISHER, ETAL
25657 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640015, APN: 290640015
EMILY MEDINA, ETAL
25727 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640009, APN: 290640009
SUZANNE DORNEY, ETAL
25667 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640016, APN: 290640016
MARGARET MCKEE, ETAL
25737 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640017, APN: 290640017
LACEY COX, ETAL
25747 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640028, APN: 290640028
MELISSA DRYJOWICZ, ETAL
25614 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640018, APN: 290640018
DONNA GROFF, ETAL
25744 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640029, APN: 290640029
URBAN DEV OF WASH D C, ETAL
4400 WILL ROGERS PKY 300
OKLAHOMA CITY OK 73108

ASMT: 290640019, APN: 290640019
LORETTA HOWERTON, ETAL
25734 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640030, APN: 290640030
SOLOMON CATES
25594 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640020, APN: 290640020
HUGO MOLINA, ETAL
25724 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640034, APN: 290640034
MUQING XU, ETAL
25629 FOXGLOVE LN
CORONA, CA. 92883

ASMT: 290640021, APN: 290640021
PAULA STEPHENS
C/O TIMOTHY C STEPHENS
25714 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640037, APN: 290640037
DOMINIC MATHER
25659 FOXGLOVE LN
CORONA, CA. 92883

ASMT: 290640023, APN: 290640023
LAYLA SHIRKMAN, ETAL
25684 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640038, APN: 290640038
MERITAGE HOMES OF CALIF INC
1250 CORONA POINTE CT 210
CORONA CA 92879

ASMT: 290640024, APN: 290640024
BRYANT STOKES
25664 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640039, APN: 290640039
ASHLEY YOUNG, ETAL
25616 FOXGLOVE LN
CORONA, CA. 92883

ASMT: 290640040, APN: 290640040
BRENNA ZUNG, ETAL
25636 FOXGLOVE LN
CORONA, CA. 92883

ASMT: 290640049, APN: 290640049
LUVY LEAL
11281 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640043, APN: 290640043
CAREY RICHTER, ETAL
11274 LIVE OAK WAY
CORONA, CA. 92883

ASMT: 290640050, APN: 290640050
ALBERT BYNUM
11257 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640044, APN: 290640044
JULIUS URBAN, ETAL
11286 LIVE OAK WAY
CORONA, CA. 92883

ASMT: 290640051, APN: 290640051
JOHN DUHAMELL
11233 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640045, APN: 290640045
JOSEPH CARDAMONE
11298 LIVE OAK WAY
CORONA, CA. 92883

ASMT: 290640052, APN: 290640052
DENNIS BALAJADIA, ETAL
25757 WOODS CT
CORONA, CA. 92883

ASMT: 290640046, APN: 290640046
RONNIE MCDOWELL
11304 BLUEBIRD WAY
CORONA, CA. 92883

ASMT: 290640053, APN: 290640053
SUSAN LIM, ETAL
58 PEACEVINE
IRVINE CA 92618

ASMT: 290640047, APN: 290640047
ZIAEDDIN HASHEMI
11316 BLUEBIRD WAY
CORONA, CA. 92883

ASMT: 290640054, APN: 290640054
JENS GRONEMEYER
25733 WOODS CT
CORONA, CA. 92883

ASMT: 290640048, APN: 290640048
NANCY GALVAN, ETAL
11305 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640055, APN: 290640055
YING KAO, ETAL
25721 WOODS CT
CORONA, CA. 92883

ASMT: 290640056, APN: 290640056
JENNIFER COLBURN, ETAL
25718 WOODS CT
CORONA, CA. 92883

ASMT: 290640063, APN: 290640063
MICHELLE PENUELAS
11265 LIVE OAK WAY
CORONA, CA. 92883

ASMT: 290640057, APN: 290640057
KATHRYN COSGROVE, ETAL
25730 WOODS CT
CORONA, CA. 92883

ASMT: 290640064, APN: 290640064
DALE CONKLIN
11253 LIVE OAK WAY
CORONA CA 92883

ASMT: 290640058, APN: 290640058
STEVEN BOONE, ETAL
25742 WOODS CT
CORONA, CA. 92883

ASMT: 290650001, APN: 290650001
MARILYN TOKATLY, ETAL
7734 LADY BANKS LOOP
CORONA CA 92883

ASMT: 290640059, APN: 290640059
MARIA ZEPEDA, ETAL
11337 LIVE OAK WAY
CORONA, CA. 92883

ASMT: 290650002, APN: 290650002
JU PARK
11340 BLUEBIRD WAY
CORONA, CA. 92883

ASMT: 290640060, APN: 290640060
JIEYAN WUN, ETAL
111 CARSON DR
NORTH WALES PA 19454

ASMT: 290650003, APN: 290650003
GERALDINE PANCHO, ETAL
11352 BLUEBIRD WAY
CORONA, CA. 92883

ASMT: 290640061, APN: 290640061
HOLLY MACHEN, ETAL
11301 LIVE OAK WAY
CORONA, CA. 92883

ASMT: 290650004, APN: 290650004
LORETTA ARAVANIS, ETAL
11364 BLUEBIRD WAY
CORONA, CA. 92883

ASMT: 290640062, APN: 290640062
DARLENE LIVING TRUST 1991, ETAL
C/O ROCKY B BITRICH
11277 LIVE OAK WAY
CORONA, CA. 92883

ASMT: 290650005, APN: 290650005
ANNA TAM, ETAL
11376 BLUEBIRD WAY
CORONA, CA. 92883

ASMT: 290650006, APN: 290650006
BRIAN DAVIS
11388 BLUEBIRD WAY
CORONA, CA. 92883

ASMT: 290650013, APN: 290650013
JOAN PAQUIN, ETAL
25656 SPICEWOOD ST
CORONA, CA. 92883

ASMT: 290650007, APN: 290650007
EMAD HASHEMI
11400 BLUEBIRD WAY
CORONA, CA. 92883

ASMT: 290650014, APN: 290650014
NAM PARK, ETAL
2 CARNATION
RANCHO SANTA MARGARITA CA 92688

ASMT: 290650008, APN: 290650008
NOUSHIN SEDDIGHZADEH, ETAL
25596 SPICEWOOD ST
CORONA, CA. 92883

ASMT: 290650015, APN: 290650015
JILLIAN OLIVEIRA, ETAL
25680 SPICEWOOD ST
CORONA, CA. 92883

ASMT: 290650009, APN: 290650009
LINDA COMPTE
25608 SPICEWOOD ST
CORONA, CA. 92883

ASMT: 290650016, APN: 290650016
JOSEPH CHOI, ETAL
11662 LAMPSON AVE
GARDEN GROVE CA 92840

ASMT: 290650010, APN: 290650010
ANGELA WALZ JONES, ETAL
25620 SPICEWOOD ST
CORONA, CA. 92883

ASMT: 290650017, APN: 290650017
DIANNE SINCICH, ETAL
25704 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650011, APN: 290650011
AMY UNDERWOOD, ETAL
25632 SPICEWOOD ST
CORONA, CA. 92883

ASMT: 290650018, APN: 290650018
VICTORIA QUON, ETAL
25716 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650012, APN: 290650012
BITUIN ALAMAN, ETAL
25644 SPICEWOOD ST
CORONA, CA. 92883

ASMT: 290650019, APN: 290650019
DEBORA VANDOR, ETAL
25728 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650020, APN: 290650020
STEPHAN MORITZ, ETAL
25752 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650027, APN: 290650027
SHINAN KANG, ETAL
11329 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290650021, APN: 290650021
VICTORIA MONTOYA, ETAL
25776 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650028, APN: 290650028
TERI ZEPNICK, ETAL
11317 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290650022, APN: 290650022
CHIEU GIANG, ETAL
25788 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650029, APN: 290650029
MONA PATEL, ETAL
25803 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650023, APN: 290650023
BLANCA CRETA, ETAL
25800 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650030, APN: 290650030
VICKIE SINGLEY, ETAL
25791 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650024, APN: 290650024
VIVIAN PHAN
25812 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650031, APN: 290650031
LI ZHANG, ETAL
25779 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650025, APN: 290650025
KIMBERLY SARUWATARI, ETAL
11353 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290650032, APN: 290650032
JACQUELINE WATKINS, ETAL
25767 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650026, APN: 290650026
CHUNG KIM, ETAL
11341 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290650033, APN: 290650033
CHRISTINE PHUNG, ETAL
25755 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650034, APN: 290650034
ADRIAN BARRAGAN
25743 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650041, APN: 290650041
CARLOS EDWARDS
11379 BLUEBIRD WAY
CORONA, CA. 92883

ASMT: 290650035, APN: 290650035
BERNARDINE TOROK, ETAL
25731 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650042, APN: 290650042
KIMBERLEY NORTON, ETAL
11367 BLUEBIRD WAY
CORONA, CA. 92883

ASMT: 290650036, APN: 290650036
VAIDEHI MAJMUNDAR, ETAL
25719 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650043, APN: 290650043
MARIE NAVARRO, ETAL
11355 BLUEBIRD WAY
CORONA, CA. 92883

ASMT: 290650037, APN: 290650037
BILLIE HATFIELD
25707 LACEBARK RD
CORONA, CA. 92883

ASMT: 290650044, APN: 290650044
JENNIE SHOOK
11343 BLUEBIRD WAY
CORONA, CA. 92883

ASMT: 290650038, APN: 290650038
DANI BLACKMON, ETAL
25647 SPICEWOOD ST
CORONA, CA. 92883

ASMT: 290650045, APN: 290650045
PHYLLIS GRUNTZ, ETAL
11331 BLUEBIRD WAY
CORONA, CA. 92883

ASMT: 290650039, APN: 290650039
MARICA PATTON, ETAL
25635 SPICEWOOD ST
CORONA, CA. 92883

ASMT: 290650046, APN: 290650046
MELODY ARELLANO, ETAL
11295 BLUEBIRD WAY
CORONA, CA. 92883

ASMT: 290650040, APN: 290650040
SUSAN VESELY, ETAL
7770 S DEAN MARTIN DR 410
LAS VEGAS NV 89139

ASMT: 290650047, APN: 290650047
PAMELA BOOHER, ETAL
11334 LIVE OAK WAY
CORONA, CA. 92883

ASMT: 290650048, APN: 290650048
JESSICA CRESPIAN
11346 LIVE OAK WAY
CORONA, CA. 92883

ASMT: 290670003, APN: 290670003
SYCAMORE CREEK COMMUNITY ASSN
C/O PAM PENTON
1451 RIMPAU AVE STE 107
CORONA CA 92879

ASMT: 290650049, APN: 290650049
ROSA BRITT, ETAL
11358 LIVE OAK WAY
CORONA, CA. 92883

ASMT: 290670004, APN: 290670004
NANCY CLEVELAND, ETAL
25629 SANTIAGO CANYON RD
CORONA CA 92883

ASMT: 290650050, APN: 290650050
SYCAMORE HILLS COMMUNITY ASSN
C/O DONALD L BOORTZ
16845 VON KARMAN STE 200
IRVINE CA 92606

ASMT: 290670005, APN: 290670005
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 290660007, APN: 290660007
WOODSIDE 05S
C/O TIM MCGINNIS
11870 PIERCE ST STE 250
RIVERSIDE CA 92505

ASMT: 290670008, APN: 290670008
STARFIELD SYCAMORE INV
C/O STEVEN CAMERON
14 CORPORATE PLZ
NEWPORT BEACH CA 92660

ASMT: 290660010, APN: 290660010
JOE ACHTEN
C/O KILEY CHILDRENS TRUST
205 E 5TH ST
CORONA CA 92879

ASMT: 290670015, APN: 290670015
SYCAMORE CREEK COMMUNITY ASSN
C/O BRIAN WOODS
2151 MICHELSON STE 250
IRVINE CA 92612

ASMT: 290660011, APN: 290660011
JUANITA GRAY, ETAL
11011 INDIAN TRUCK TR
CORONA, CA. 92883

ASMT: 290670016, APN: 290670016
SYCAMORE CREEK COMMUNITY ASSN
C/O BRIAN WOODS
2151 MICHELSON DR STE 250
IRVINE CA 92612

ASMT: 290660013, APN: 290660013
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 290670023, APN: 290670023
ROIC CALIF, ETAL
C/O RETAIL OPPORTUNITY INV CORP
3 MANHATTANVILLE 2ND FL
PURCHASE NY 10577

ASMT: 290670026, APN: 290670026
L E MANAGEMENT OF AMITYVILLE INC, ETAL
C/O THOMSON REUTERS
PO BOX 2609
CARLSBAD CA 92018

ASMT: 391070007, APN: 391070007
CORONA LAKE
C/O BILLY ANDREWS
4060 E LA PALM AVE
ANAHEIM CA 92806

ASMT: 290670029, APN: 290670029
ROIC CALIF
C/O RETAIL OPPORTUNITY INV CORP
81 MAIN ST STE 503
WHITE PLAINS NY 10601

ASMT: 391070026, APN: 391070026
DAR INV
1321 N KRAEMER BLV
ANAHEIM CA 92806

ASMT: 290670030, APN: 290670030
YFP SYCAMORE CREEK, ETAL
C/O YFP SYCAMORE CREEK
3224 CLUB DR
LOS ANGELES CA 90064

ASMT: 391070049, APN: 391070049
WESTERN RIVERSIDE CO REG CONSERV AUT
C/O DEPT OF FACILITIES MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 290670031, APN: 290670031
JOHN KNAAK, ETAL
4016 CROWN RANCH RD
CORONA CA 92881

ASMT: 391070050, APN: 391070050
CORONA CANYON JK INV
9370 SKY PARK CT STE 220
SAN DIEGO CA 92123

ASMT: 290670033, APN: 290670033
JANET CLEVELAND, ETAL
25625 SANTIAGO CANYON RD
CORONA CA 92883

ASMT: 391070055, APN: 391070055
SYCAMORE CREEK MARKETPLACE
3 MACARTHUR PL NO 550
SANTA ANA CA 92707

ASMT: 290670034, APN: 290670034
STARFIELD SYCAMORE
C/O STEVEN C CAMERON
14 CORPORATE PLAZA
NEWPORT BEACH CA 92660

ASMT: 391080010, APN: 391080010
GLEN EDEN CORP
C/O GLEN EDEN CORP
25999 GLEN EDEN RD
CORONA, CA. 92883

ASMT: 290670035, APN: 290670035
RIVERSIDE CORONA RESOURCE CONSERV D
C/O DISTRICT MANAGER
4500 GLENWOOD DR BLG A
RIVERSIDE CA 92501

Community Development
City of Corona
400 S. Vicentia Ave.
Corona, CA 92882

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

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

Waste Resources Management,
Riverside County
Mail Stop 5950

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Starfield Sycamore Inv LLC
ATT: Brian Woods
2151 Michelson Dr. #250
Irvine CA 92612

Albert A Webb Associates
3788 McCray St.
Riverside CA 92506

T&B Planning
17542 East 17th Street Suite 100
Tustin CA 92780

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

CC003708

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00256 A 2

DATE SUBMITTED: 3/31/09

APPLICATION INFORMATION

Applicant's Name: Sycamore Creek Holdings, LLC

E-Mail: leeanne@fieldstone-homes.com

Mailing Address: 2 Ada, Ste. 200

Irvine, CA 92618-2349

Street

City

State

ZIP

Daytime Phone No: (949) 790-5400

Fax No: (949) 453-0968

Engineer/Representative's Name: T & B Planning (Joel Morse)

E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 East 17th Street, Ste. 100

Tustin, CA 92780

Street

City

State

ZIP

Daytime Phone No: (714) 505-6360

Fax No: (714) 505-6361

Property Owner's Name: Sycamore Creek Holdings, LLC

E-Mail: leeanne@fieldstone-homes.com

Mailing Address: 2 Ada, Ste. 200

Irvine, CA 92618-2349

Street

City

State

ZIP

Daytime Phone No: (949) 790-5400

Fax No: (949) 453-0968

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

C207317
EA40780 / CFG04211

APPLICATION FOR SPECIFIC PLAN LAND USE

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.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

Dan Schwaealer

PRINTED NAME OF PROPERTY OWNER(S)

Dan Schwaealer

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): ~~see attached~~

290-160-006/016/003/017

Section: see attached

Township: 55

Range: 6W

Approximate Gross Acreage: see attached

General location (street address, cross streets, etc.): North of Horsethief Canyon Rd & Hwy 15, South of Temescal Canyon Rd & Hwy 15, East of _____, West of Hwy 15.

Thomas Brothers map, edition year, page number, and coordinates: Riverside/SD Counties, 2005, 388, K-10

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

APPLICATION FOR SPECIFIC PLAN LAND USE

- 1. Residential uses by product type, number of units and acreage;
- 2. Commercial uses with proposed acreage;
- 3. Industrial uses with proposed acreage;
- 4. Open space/recreational uses with proposed acreage;
- 5. Public facilities with proposed acreage, etc.

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NUMBER OF UNITS</u> <small>(RESIDENTIAL ONLY)</small>
See Attachment		

The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

**FILING INSTRUCTIONS FOR
SPECIFIC PLAN APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

- THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**
- 1. One completed and signed application form.
 - 2. One copy of the current legal description for each property involved. Preferably a copy of a grant deed of each property involved, if available.
 - 3. An 8½" x 11" vicinity map showing the location and names of adjoining streets.
 - 4. One (1) recent (less than one-year old) aerial photograph (minimum size 8½" x 11") of the entire Project Site with the boundary of the site delineated.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

SPECIFIC PLAN NO. 256, AMENDMENT NO. 2, TENTATIVE TRACT MAP NO. 36316 and CHANGE OF ZONE NO. 7786
Project Title/Case Numbers

Matt Straite 951-955-8631
County Contact Person Phone Number

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

Starfield Sycamore Investors LLC 2151 Michelson Drive, Suite 250 Irvine CA 92612
Project Applicant Address

Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15
Project Location

The Specific Plan Amendment proposes to decrease the total residential acreage of the SP from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,734, while the net residential density would increase to 4.1 D.U./Ac.; areas proposed for commercial retail would remain unchanged at 14.6 acres; areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area No. 9 would remain unchanged at 10.4 acres; areas dedicated to park and greenbelts (i.e., Open Space: Recreation) would increase from 56.6 acres to 123.1 acres; areas devoted to open space (Open Space:Conservation and Open Space:Conservation Habitat) has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area No. 22; and, acreage for internal roadways would remain unchanged at 40.7 acres. The Change of Zone proposes to revise the zoning ordinance for the Specific Plan and formalize the boundaries for the following Planning Area Nos. 3, 4, 5a, 5b, 6, 7, 8, 9, 11, 16, 17a, 17b, 17c, 18, 20a, 23a, 23b, 23c, 23d, 24a, 24b, 24c, 24d, 26, and 27 of Specific Plan No. 256 (Sycamore Creek). The Tentative Tract Map is a Schedule "A" subdivision of 25.13 acres into 87 lots with an average size of 4,269 square feet for single family residences within Planning Area Nos 7 and 9 of Specific Plan SP256A2.

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 Addendum to Certified EIR No. 325 was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00).
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 previously adopted for the project.

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

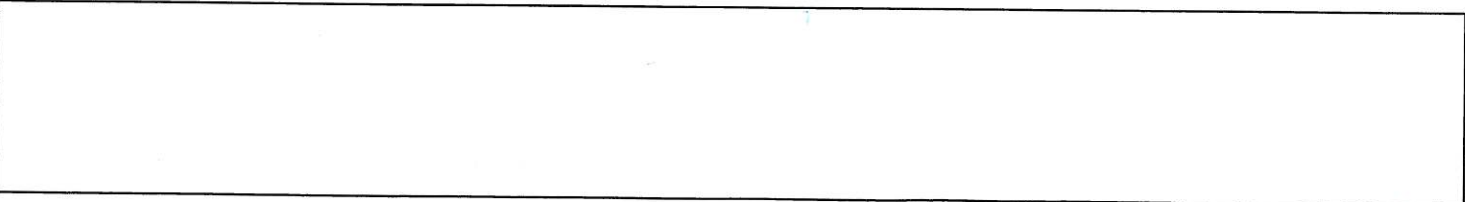
Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 2/28/2013
Y:\Planning Case Files-Riverside office\SP00256A2\PC\WOD Form.docx



Please charge deposit fee case#: ZSP00256A2 ZCFG04211

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R0000937

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: SYCAMORE CREEK ASSOCIATES \$1,250.00
paid by: CK 1385
FISH & GAME FOR EA37688 (TR29320)
paid towards: CFG01567 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Feb 02, 2000 08:37
NMAZIK posting date Feb 02, 2000

Account Code	Description	Amount
5701-322-490-9923	CF&G TRUST	\$1,250.00

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

*The first approval of the Specific Plan in 1994 predated CFG FERS.
SP)SB Substantial Conformance no.1 (CFG01567) is above.*

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R0201022

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: T&B PLANNING CONSUL INC (ANDREW) \$64.00
paid by: CK 2749
FISH AND GAME FEE FOR CZ06660 SP00256A1
paid towards: CFG01937 CALIF FISH & GAME: DOC FEE
at parcel: 25775 HIGHWAY 71 COR
appl type: CFG3

By _____ Jan 23, 2002 17:09
NMAZIK posting date Jan 23, 2002

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

for SP00256A1

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0605745

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: SYCAMORE CREEK HOLDINGS LLC \$64.00
paid by: CK 4591
CA FISH AND GAME FOR SP256A2/CZ7317/TR36316
paid towards: CFG04211 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 31, 2006 15:01
CYUHAS posting date Mar 31, 2006

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded! <<42

For SP00256A2

302

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: May 15, 2013

PUBLIC USE PERMIT NO. 919
Environmental Assessment No. 42559
Applicant: Imperial Irrigation District
Engineer: WMB & Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Public Use Permit proposes to remove and relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line consisting of 13 utility poles varying in height from 66 feet to 75 feet maximum at the northeast property corner of a 482 acre site to run parallel along Cleveland Street and 68th Avenue, with maximum span between the poles of 296 feet (approximately 3,100 lineal feet), that connects the IID North Shore and Mecca Substations as part of the approved Colgreen North Shore 75 Megawatt Photovoltaic Generation Facility (CUP03635). All proposed relocated poles and transmission lines will remain on and within the 482 acre property, and no public roads or other easements are proposed to be crossed.

The project is located in the Eastern Coachella Valley Area Plan; more specifically, northerly of State Highway 111 and 70th Avenue, southerly of 68th Avenue, easterly of Arthur Street, and westerly of Cleveland Street in Mecca.

ISSUES OF POTENTIAL CONCERN:

Visual impacts will occur as the result of the relocation of an existing transmission line. However, visual impacts would be less than significant since 14 existing utility poles are being replaced with 13 new utility poles that range from 66 feet to 75 feet in height. Additionally, the utility poles are being relocated further to the north (up to approximately 1,250 feet) in a remote desert area further from existing State Highway 111 located approximately ½ mile to the south.

Additionally, the project is subject to potential biological, archaeological and paleontological impacts. While no significant resources have been located with either of these potential impacts based on submitted studies and field surveys, the project has been conditioned for mitigation and monitoring to address these impacts should any of these resources be discovered during project construction. Impacts would be less than significant with mitigation incorporated as indicated in the project's Initial Study (EA42559).

BACKGROUND:

The subject property is currently approved for the Colgreen North Shore 75 Megawatt Photovoltaic Generation Facility. This facility was approved under CUP03635 in 2010. CUP03635 was recently approved for an Extension of Time until November 2, 2013. The property is currently vacant, except for existing transmission line and utility poles.

The purpose of the PUP as proposed by the Imperial Irrigation District is to relocate a portion of an existing transmission line since future photovoltaic solar panels are proposed to be installed where the transmission line and utility poles currently exist in the northeast portion of the property. The relocation of the transmission line is proposed to be parallel with Avenue 68 and Cleveland to avoid the planned solar panels, and would remain on private land.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Agriculture (AG) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Agriculture (AG) (10 Acre Minimum) |
| 3. Existing Zoning (Ex. #2): | Controlled Development Areas (W-2) |
| 4. Surrounding Zoning (Ex. #2): | Controlled Development Areas (W-2) |
| 5. Existing Land Use (Ex. #1): | Vacant Land & Utility Poles |
| 6. Surrounding Land Use (Ex. #1): | Vacant Land; Crops; Scattered Dwellings |
| 7. Project Data: | Total Acreage: 482 Gross Acres
Transmission Line Relocation Area: 3100'
Transmission Utility Pole Heights: 66' - 75' |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42559**, 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 **PUBLIC USE PERMIT NO. 919**, 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 project site is designated Agriculture (10 Acre Minimum) on the Eastern Coachella Valley Area Plan.
2. The project site is surrounded by properties which are designated Agriculture (10 Acre Minimum), Rural Desert (10 Acre Minimum), and Open Space – Conservation Habitat (OS-CH).
3. The proposed project would be conditionally consistent within the Agriculture land use designation in that compatible resource development such as utilities and alternative energy resources are allowed within this designation.
4. The project site is zoned Controlled Development Areas (W-2) with surrounding zones consisting of Controlled Development Areas (W-2), Light Agriculture (A-1-10) (A-1-20), and Heavy Agriculture (A-2-10).
5. The project would be compatible with existing and surrounding zones due to proposed site improvements such as all weather access roads and compliance with applicable utility codes.
6. The 482 acre site consists of vacant land, except for existing utility poles. Surrounding land uses consist of vacant land, crops and scattered single family dwellings.

7. The project is conditionally consistent with surrounding land uses since the proposed project is conditioned with maximum utility pole heights up to 75 feet, and would be replacing 14 existing utility poles with 13 new utility poles of similar heights to run parallel along Cleveland Street and 68th Avenue.
8. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area. This project fulfills the requirements of that plan through conformance with Ordinance No. 875.
9. Access to this project site is along 70th Street (100' R/W), Cleveland Street (100' R/W) and 68th Street (100' R/W). The project will be in compliance with the requirements of the circulation element of the General Plan.
10. The project is approximately three miles from a fire station. The project will be in conformance with the fire services policies of the General Plan.
11. The project is not located within the sphere of influence of any city. However, it is located within the boundaries of the Mecca Community Council which held a meeting with the applicant on January 9, 2013. The project received unanimous support.
12. Environmental Assessment No. 42559 identified the following potentially significant impacts:
 - a) Biological Resources
 - b) Cultural Resources
 - c) Paleontological Resources

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Agriculture (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Controlled Development Areas (W-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing (4/30/13), no public comment letters have been received from the general public.

2. The project site is not located within:
 - a. A city sphere of influence;
 - b. An Agriculture Preserve;
 - c. A FEMA 100-year flood plain, an area drainage plan, or dam inundation area;
 - d. A Redevelopment Area;
 - e. A Fault Zone;
 - f. An Airport Influence Area;
 - g. A high fire area; and,
 - h. A Conservation Area;

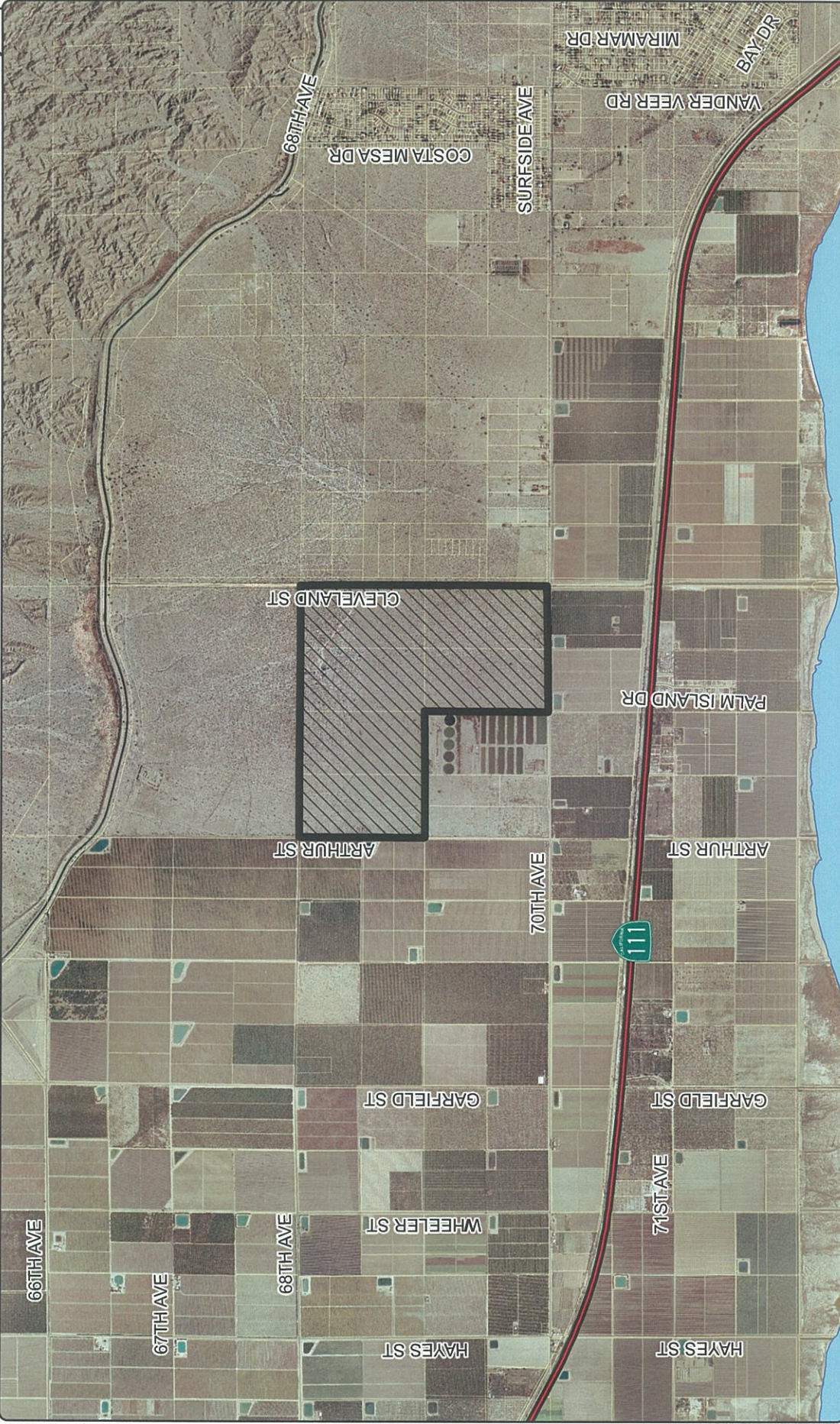
3. The project site is located within:
 - a. High to Moderate Liquefaction Area;
 - b. An Active Subsidence Area;
 - c. A High Paleontological Sensitivity Area.

4. The subject site is currently designated as Assessor's Parcel Numbers 721-100-001, 721-100-002, 721-100-003, 721-100-004, 721-110-003, and 721-110-004

RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP0919
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 04/15/2013
 Vicinity Map



Zoning District: Lower Coachella Valley
 Township/Range: T7SR10E
 Section: 7

Assessors Bk. Pg. 721-10
 Thomas Bros. Pg. 5653 H2
 Edition 2009



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

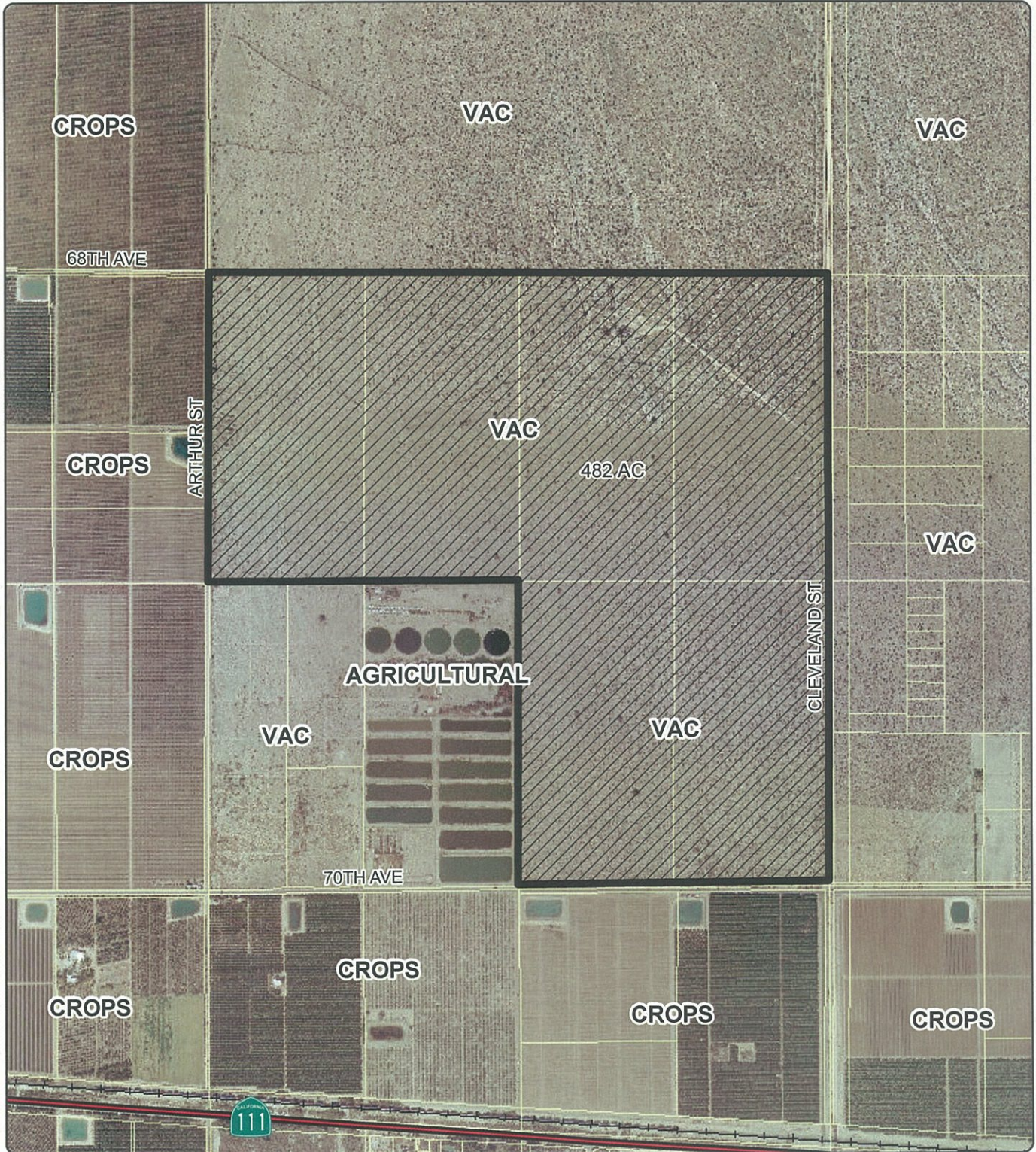
PUP00919

LAND USE

Date Drawn: 04/15/2013

Exhibit 1

Supervisor Benoit
District 4



Zoning District: Lower Coachella Valley
Township/Range: T7SR10E
Section: 7

Assessors Bk. Pg. 721-10
Thomas Bros. Pg. 5653 H2
Edition 2009



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

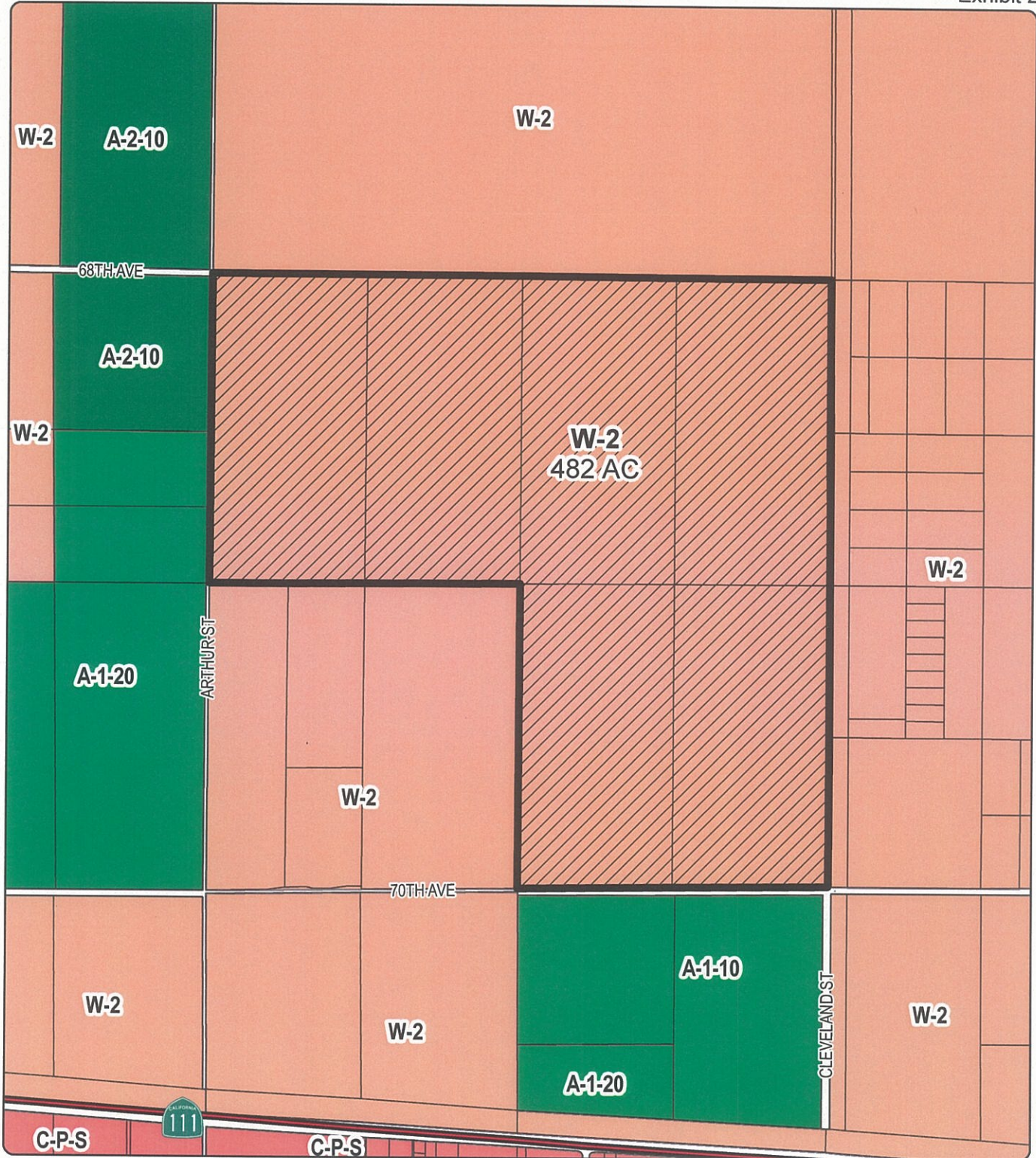
PUP00919

EXISTING ZONING

Supervisor Benoit
District 4

Date Drawn: 04/15/2013

Exhibit 2



Zoning District: Lower Coachella Valley
Township/Range: T7SR10E
Section: 7

Assessors Bk. Pg. 721-10
Thomas Bros. Pg. 5653 H2
Edition 2009



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00919

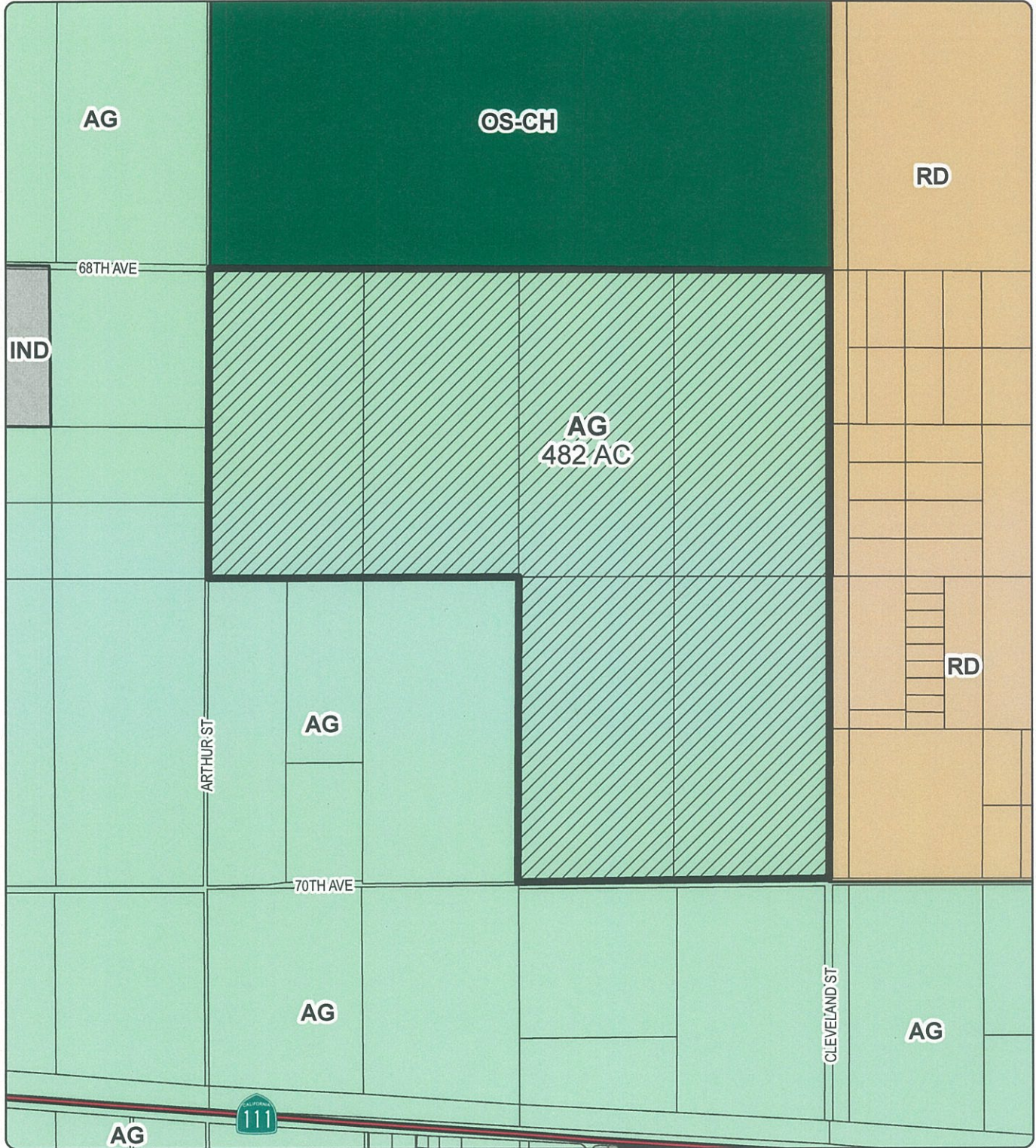
EXISTING GENERAL PLAN

Date Drawn: 04/15/2013

Exhibit 5

Supervisor Benoit

District: 4



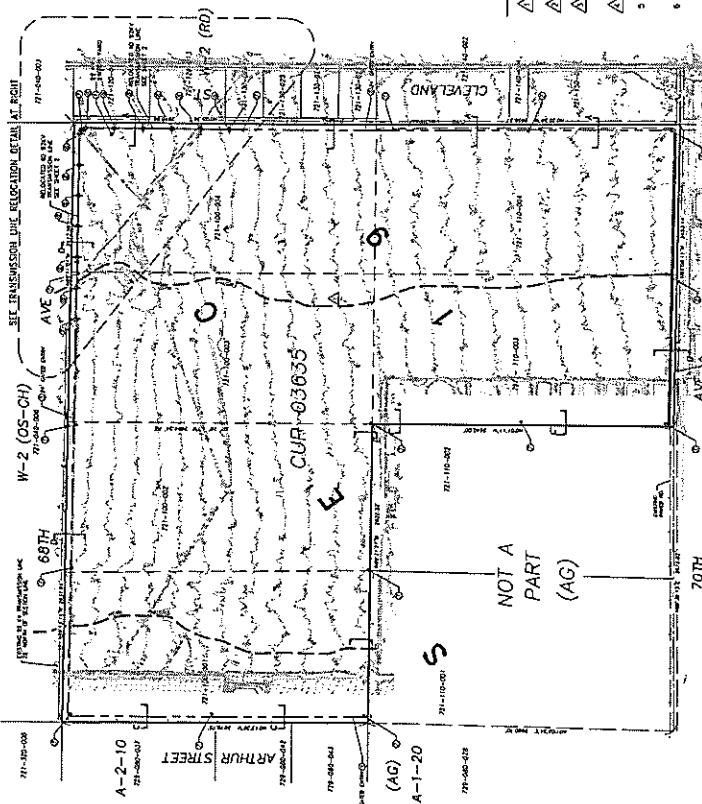
Zoning District: Lower Coachella Valley
Township/Range: T7SR10E
Section: 7

Assessors Bk. Pg. 721-10
Thomas Bros. Pg. 5653 H2
Edition 2009



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

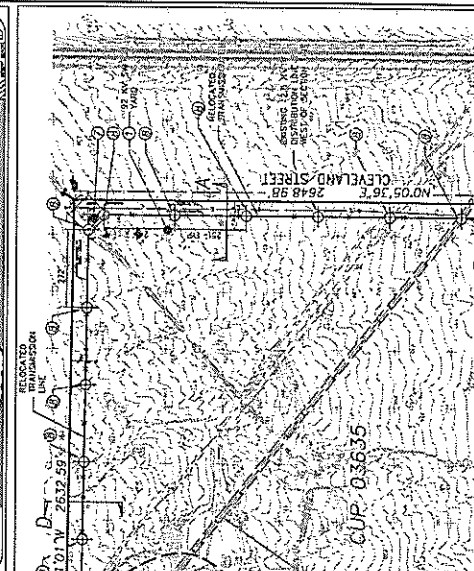
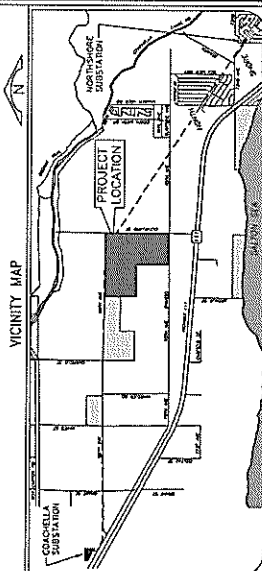
IID PUBLIC USE PERMIT FOR RELOCATION OF PORTION OF THE 92KV POWER TRANSMISSION LINE OVER THE COLGREEN NORTH SHORE 75 MW PHOTOVOLTAIC GENERATION FACILITY



- ### LEGEND
- EXISTING AC FACILITY
 - PROPERTY LINE
 - STRUCTURES NOTED
 - LOCATION OF NEW LINE
 - BEA
 - 5/4M
 - 5/8L
 - CO. 52
 - W-2 (OS-CH)
 - 68TH
 - AVE
 - 70TH
 - AVE
 - 71-110-007
 - 71-110-008
 - 71-110-009
 - 71-110-010
 - 71-110-011
 - 71-110-012
 - 71-110-013
 - 71-110-014
 - 71-110-015
 - 71-110-016
 - 71-110-017
 - 71-110-018
 - 71-110-019
 - 71-110-020
 - 71-110-021
 - 71-110-022
 - 71-110-023
 - 71-110-024
 - 71-110-025
 - 71-110-026
 - 71-110-027
 - 71-110-028
 - 71-110-029
 - 71-110-030
 - 71-110-031
 - 71-110-032
 - 71-110-033
 - 71-110-034
 - 71-110-035
 - 71-110-036
 - 71-110-037
 - 71-110-038
 - 71-110-039
 - 71-110-040
 - 71-110-041
 - 71-110-042
 - 71-110-043
 - 71-110-044
 - 71-110-045
 - 71-110-046
 - 71-110-047
 - 71-110-048
 - 71-110-049
 - 71-110-050

- ### KEY DESCRIPTION
- 1 92 KV SWITCH YARD
 - 2 SECURITY WANDA ON 24" PIPE
 - 3 PROPOSED POWER POLE

- ### SITE PLAN NOTES
1. EXISTING UTILITIES SHOWN FROM INFORMATION AVAILABLE.
 2. ROAD LOCATIONS RECEIVED JAN 7, 1912 ON 25A, PAGE 519.
 3. 50' OF OFFICIAL RECORDS SOUTH 50 FEET OF SECTION 19.
 4. ALL EXISTING AND PROPOSED UTILITIES SHOWN AS OF DATE 12, 1914 AND TELEPHONE CO. FOR THE VILLAGE OF COLGREEN.
 5. REFER TO CADD FOR EXISTING AND PROPOSED UTILITY LOCATIONS OF E. COLGREEN DATED APRIL 12, 2010.
 6. PROJECT SITE IS NOT IN A SPECIAL STUDY ZONE OR SUBJECT TO SPECIAL SHADING DESIGNATION OR ZONING.
 7. FLOOD HAZARD RISK WITHIN ZONE 3" FPD YEAR AND 0.002512.



PROPOSED LAND USE:	SOLAR FACILITY	
EXISTING LAND USE:	VACANT	
ZONING: W2	AREA: 1.4 AC ± GROSS	0.0 AC ± NET
FLOOD ZONE:	CONFORMS TO FEMA FLOOD INSURANCE RATE MAP PANEL 0802012202 DATED SEPTEMBER 28, 2005 THIS SITE USES 2, ZONE 3	
ASSESSORS PARCEL No.:	721-110-001	721-110-004
	721-110-002	721-110-003
	721-110-003	721-110-004
OWNER:	P.O. BOX 2185, LOS MOCLES CA 90051	
SITE ADDRESS:	4630 70TH AVENUE, MESA, CA	
APPLICANT:	333 E. BAYVIEW BOULEVARD MESA, CA 92701 (909) 334-2574	
ENGINEER:	MATTHEW W. BUSCH 32422 GARDEN ROAD #110 CHINA GLEN, CA 91701 (909) 841-8875	

AGENCY TELEPHONE NUMBERS	INVERSEE COUNTY PLANNING	(760) 943-8377
	INVERSEE COUNTY PLANNING	(916) 935-8793
	333 E. BAYVIEW BOULEVARD MESA, CA 92701	(760) 344-2574 (909) 344-2574
	INVERSEE COUNTY PLANNING DEPT.	(760) 388-2831
	IMPERIAL IRRIGATION DISTRICT	(760) 388-3137
	IMPERIAL IRRIGATION DISTRICT (TELEPHONE)	(800) 473-2300
	CHOCOMA VALLEY WATER DISTRICT	(800) 948-2818
	CHOCOMA VALLEY WATER DISTRICT (TELEPHONE)	
	SOUTHERN CALIFORNIA GAS COMPANY	
	CONTACT	

LEGAL DESCRIPTION

PARCELS 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.

PROJECT DESCRIPTION:

THE PROJECT IS A RELOCATION OF PORTION OF THE 92KV TRANSMISSION LINE OVER THE COLGREEN NORTH SHORE 75 MW PHOTOVOLTAIC GENERATION FACILITY. THE PROJECT IS NOT IN A SPECIAL STUDY ZONE OR SUBJECT TO SPECIAL SHADING DESIGNATION OR ZONING.

SEAL-ENGINEER

PREPARED BY: ASSOCIATES INC.
32422 GARDEN ROAD #110
CHINA GLEN, CA 91701
(909) 841-8875
ATTN: MATTHEW W. BUSCH

MATTHEW W. BUSCH, P.E. 7228 DATE

COUNTY OF RIVERSIDE	IMPERIAL IRRIGATION DISTRICT PARTIAL RELOCATION OF 92KV TRANSMISSION LINE
SHEET NO.	1
OF 2 SHEETS	
DATE DRAWN BY:	
DATE CHECKED BY:	
DATE APPROVED BY:	
DATE SUBMITTED BY:	
DATE RECEIVED BY:	

BENCHMARK:

INVERSEE COUNTY B.M. 12-4 (USBR), 1.7' BENCH MARK IN
SOUTH 1/4 SECTION 19, TOWNSHIP 7 SOUTH, RANGE 18 EAST,
SOUTHERN CALIFORNIA GAS COMPANY TRACT 270, 70TH AVENUE, COL
GREEN, CA 92701

ADJUSTED ELEVATION = 408.122
ACTUAL ELEVATION = 408.806
CORRECTION = -0.684

SCALE: AS SHOWN & AS NOTED

DATE	BY	DATE	BY

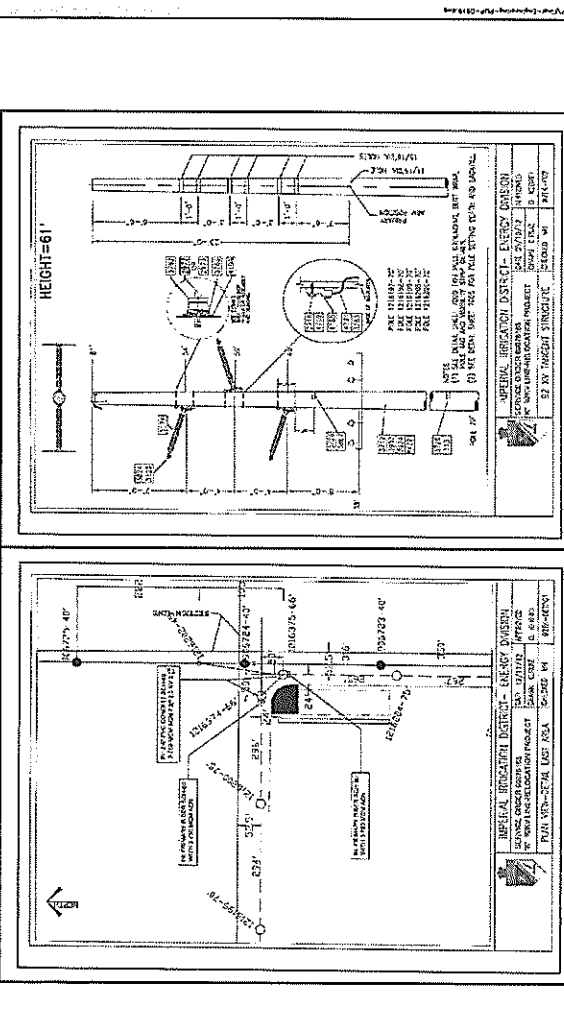
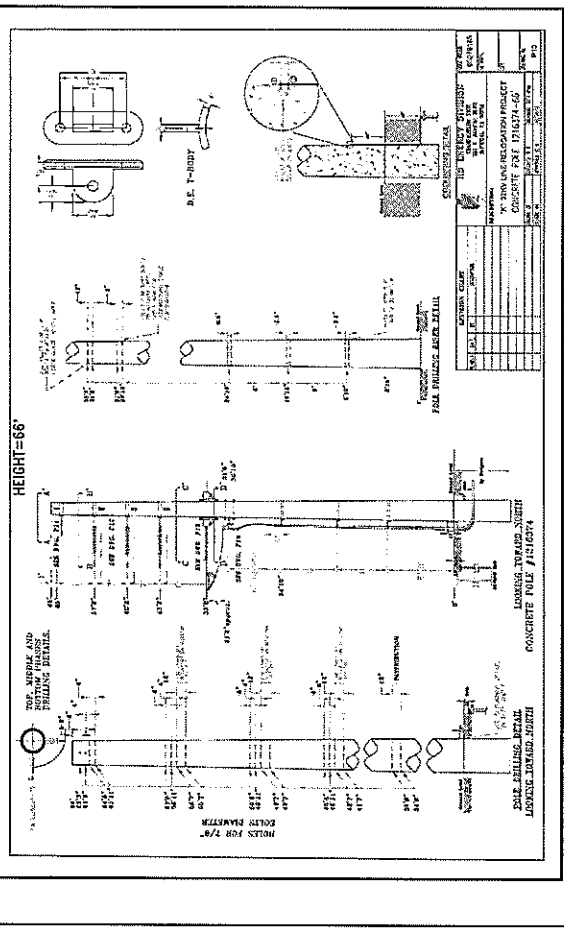
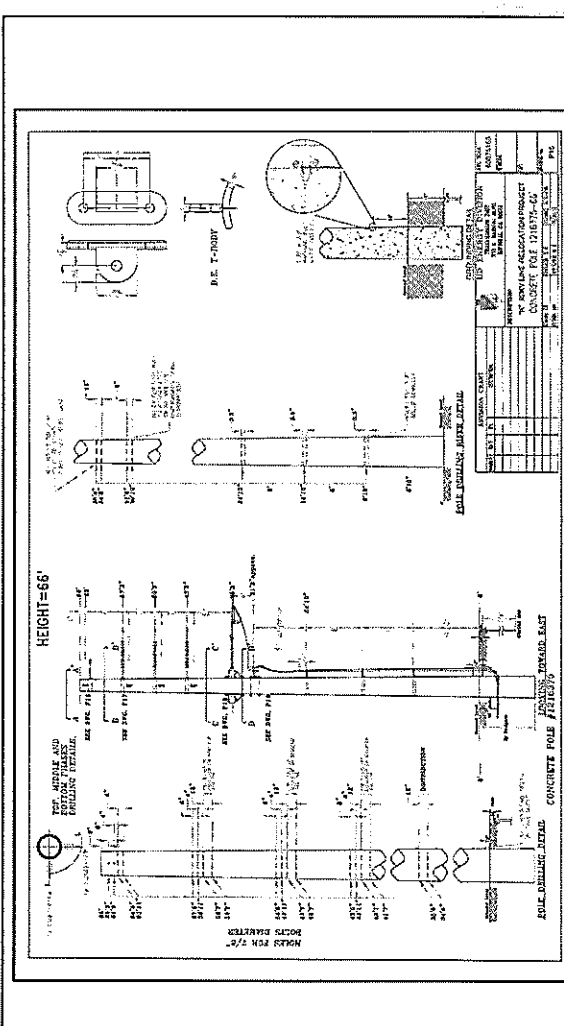
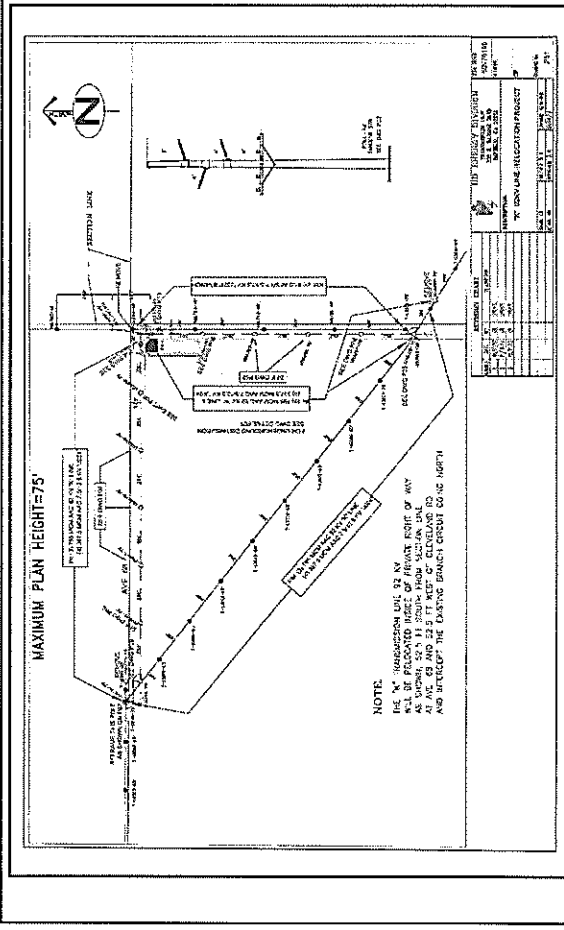
SCALE 1" = 500'

0' 250' 500'

SCALE 1" = 200'

0' 100' 200'

DATE JAN 14, 2013
BY MATTHEW W. BUSCH
DATE JAN 14, 2013
BY MATTHEW W. BUSCH



PREPARED BY:
WMB & ASSOCIATES, INC.
2545 BERTHOFF ROAD, #125
MIRAGE, CALIFORNIA 92551
ATTN: MATTHEW W. BUSCH
DATE: JAN 14, 2015

SCALE:
AS SHOWN

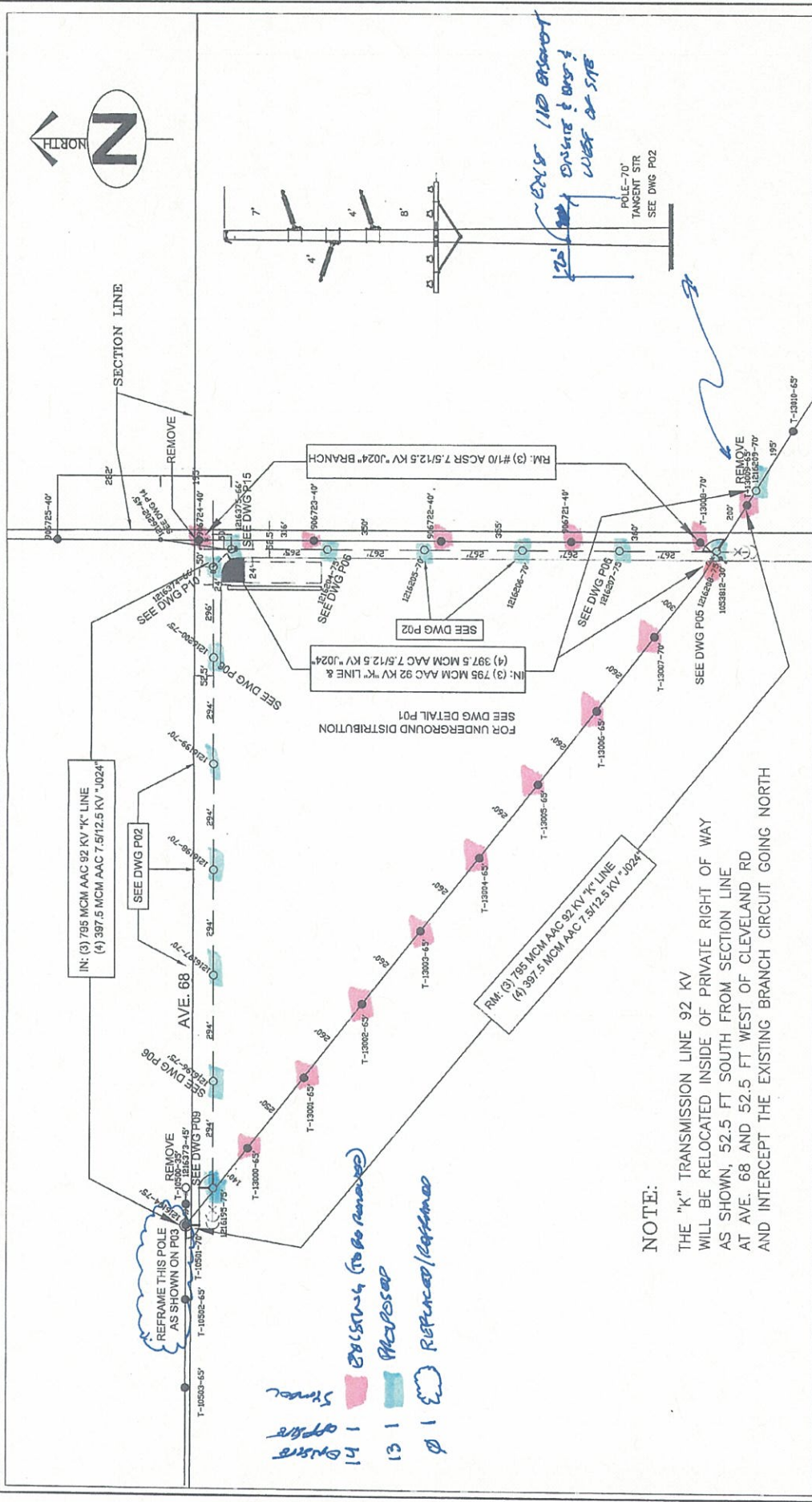
PROJECT DESCRIPTION:
PUBLIC USE (POWER) PROJECT TO REPLACE A PORTION OF
CONCRETE PILE 171637A-60 WITH A 12" DIA. CONCRETE PILE
MAXIMUM 50' FROM EXISTING LINE TO THE NORTH. THE
EXISTING LINE IS A 33 KV LINE WITH A 2" DIA. CONCRETE
PILE. THE PROJECT IS TO BE CONSTRUCTED IN THE
EXISTING RIGHT-OF-WAY. THE PROJECT IS TO BE CONSTRUCTED
IN THE EXISTING RIGHT-OF-WAY. THE PROJECT IS TO BE
CONSTRUCTED IN THE EXISTING RIGHT-OF-WAY. THE PROJECT
IS TO BE CONSTRUCTED IN THE EXISTING RIGHT-OF-WAY.

SEAL-ENGINEER:
MATHIEW W. BUSCH, PLS 7229

COUNTY OF RIVERSIDE
IMPERIAL IRRIGATION DISTRICT PARTIAL RELOCATION OF 33KV TRANSMISSION LINE
PORTION SECTION 19, 175 - R10C - SBN, RIVERSIDE COUNTY
EUBH: IMPERIAL IRRIGATION DISTRICT

BENCHMARK:
RIVERSIDE COUNTY B.M. 12-A (GEM), 15' BASS DOWEL
CONCRETE FOUNDATION, 15' DIA. U.S. BUREAU
OF SURVEYING, 1983. ELEVATION = 408.122
ADJUSTED ELEVATION = 408.122
ACTUAL ELEVATION = 408.122
SCALE AS SHOWN AS SHOWN

SHEET NO. 2
OF 2 SHEETS
DATE: JANUARY 2015
DRAWN BY: WMB
CHECKED BY: WMB
APPROVED BY: WMB



SPR NOBR 60076165	
IID ENERGY DIVISION TRANSMISSION UNIT 803 P. BARROW RD. LAFAYETTE, CA 92531	
NETWORK	
DESCRIPTION: "K" 92KV LINE-RELOCATION PROJECT	
DATE 10/17/12	BY CR UPM
DATE 11/05/12	BY CR UPM
DATE 12/11/12	BY CR UPM
DESIGNER	CR
CHECKED	O. K.
APPROVED	O. K.
DRAWING No. P01	DATE 05/09/12

NUMBER	DATE	BY	DESCRIPTION
1	10/17/12	CR UPM	
2	11/05/12	CR UPM	
3	12/11/12	CR UPM	



**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42559
Project Case Type (s) and Number(s): Public Use Permit No. 919
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jay Olivas
Telephone Number: (951) 955-1195
Applicant's Name: Imperial Irrigation District
Applicant's Address: 1653 W, Main Street El Centro, CA 92243
Engineer's Name: WMB & Associates
Engineer's Address: 22421 Barton Road #125 Grand Terrace, CA 92626

I. PROJECT INFORMATION

A. Project Description: The Public Use Permit proposes to remove and relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line consisting of 13 utility poles varying in height from 66 feet to 75 feet maximum at the northeast property corner of a 482 acre site to run parallel along Cleveland Street and 68th Avenue, with maximum span between the poles of 296 feet (approximately 3,100 lineal feet), that connects the IID North Shore and Mecca Substations as part of the approved Colgreen North Shore 75 Megawatt Photovoltaic Generation Facility (CUP03635). All proposed relocated poles and transmission lines will remain on and within the 482 acre property, and no public roads or other easements are proposed to be crossed.

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

C. Total Project Area: 482 Gross Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 482	Lots: 6	Sq. Ft. of Bldg. Area: 4800	Est. No. of Employees: 14
Other:			

D. Assessor's Parcel No(s): 721-100-001; 721-100-002; 721-100-003; 721-100-004; 721-110-003; 721-110-004

E. Street References: North of State Highway 111 and 70th Avenue , south of 68th Avenue, east of Garfield Street, and west of Cleveland Street.

F. Section, Township & Range Description or reference/attach a Legal Description: Sections 18, 19 and 20, Range 10E, Township 7S, San Bernardino Meridian, in County of Riverside, California.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site consists of six parcels encompassing approximately 482 acres. The project site consists of vacant desert land with scrub type vegetation. There is no indication that it has ever been cultivated. The site is relatively flat, including surrounding areas out to one mile or more. The site is within the boundaries of the Riverside County Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but is not within any Conservation Areas. Surrounding land consists of vacant land, crops, and scattered dwellings.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use:

Land Use Policy 13.1 Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public.

Land Use Policy 13.3 Ensure that the design and appearance of new landscaping, structures, equipment, signs or grading within Designated and Eligible State and County Scenic Highways corridors are compatible with the surrounding scenic setting or environment.

The project does not conflict with the above land use policies since the project proposes to relocate existing utility poles in a remote rural area and replace with similar utility poles up to 75 feet in height, with adjacent land in the immediate vicinity being vacant, and approximate distance of ½ mile from State Highway 111.

2. **Circulation:** The project has adequate circulation to the site from 70th Avenue and Cleveland Street. Therefore, it is 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:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any areas of flooding sensitivity. The proposed project has allowed for sufficient provision of emergency response services to the tenants of this project through the project design. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. 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 project is not subject to Housing Element Policies.
7. **Air Quality:** Air quality impacts would be less than significant due to the project requirements for PM10 dust control plan during construction of the proposed utility poles.

B. General Plan Area Plan(s): Eastern Coachella Valley

C. Foundation Component(s): Agriculture

D. Land Use Designation(s): Agriculture (10 Acre Minimum)

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

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Agriculture (10 Acre Minimum), Rural Desert (10 Acre Minimum), and Open Space – Conservation Habitat (OS-CH).

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Not Applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Controlled Development Areas (W-2)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The properties located directly north and east of the site are zoned W-2 and are vacant and unused. The property located south of 70th Avenue is zoned W-2/A-1-10 and currently contains crops. The property south and west of the site and north of 70th Avenue is zoned W-2 and was a former fish farm, but is now vacant. The property to the west is presently agriculture and is zoned A-1-20/A-2-10/W-2.

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 checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Paleontological Resources |
| <input checked="" 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

April 22, 2013

Date

Jay Olivas, Project Planner

Printed Name

For Carolyn Syms Luna, 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
AESTHETICS Would the project				
1. Scenic Resources				
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 Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The proposed Project site is located approximately ½ mile north of SR-111, which runs between Palm Springs and the Mexican border near El Centro. According to the Riverside County General Plan and Eastern Coachella Valley Area Plan, the section of SR-111 between SR-195 and the southern border of Riverside County is listed as an "Eligible State Scenic Highway – Not Officially Designated." The Eastern Coachella Valley Area Plan includes policies to conserve significant scenic resources along highways classified as scenic, as well as policies to manage development along these highways so that it will not detract from the area's natural characteristics.

A portion of an existing Imperial Irrigation District (IID) 92 kV transmission line currently runs NW-SE through the northeast corner of the project site passing within approximately 1,600 ft. of SR-111 at its closest approach. This portion of the transmission line would be relocated to run parallel along 68th Avenue and Cleveland Street with 13 new utility poles up to 75 feet in height. There are existing crops between the project site and SR-111 on land to the south which reduces view impacts to the SR-111 scenic corridor. With the replacement of 14 existing utility poles with 13 new utility poles of similar height not to exceed 75 feet in height, visual impacts would be less than significant.

- b) The Project site is located within the vicinity of desert lands, crops, mountains and the Salton Sea which could be an area of scenic resources. However, the project only involves the replacement of existing utility poles with new poles of similar height and design that would not substantially increase visual impacts. Therefore, impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The Project site is located approximately 52 miles east of the Mt. Palomar Observatory, which exceeds the distance to the Observatory’s areas of sensitivity (Zone A at a 15-mile radius and Zone B at a 45-mile radius from the Observatory) (See Figure 7 of Eastern Coachella Valley Area Plan). The Project is expected to use restricted nighttime lighting during construction and operation; however, such uses would be limited, and based on the Project site’s distance to the Observatory, would result in no impact on astronomical observation and research at the Mt. Palomar Observatory.

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?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project consisting of a proposal to relocate existing utility lines could create a new source of light with new utility poles, however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project. Additionally, any new lighting is conditioned to be hooded thereby reducing any lighting impacts to less than significant in accordance with Condition of Approval (COA) 10.PLANNING.3—LIGHTING HOODED/DIRECTED.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- b) Surrounding land uses consist of vacant land, crops, and scattered dwellings. The amount of light that will be created is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

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"/>
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"/>
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 checked="" type="checkbox"/>	<input 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, and Project Application Materials

Findings of Fact:

- a) Based on the Riverside County Geographic Information System (GIS), the project is not designated as Prime or Unique Farmland or Farmland of Statewide Importance. It is currently designated "Other Lands". The land is now unused, except for some existing utility poles, and there is no evidence that it has ever been used for agricultural purposes. The site is zoned W-2 Controlled Development Areas which allows for other uses of the land. Therefore, there would be no impact.
- b) According to the Riverside County Geographic Information System, the project site is not located within an Agriculture Preserve. The Project site is not under a Williamson Act contract. The land is now unused, and there is no evidence that it has ever been used for agricultural purposes. As a result, the proposed Project would not result in a conflict with existing agricultural use or a Williamson Act. Therefore, there would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

c) The project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). The property located north and east of the project site is zoned W-2, while the property located to the south and west is zoned A-1-10, A-1-20, and A-2-10. However, the nature of the project to relocate existing utility poles on a portion of the 482 acre site is unlikely to have any impacts on the adjoining agriculture land since the utility poles are stationary, and unlikely to interfere with existing crops, except for potential minor impacts during construction such as dust emissions which would be controlled by PM10 dust control plan. Impacts would be less than significant.

d) There are currently no agricultural uses for the land. As a result, the project would result in no impacts to change the existing environment that could result in conversion of Farmland (Prime, Unique, or Farmland of Statewide Importance).

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
5. Forest	<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 Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a 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 proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to General Plan, the project 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 project 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and population estimates. Therefore, there is no impact.
- b) Minor air quality impacts would occur during construction of the utility poles. These impacts will be reduced below a level of significance by compliance with any building plan check requirements and/or PM10 Dust Control Measures (COA 10.BS PLNCK. 1; COA 60.PLANNING.2 - PM10 MITIGATION PLAN). Therefore, the impact is considered less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- 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 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. Surrounding land uses include industrial buildings and vacant land, which are not considered sensitive receptors; the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities or generate significant odors. Therefore, there is no impact.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
local or regional plans, policies, and 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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a) The entire project area contains creosote bush scrub, sparse Cholla, and occasional Palo Verde Trees. The Project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but not in Conservation Area. Impacts to CVMSHCP would be less than significant subject to any required CVMSHCP fees in accordance with Ord. 875. Impacts are less than significant.

b-e) The site is subject to the Migratory Bird Treaty Act (MBTA). For all birds protected by the MBTA and not listed under the Endangered Species Act, "no take" is authorized under the MBTA. To comply with the MBTA, any clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey prior to issuance of a grading permit. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the County Environmental Programs Division (EPD). If nesting activity is observed during the survey, the U.S. Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD. Impacts would be less than significant with mitigation incorporated.

f) The proposed Project site does not involve or effect federally-protected wetlands. There are two washes that flow from north to south across the property when it rains. These washes end at 70th Avenue where any water percolates into the ground. The flows do not drain to a water course and thus, are not classified as navigable waters. Therefore, there would be no impact.

g) The proposed project would not conflict with any policies or ordinances protecting biological resources such as protected trees. Therefore, there would be no impact.

Mitigation: Compliance with the conditions of approval on file in the LMS, including COA 60.EPD.1 - NESTING BIRD SURVEY and COA 60.EPD.2 - 30 DAY BURROWING OWL SURVEY, and, COA 80.EPD.1 - NESTING BIRD SURVEY and COA 80.EPD.2 - 30 DAY BURROWING OWL SURVEY.

Monitoring: Monitoring shall be provided by the Planning Department, Environmental Programs Division.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials; County Archaeological Report No. 4776 (Phase 1 Cultural Resources Assessment of the proposed project site was conducted in September 2009 by Michael Brandman Associates)

Findings of Fact:

- a) The project site is currently vacant with mostly scrub type vegetation, except for existing transmission line near the northeast property corner. A Phase 1 Cultural Resources Assessment of the proposed project site was conducted in September 2009 by Michael Brandman Associates. Results of this assessment are documented in a report that was provided to the County. During the survey, three cultural resource sites were observed and recorded. One site was classified as isolated, one as previously recorded, and one as new. After a site visit, the County Archaeologist determined that none of the three sites were significant. Nevertheless, the applicant shall be required to enter into a monitoring and mitigation service contract with a qualified archeologist, and, that a Phase IV Cultural Resources Report be completed by a qualified archaeologist. Impacts would be less than significant with mitigation incorporated.
- b) The project is not expected to cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Cultural resource sites were observed and recorded, however, these were not determined to be significant. Therefore, impacts are less than significant.

Mitigation: Compliance with the conditions of approval on file in the LMS, including, COA 60.PLANNING.1 – ARCHAEO MONITOR REQUIRED and COA 70.PLANNING.1 – CULTURAL RESOURCES REPORT.

Monitoring: Monitoring shall be provided by the County Archaeologist.

9. Archaeological Resources				
a. Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source: Project Application Materials; County Archaeological Report No. 4776 (Phase 1 Cultural Resources Assessment of the proposed project site was conducted in September 2009 by Michael Brandman Associates)

Findings of Fact:

- a) A Phase 1 Cultural Resources Assessment of the proposed project site was conducted in September 2009 by Michael Brandman Associates. Results of this assessment are documented in a report that was provided to the County. During the survey, three cultural resource sites were observed and recorded. One site was classified as isolated, one as previously recorded, and one as new. After a site visit, the County Archaeologist determined that these sites are not significant. Nevertheless, the applicant shall be required to enter into a monitoring and mitigation service contract with a qualified archeologist, and, the applicant shall retain a qualified archaeologist to prepare a Phase IV Cultural Resources Report. Impacts would be less than significant with mitigation incorporated.
- b) The proposed project is not expected to impact any significant archaeological resources. If, however, during any building improvements or ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. Impacts would be less than significant.
- c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. Impacts would be less than significant.
- d) The project is not expected to restrict existing religious or sacred uses within the potential impact area. Cultural resource sites were observed and recorded, however, these were not determined to be significant. Therefore, impacts are less than significant.

Mitigation: Compliance with the conditions of approval on file in the LMS, including, COA 60.PLANNING.1 – ARCHAEO MONITOR REQUIRED and COA 70.PLANNING.1 – CULTURAL RESOURCES REPORT.

Monitoring: Monitoring shall be provided by the County Archaeologist.

10. Paleontological Resources

- a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: GIS database, County Geologist review; County Paleontological Report (PDP) NO. 1440 (conducted in October 2009 by Michael Brandman Associates)

Findings of Fact:

- a) A Paleontological Resources Assessment of the project site was prepared by Michael Brandman Associates, a company pre-approved by Riverside County. Results of this assessment are documented in a report that was provided to the County. The report concludes that there is a high probability of paleontological resources. A monitoring program to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

mitigate impacts to paleontological resources shall be required. Impacts would be less than significant with mitigation incorporated.

Mitigation: Compliance with the conditions of approval on file in the LMS, including, COA 60.PLANNING.3 PALEO PRIMP & MONITOR and COA 70.PLANNING.2 – PALEO MONITORING REPORT where the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for mitigation and monitoring.

Monitoring: Monitoring shall be provided by the County Paleontologist.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, County Geologist review; County Geologic Report No. 2182

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Impacts would be less than significant.

b) The site is located within one-half mile from an earthquake fault zone. But potential for this site to be affected by surface fault rupture is considered low and less than significant impacts are expected due to the nature of the project as an unmanned utility line.

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
12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction”, GIS Database, County Geologist review; County Geologic Report No. 2182

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is moderate to high at this site. Impacts would be less than significant due to compliance with geotechnical design measures such as deep soil mixing, compaction, and deep foundation systems for the proposed unmanned utility line.

Mitigation: No mitigation measures 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), County Geologist review; County Geologic Report No. 2182

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site 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. Utility Code requirements pertaining to development will mitigate the potential impact to less than significant.

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?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review; County Geologic Report No. 2182

Findings of Fact:

a) According to the County Geologist, landslides are a low potential hazard to the site. No impacts are expected.

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
--	--------------------------------	--	------------------------------	-----------

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: GIS database, County Geologist review; County Geologic Report No. 2182

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement due to geotechnical design requirements. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials, County Geologist review; County Geologic Report No. 2182

a) According to the County Geologist, seiching, mudflows, or volcanic hazards are considered very unlikely. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Project Application Materials, Building and Safety – Grading Review; County Geologic Report No. 2182

Findings of Fact:

a) The project proposes contains relatively flat topography. The proposed project will not substantially alter ground surface relief features as the result of additional utility poles. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the public use permit. Therefore, there is no impact.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review; County Geologic Report No. 2182

- a) The project will not result in substantial soil erosion or loss of top soil due to future site improvements such as soil compaction and decomposed granite. Therefore, there is no impact.
- b) The expansion potential of the onsite soils is considered low and no special design provisions relative to expansive soils are needed. Therefore, no impacts related to soil expansion is anticipated.
- c) The project to add utility poles will not affect any future septic system. Therefore, there is 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials; County Geologic Report No. 2182

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

- a) The project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Therefore, there would be no impact.
- b) The proposed project is not anticipated to result in any increase in water erosion either on or off site due to small footprints of proposed utility pole foundations. The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

- 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," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The project site lies within a wind erosion area. The project site is not anticipated to be heavily impacted by wind erosion and blowsand because of proposed site improvements. Impacts would be 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

- 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?

Source: Project application materials

Findings of Fact:

- a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Application Materials

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material. Therefore, no impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- b) The proposed project is not anticipated to 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. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within 1000 feet the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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," GIS database

- a) The project site is not located within an Airport Influence Area and the project will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.
- b) The project site is not located within the vicinity of a private airport and will not require review by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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?

b) Violate any water quality standards or waste discharge requirements?

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)?

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?

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?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands),

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) The topography of the area consists of flat desert land. The project is not anticipated to substantially alter the existing drainage patterns of the project site as the result of the installation of approximately 13 new utility poles. Therefore, the impact is considered less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Less than significant impacts are anticipated.
- c) The proposed project will not 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). Therefore, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.
- e) The proposed project will not 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. Therefore, there is no impact.
- f) The project does not place structures within a FEMA 100-year flood hazard area which would impede or redirect flood flows. Therefore, there is no impact.
- g) The proposed project is not anticipated to substantially degrade water quality due to existing Water Quality Management Plan. Therefore, there is no impact.
- h) The site has planned drainage infrastructure. The proposed project does not include the construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

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
--------------------------------	--	------------------------------	-----------

26. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input checked="" type="checkbox"/>		
<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	b) Changes in absorption rates or the rate and amount of surface runoff?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area due to minimal disturbance and improvements required to relocate utility poles. Therefore, impacts are considered less than significant.
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to existing drainage improvements. Therefore, the impact is considered less than significant.
- c) The proposed project would not 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 due to existing drainage improvements. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant.
- d) The proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Project Application Materials

Findings of Fact:

- a) The project would result in an alteration of the present land use of the area since the subject land on 482 gross acres proposes to replace 14 existing utility poles from the northeast portion with 13 new utility poles to run parallel along Cleveland Street and 68th Avenue. The new utility poles would remain on private land and would be similar in height to the existing utility poles with a maximum height of 75 feet. The project is consistent with the subject land since the land is designated Agriculture (10 Acre Minimum) which allows utility uses. Impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.
- b) The project is not located within a city Sphere of Influence (SOI), however, the project was reviewed by the Mecca Community Council whose transmittal of January 9, 2013 indicated unanimous support. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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, Staff review, GIS database

Findings of Fact:

a-b) The project will be consistent with the site's existing Controlled Development Areas (W-2) zone and surrounding zones such as Controlled Development Areas (W-2), Light Agriculture (A-1-10, A-1-20) and Heavy Agriculture (A-2-10) due to site improvements and compliance with utility codes. Impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

c-d) The proposal to relocate existing transmission line with new utility poles will be compatible with existing and planned surrounding land uses, and Agriculture land use designation, due to compliance with any permitting requirements and utility codes. Impacts are less than significant.

e) The project will not disrupt or divide the physical arrangement of an established community. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resource

a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Figure OS-5 "Mineral Resources Area"

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project 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. Therefore, there is no impact.
- c) There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

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
--------------------------------	--	------------------------------	-----------

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

e. 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

f. 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 A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. No impacts are expected.

b) The project is not located within the vicinity of a private airport and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The proposed project would not be affected by any railroad noise since the project replaces existing utilities. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project would not be affected by any highway noise since the project replaces existing utilities. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. Therefore, 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?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development to relocate utility lines will not substantially increase ambient noise levels. Impacts are considered less than significant.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, such as during

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

project construction. However, the project will be consistent with the County Noise Ordinance No. 847, therefore, impacts are considered less than significant.

- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed project will not displace any existing residences due to the nature of the project to replace existing utility poles. Therefore, there is no impact.
- b) The proposed project would not create a demand for additional housing due to the nature of the project. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- c) The project site will not displace substantial numbers of people due to commercial nature of the project, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project will require up to approximately 14 construction workers. This population increase will not exceed official regional or local population projections. Impacts are less than significant.
- f) The project will not induce substantial population growth in an area. Impacts are less than significant.

Mitigation: No mitigation measures are required.

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project to relocate transmission line will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along 70th Avenue and Cleveland Street, and is conditioned to follow Public Resources Code 4292, Title 14 California Code of Regulations part 1254, for Fire Prevention Standards and Electrical Utilities as indicated by COA 10.FIRE.1.

Additionally, the project will not 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. As such, this project will not cause additional construction that would result in any significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Therefore, these impacts are considered less than significant.

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
--------------------------------	--	------------------------------	-----------

37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: GIS database

Findings of Fact:

The Coachella Valley Unified School District provides public education services for the project area. The applicant of this project may be conditioned to pay the school impact fees as set by State Law. Fees are required to be paid prior to issuance of any future building permits. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services since the project is for an unmanned transmission line. Therefore, there is no impact.

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
40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project is for an unmanned transmission line. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment. Therefore, there is no impact.
- b) The project for an unmanned transmission line would not generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project site is not located within a Community Service Area (CSA). The project is not subject to Quimby fees at this time since no subdivision is proposed. Thus, there is no impact.

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
42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail in this area, therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

- a) The proposed project to relocate portion of existing transmission line will slightly increase vehicular traffic along Cleveland Street (100' R/W) and 70th Street (100' R/W) due to project construction. However, the Transportation Department did not require a traffic study or street widening for this project to relocate existing transmission line. The project is required to comply with Transportation Department recommended conditions including COA 80.TRANS.16 – UTILITY PLAN and COA 80.TRANS.17 – POLES & TRANSMISSION LINES which requires all relocated poles and transmission lines to remain within private property. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the existing street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.
- b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." The project will not conflict with an applicable congestion management plan.
- c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.
- g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail, therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

- a) The project does not result in the construction of new water treatment facilities or expansion of existing facilities since the project is limited to relocation of a transmission line. Therefore, there is no impact.
- b) The project does not require water supplies to serve the project due to the nature of the project to relocate an existing unmanned transmission line. Therefore, there is no impact.

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: Department of Environmental Health Review

Findings of Fact:

a-b) The project will not be affected by the sewer service programs and land use standards of the General Plan since the project involves an unmanned transmission line. Therefore, there is no impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will not generate significant amounts of construction demolition waste. Some construction is planned due to the installation of transmission line and utility poles. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. Therefore, impacts are less than significant.

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or substantial expansion of existing facilities that would cause significant environmental effects. Impacts would be less than significant with 14 electrical utility poles being removed and replaced with 13 new electrical utility poles.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation 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

Findings of Fact: Implementation of the proposed project would 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. Impacts are 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)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

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: SCAQMD CEQA Air Quality Handbook
- GP: Riverside County General Plan
- RCLIS: Riverside County Land Information System
- CUP03635

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

File: EA 42559

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The public use permit proposes to remove and relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line consisting of 13 utility poles varying in height from 66 feet to 75 feet maximum at the northeast property corner of a 482 acre site to run parallel along Cleveland Street and 68th Avenue, with maximum span between the poles of 296 feet (approximately 3,100 lineal feet), that connects the IID North Shore and Mecca Substations as part of the future Colgreen North Shore 75 Megawatt Photovoltaic Generation Facility (CUP03635). All proposed relocated poles and transmission lines will remain on and within the 482 acre property, and no public roads or other easements will be crossed.

10. EVERY. 2 USE - 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 PUBLIC USE PERMIT; 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 PUBLIC USE PERMIT, 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

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No. 919 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 919, Exhibit A (Sheets 1-2), Amended No. 1, dated February 5, 2013.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 2 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 3 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 4 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

10.BS GRADE. 4 USE - NPDES INSPECTIONS (cont.)

RECOMMND

holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

Where applicable (Riverside County Jurisdiction), the applicant shall obtain the required building permit(s) from the Building Department for any proposed building, structure, equipment or utility prior to construction or installation on the property

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK RECOMMND

Where in the Riverside County Jurisdiction, the applicant shall obtain the required building permit(s) from the building department complying with all current adopted California Building Codes.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PUP 919 - COMMENTS RECOMMND

Public Use Permit 919 (PUP 919) is proposing to relocate an existing Imperial Irrigation District (IID) 92 kV power transmission line ("Gen-Tie") approximately 1000 feet in length on the northeast portion of the 482 acre site. No buildings or structures are proposed under PUP 919.

10.E HEALTH. 2 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May (and from 10:00 a.m. - 6:00 p.m. on Sundays and Federal holidays). Exception to these standards shall be allowed only with the written consent of the building official.
[Riverside County Ordinance 457.98 (G)]

EPD DEPARTMENT

10.EPD. 1 - BURROWING OWL SURVEY RECOMMND

Prior to installation or removal of power poles and/or any transmission lines associated with PUP00919 a preconstruction survey for burrowing owl must be conducted by a qualified biologist currently holding a MOU with the

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

10.EPD. 1 - BURROWING OWL SURVEY (cont.) RECOMMND

County of Riverside. This report must be submitted to the Environmental Programs Division (EPD) of the Planning Department for review and approval. If you have any questions about this condition or for a list of qualified biologist please contact EPD directly at 951-955-6892.

10.EPD. 3 - NESTING BIRD SURVEY RECOMMND

The site is subject to the Migratory Bird Treaty Act (MBTA). Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). For all birds protected by the MBTA and not listed under the Endangered Species Act "no take" is authorized under the MBTA.

In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey prior to the issuance of a grading permit. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. If you have any questions about this condition please contact biologist jared bond at 951-955-6892 or via email at jbond@rctlma.org

FIRE DEPARTMENT

10.FIRE. 1 USE - GEN TIE ONLY RECOMMND

Please follow Public Resources Code 4292, Title 14 California Code of Regulations part 1254, for Fire Prevention Standards for Electrical Utilities. Apply regulations for "non-exempt" hardware. These guidelines will show minimum ground and minimum horizontal/ vertical clearance requirements. Please call the Fire Department, at 760-863-8886, with any questions regarding this condition.

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 1/10/13 RECOMMND

Public Use Permit No. 919 proposes to relocated an existing 92kV power transmission line ("Gen-Tie") approximately 1000 feet in length on the northeast portion of the site connecting the IID's North Shore Substation and Mecca Substation that presently crosses the future Colgreen North Shore (CUP 3635). The site is located in the Eastern Coachella Valley area, north of Avenue 70, south of Avenue 68, east of Arthur Street, and west of Cleveland Street. The project is associated with, but not part of, CUP3635.

The site lies within gently sloping areas with elevations ranging from 60 to 170 feet below sea level. Box Canyon Wash is north of the site with Coachella Canal located between the wash and site. Regional flood protection is provided to the site (and canal) by the east side dike located along the north side of Coachella Canal. However, approximately 475 acres to the south of the canal is tributary to the site.

Since the proposal is to construct twelve (12) poles with a disturbance area of approximately 1 square foot per poles, no increased runoff and/or impact to drainage pattern is anticipated. Minimal grading is anticipated. The District has no objections with the project as shown on the exhibit.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

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

required by 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. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 5 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in phases. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 6 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 7 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. the permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 8 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 9 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 10 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 11 MAP - 90 DAYS TO PROTEST RECOMMND

The project applicant 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.

10.PLANNING. 12 USE - INADVERTANT ARCHAEO FIND RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

10.PLANNING. 12 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 13 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

10.PLANNING. 13 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to 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 their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 14 USE - PDA04777

RECOMMND

County Archaeological Report (PDA) No. 4776 submitted for this project (PUP00919) was prepared by Michael Brandman Associates (MBA) and is entitled: "Public Use Permit No. 919, EA42559," dated January 15, 2013. This document is a compliance analysis letter stating that the cultural resource assessment under a prior approved case, CUP03635, covers the PUP00919 work consisting of moving and re-locating an existing transmission line.

In addition, Michael Brandman Associates (MBA) submitted the following document (PDA-04615: Submitted for the prior related and approved case- CUP03635):

"Cultural Resources Assessment of APN #721-100-001, -002, -003, -004 and APN #721-110-003 and -004: Community of Desert Camp, Riverside County, California, " dated October 29, 2009.

These documents are herein incorporated as a part of PDA04776.

These documents have been accepted without comment.

04/30/13
14:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

10.PLANNING. 15 USE - GEO02182 UPDATE

RECOMMND

UPDATE TO GEO02182 (3/14/13):

County Geologic Report (GEO) No. 2182, was originally submitted for CUP03635 and was prepared by LandMark Consultants, Inc.. GEO02182 included the following documents for CUP03653:

"Geologic and Geotechnical Hazards Report, Colgreen Energy North Shore Solar Power Generation Facility, NWC Cleveland Street and 70th Avenue, Mecca, California", dated November 9, 2009. In addition, LandMark prepared:

"Response to Review Comments, County Geologic Report No. 2182, Geologic and Geotechnical Hazards Report, Colgreen Energy North Shore Solar Power Generation Facility, NWC Cleveland Street and 70th Avenue, Mecca, California", dated January 26, 2010.

"Response to Review Comments, County Geologic Report No. 2182, Geologic and Geotechnical Hazards Report, Colgreen Energy North Shore Solar Power Generation Facility, NWC Cleveland Street and 70th Avenue, Mecca, California", dated February 25, 2010.

Geotechnical Investigation Report, Colgreen Energy Site, NWC Cleveland Street and 70th Avenue, Mecca, California", dated April 12, 2010.

The following additional documents were submitted as supplemental information for PUP00919, which occupies the same area as CUP03635.

"Addendum No. 1-Geotechnical Report, Colgreen North Shore Solar Power Generation Facility, NWC Cleveland Street and 70th Avenue, Mecca, California", dated February 25, 2011.

"Addendum No. 5, K-Line Power Pole Relocation, County Geologic Report No. 2182, Colgreen North Shore Solar Power Generation Facility, NWC Cleveland Street and 70th Avenue, Mecca, California", dated January 14, 2013.

These documents are herein incorporated as a part of GEO02182 as updated herein.

GEO02182 concluded:

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

10.PLANNING. 15 USE - GEO02182 UPDATE (cont.)

RECOMMND

1.The primary seismic hazard at the project site is the potential for strong groundshaking during earthquakes along the San Andreas Fault.

2.The nearest fault to the site, the San Andreas Fault, is located approximately .5 mile to the northeast of the project site.

3.The potential for surface rupture occurring in the project site is considered low.

4.The risk of seismically induced liquefaction is moderate to high.

5.The potential for landsliding is low.

6.The threat of tsunami, seiches, or other seismically-induced flooding is considered unlikely.

7.The risk of volcanic hazards is considered very low.

8.The soil parameters outlined in the geotechnical report would be applicable to the design of the power line relocation.

GEO02182 recommended:

1.A design level geotechnical investigation of areas within the project site for specific design-level mitigation recommendations.

2.Ground improvement methods for any confirmed geologic/geotechnical hazard, to limit potential settlements, including deep soil mixing, vibro-compaction, vibro-replacement, geopiers, stone columns, compaction grouting, or deep dynamic compaction.

3.Other means to mitigate settlement damage include either deep foundation systems, rigid mat foundation or grade-beam reinforced foundations that can withstand some differential movement or tilting.

GEO02182 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02182 is hereby accepted for Planning purposes for both PUP00919 and, as originally approved, CUP03635. This approval is not intended, and

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

10.PLANNING. 15 USE - GEO02182 UPDATE (cont.) (cont.) RECOMMND

should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 16 USE - PDP01440 RECOMMND

County Paleontological Report (PDP) No. 1440 submitted for this case (PUP00919), was prepared by Michael Brandman Associates (MBA) and is entitled: "Paleontological Resources Assessment, APN #721-100-001, -002, -003, -004 and APN #721-110-003 and -004, Desert Camp, Unincorporated Riverside County, California" dated October 29, 2009. In addition, MBA provided an updated version of this report; revised January 6, 2010 and several e-mail communications in April 2013. This revised report and e-mail communications are herein incorporated as a part of PDP01440.

PDP01440 concluded:

1.The project has a high probability of containing paleontological resources at depth.

PDP01440 recommended:

1.A monitoring program to mitigate impacts to paleontologic resources (see Table 1 of the January 6, 2010 MBA report).

2.A paleontological resources mitigation monitoring program shall be developed by a qualified Project paleontologist.

3.Monitoring should be performed for the entire area to be disturbed starting at the ground surface level.

PDP01440 satisfies the requirement for a Paleontological Resources Assessment for this project (PUP00919). PDP01440 is hereby accepted for PUP00919. Pursuant to PDP01440 recommendations, a paleontological resources mitigation monitoring program shall be developed for this project (as described elsewhere in this conditions set).

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

10.PLANNING. 17 USE - ORD 875 CVMSHCP FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

TRANS DEPARTMENT

10.TRANS. 9 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance 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. 11 USE - POLES & TRANSMISSION LIN RECOMMND

The proposed and relocated poles and transmission lines shall remain within private property as shown on Exhibit A-1, A-2 and A-3 for PUP00919.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-CUP/PUP (cont.) RECOMMND

substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

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

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - OFFSITE GRDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

04/30/13
14:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 16

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - NOTARIZED OFFSITE LTR

RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY

RECOMMND

The site is subject to the Migratory Bird Treaty Act (MBTA). Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). For all birds protected by the MBTA and not listed under the Endangered Species Act "no take" is authorized under the MBTA.

In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey prior to the issuance of a grading permit. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. If you have any questions about this condition please contact biologist jared bond at 951-955-6892 or via email at jbond@ctlma.org

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

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 the grading permit is not obtained within 30 days of the survey a new survey shall be required.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - ARCHAEO MONITOR REQUIRED RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits.

The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate.

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

60.PLANNING. 2 USE - PM10 MITIGATION PLAN RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary,

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PM10 MITIGATION PLAN (cont.) RECOMMND

this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

60.PLANNING. 3 USE - PALEO PRIMP & MONITOR RECOMMND

County Paleontological Report (PDP) No. 1440, prepared by Michael Brandman Associates (MBA) 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:

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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.
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

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

60. PRIOR TO GRADING PRMT ISSUANCE

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

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 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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - CULTURAL RESOURCES RPT RECOMMND

PRIOR TO GRADING PERMIT FINAL: the developer/holder shall prompt the Project Cultural Resources Professional to submit two (2) wet-signed copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

04/30/13
14:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 21

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 USE - PALEO MONITORING REPORT

RECOMMND

"PRIOR TO GRADING FINAL:

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

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 USE- NESTING BIRD SURVEY

RECOMMND

The site is subject to the Migratory Bird Treaty Act (MBTA). Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). For all birds protected by the MBTA and not listed under the Endangered Species Act "no take" is authorized under the MBTA.

In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey prior to the issuance of a grading permit. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 USE- NESTING BIRD SURVEY (cont.) RECOMMND

measures. If you have any questions about this condition please contact biologist jared bond at 951-955-6892 or via email at jbond@rctlma.org

80.EPD. 2 USE- BURROWING OWL SURVEY RECOMMND

Prior to installation or removal of power poles and/or any transmission lines associated with PUP00919 a preconstruction survey for burrowing owl must be conducted by a qualified biologist currently holding a MOU with the County of Riverside. This report must be submitted to the Environmental Programs Division (EPD) of the Planning Department for review and approval. If you have any questions about this condition or for a list of qualified biologist please contact EPD directly at 951-955-6892.

PLANNING DEPARTMENT

80.PLANNING. 1 USE CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

80.PLANNING. 2 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 75 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 3 USE - CVWD CLEARANCE RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated December 17, 2012,

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE - CVWD CLEARANCE (cont.) RECOMMND

attached to these conditions.

TRANS DEPARTMENT

80.TRANS. 16 USE - UTILITY PLAN RECOMMND

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

80.TRANS. 17 USE-POLES & TRANSMISSION LINES RECOMMND

Proposed and relocated poles and transmission lines shall remain within private property as shown on Exhibits A-1, A-2 and A-3 for PUP00919.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 75 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

December 17, 2012

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1
071019-1
071019-2
071019-3
071019-4

RECEIVED
DEC 19 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Jay Olivas
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Olivas:

Subject: Public Use Permit No. 919, related case, Conditional Use Permit 3635

This is in response to your request for comments dated December 10, for the above referenced project. Please reference the enclosed copy of Coachella Valley Water District's letter dated January 11, 2010.

If you have any questions, please contact Joe Cook, domestic water engineer, extension 2292.

Yours very truly,

Mark L. Johnson
Director of Engineering

Enclosure/1/as

cc: Colgreen Energy, LLC
636 State Street
El Centro, CA 92243

JC:ch\eng\sw\12\Dec\PUP 919





Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Patricia A. Larson, President
Peter Nelson, Vice President
Tellis Codekas
John W. McFadden
Russell Kifahara

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Secretary
Dan Parks, Asst. General Manager
Redwine and Sherill, Attorneys

January 11, 2010

File: 0163.1

0421.1 X

0721.1 X

071019-1

071019-2

071019-3

071019-4

Jay Olivas
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Conditional Use Permit No. 3635

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

This area is protected from regional stormwater flows by a system of channels and dikes, and may be considered safe from regional stormwater flows except in rare instances.

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

A portion of this area is adjacent to the right-of-way of Detention Channel No. 1. We request that the developer be required to install suitable facilities to prohibit access to this right-of-way.

The developer shall obtain an encroachment permit from the District prior to any activity within the right-of-way of the Detention Channel No. 1.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

The District will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

The District may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, and lift stations. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

SCAN/SHRED

2/1
KC
SCANNED.

3'

Jay Olivas
Riverside County
Planning Department

2

January 11, 2010

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

The project lies within the Lower Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A District Water Production Metering Agreement is required to ensure District staff regularly read and maintain this water-measuring device.

If you have any questions, please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,

Mark L. Johnson
Director of Engineering

cc: Colgreen Energy, LLC
636 State Street
El Centro, CA 92243

Alan French (only if a Riverside County letter – not a City)
Riverside County Transportation Department
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Majeed Farshad (only if a Riverside County letter – not a City)
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Michael Mistica
Department of Environmental Health
Post Office Box 1280
Riverside, CA 92502

bc: Tommy Fowlkes
Patti Reyces

aw/1/2/10
GA
1/11/10
 FILE
T. Demissie
1/11/10

Community Council Advisory Project Review Report—Fourth District Planning Projects

Council: Mecca Address: Northern of Ave 70
Southern of Ave 68
Meeting date: Jan. 9, 2013 Cross streets:
Project name: PUP No. 919 IID 92KV Power Parcel number(s): 721-100-004
Case number: CUP 03635 transmission

Advisory Action: Support NOT Support Abstain Absent Continue to

Advisory Motion
Chanda 1st Motion
Jaime 2nd
All yes,

Advisory Discussion, Comments and Recommendations

Date: 01/9/13 Signature: [Signature]
Print name and title: MARTA G. MACHUCA

Supervisor's Comments

Directions: The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: SOLAR ENERGY GENERATION FACILITY

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 15

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CU03635 PUP00919 DATE SUBMITTED: 9.20.12

APPLICATION INFORMATION

Applicant's Name: RANDY GRAY E-Mail: RSGRAY@IID.COM

Mailing Address: IMPERIAL IRRIGATION DISTRICT
1653 W. MAIN ST.
EL CERRITO CALIFORNIA 92243
City State ZIP

Daytime Phone No: (760) 339 9240/9239 Fax No: (760) 482-3510

Engineer/Representative's Name: N/A E-Mail: _____

Mailing Address: _____
Street
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: THE 2010 PERRONE LIMITED E-Mail: SOEPASTA@COX.NET / SOEPASTA1@GMAIL.COM
PARTNERSHIP

Mailing Address: 1601 E OLYMPIC BLVD. BUILDING 100, SUITE 102
LOS ANGELES CALIFORNIA 90021
City State ZIP

Daytime Phone No: (213) 623 2495 Fax No: (____) _____

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

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

"Planning Our Future... Preserving Our Past"

EA42559 CFC05936

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

RANDY S. GRAY

PRINTED NAME OF APPLICANT

Randy S. Gray

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.

THE 2010 PERDICCONE LIMITED PARTNERSHIP

PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 721-100-001 Thru 004, 721-110-003 & 721-110-004

Section: 13 Township: 7 SOUTH Range: 10 EAST.

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 482

General location (nearby or cross streets): North of 70TH AVENUE, South of 68TH AVENUE, East of ARTHUR STREET, West of CLEVELAND STREET.

Thomas Brothers map, edition year, page number, and coordinates: (2008) PG 5653, C1-C2, H1-H3, J1-J3

Project Description: (describe the proposed project in detail)

~~75 MW PHOTOVOLTAIC GENERATION FACILITY~~
GEN TIE LINES FOR SOLAR ENERGY FACILITY (CU003635)
Transmission lines not gen tie (KGS)

Related cases filed in conjunction with this application:

CUP03635

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

If yes, provide Case No(s). CUP 03635 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A 42244 E.I.R. No. (if applicable): N/A

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: PM10 PDP 1367, L002182

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) —

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

Is sewer service available at the site? Yes No (SEPTIC)

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

Will the project 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: < 5,000

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards < 5,000

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

Import _____ Export _____ Neither

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 4,800 sq. ft.

Is the project 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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

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

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant: IMPERIAL IRRIGATION DISTRICT (IID) - RANDY COVAY - ESTATE SUPERVISOR
Address: 1653 W. MAIN ST., EL CERRITO, CA 92243.
Phone number: 760 339 9240 / 9239
Address of site (street name and number if available, and ZIP Code): 96950 70TH AVENUE, MESA, CA 92254
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number:
Specify any list pursuant to Section 65962.5 of the Government Code:
Regulatory Identification number: N/A
Date of list:

Applicant (1) Randy Covay Date 10/3/2012
Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

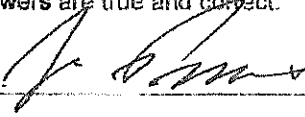
Yes No

APPLICATION FOR LAND USE PROJECT

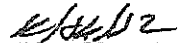
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)



Date



Owner/Authorized Agent (2)

Date

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/15/2013,

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

APN (s) or case numbers PUP00919 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

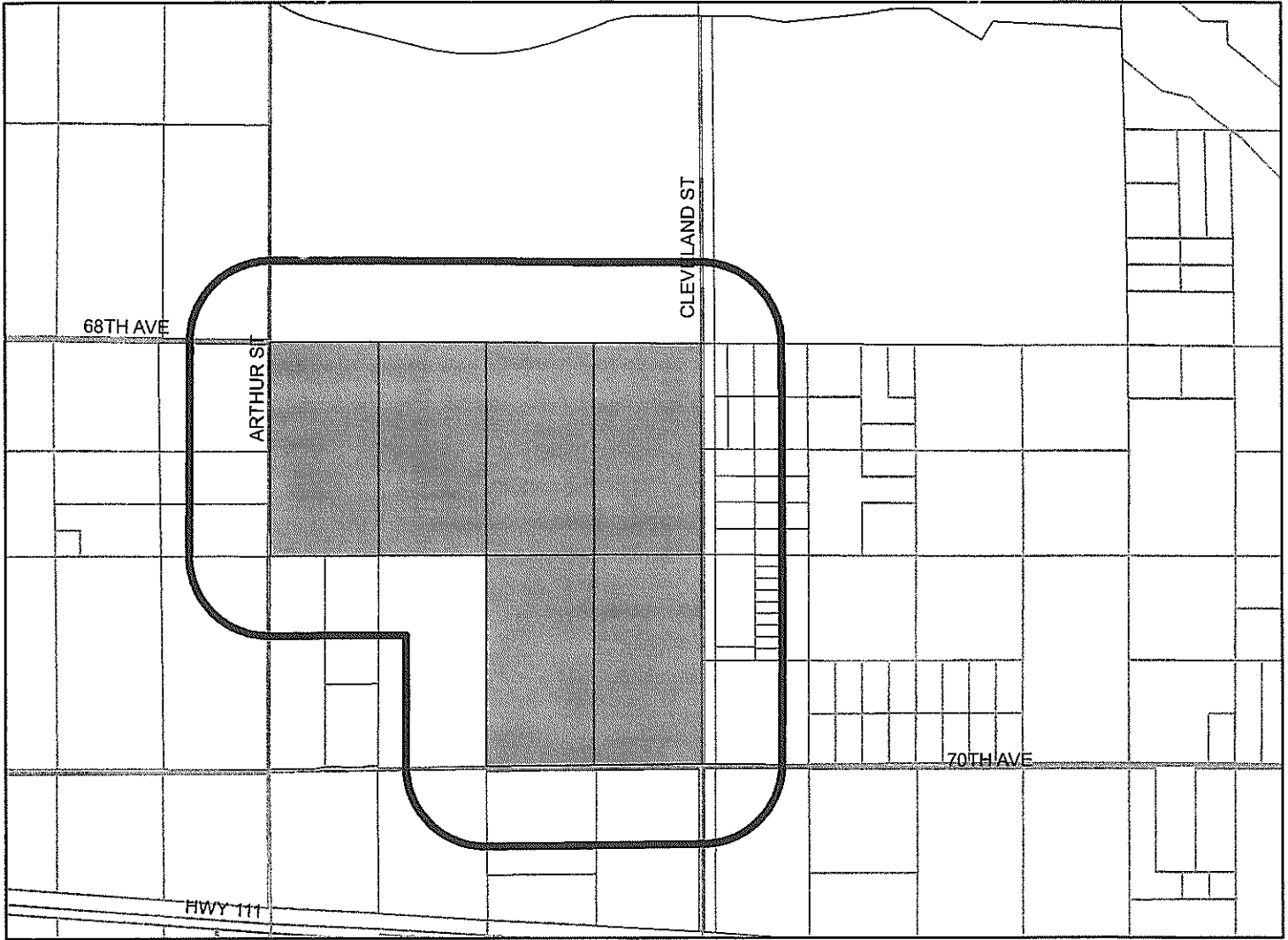
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PUP0919 (1000 feet buffer)



Selected Parcels

- 721-100-001 721-100-002 721-100-003 721-110-003 721-110-004 721-130-024 721-120-015 725-010-003 725-100-002 721-140-014
- 721-110-002 721-130-031 721-140-004 721-110-007 721-120-018 721-120-017 721-140-010 721-130-025 721-140-001 721-130-030
- 721-130-026 721-140-011 729-080-028 729-080-046 729-080-048 721-040-002 721-040-003 721-150-001 721-150-013 721-130-023
- 721-120-013 721-140-002 721-140-012 721-140-009 721-120-001 721-120-002 721-140-003 721-130-033 727-320-006 729-080-037
- 721-120-003 721-120-004 725-010-004 721-140-013 725-010-008 721-120-016 721-120-011 721-140-005 721-140-007 721-140-008
- 721-100-004 721-110-005 721-130-032 721-040-006 721-040-009 721-130-027 721-140-016 721-150-030 725-100-013 721-120-019
- 721-140-006



2,100 1,050 0 2,100 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: 721040003, APN: 721040003
AVIS PRINCE, ETAL
C/O CAROL BELL
37 MIRADA CIR
RANCHO MIRAGE CA 92270

ASMT: 721120013, APN: 721120013
JAMES HULSEBUS, ETAL
7863 MICHAEL CT
GRANITE BAY CA 95746

ASMT: 721110002, APN: 721110002
AQUA FARMING TECH INC
P O BOX 733
INDIO CA 92202

ASMT: 721120015, APN: 721120015
ANNALUISA SANDOVAL
45325 ELM ST
INDIO CA 92201

ASMT: 721110005, APN: 721110005
SHERRI STEINHAEUER
5010 HAMMERSLEY RD
MADISON WI 53711

ASMT: 721120016, APN: 721120016
MELODY HUANG, ETAL
1107 ORANGE GROVE AVE
SOUTH PASADENA CA 91030

ASMT: 721110007, APN: 721110007
COACHELLA VALLEY UNIFIED SCHOOL DIST
C/O RICARDO Z MEDINA
P O BOX 847
THERMAL CA 92274

ASMT: 721120017, APN: 721120017
DONALD MCKINNON
2735 TERRY CT
PINOLE CA 94564

ASMT: 721120002, APN: 721120002
JOSE CARRANZA
P O BOX 853
THERMAL CA 92274

ASMT: 721120018, APN: 721120018
DOAN HA
40059 MONTAGE LN
MURRIETA CA 92563

ASMT: 721120004, APN: 721120004
MEI YEN CHIEN
49773 MONROE ST
INDIO CA 92201

ASMT: 721120019, APN: 721120019
USA BIA
UNKNOWN 10-11-2005

ASMT: 721120011, APN: 721120011
DOLORES STROHM, ETAL
C/O GRACE TO YOU
24646 APPLE ST
NEWHALL CA 91321

ASMT: 721130023, APN: 721130023
JAY TRUBEE
74155 EL PASEO
PALM DESERT CA 92260





ASMT: 721130024, APN: 721130024
MANUEL FLORES, ETAL
83432 MANGO WALK
INDIO CA 92201

ASMT: 721140001, APN: 721140001
EDWARD BARTLEY, ETAL
P O BOX 166
FLORISSANT CO 80816

ASMT: 721130025, APN: 721130025
MAYME THOMAS, ETAL
1763 ROYAL OAK RD N F105
BRADBURY CA 91010

ASMT: 721140002, APN: 721140002
JOHN SCHERBERT
692 MINERAL LN
HENDERSON NV 89015

ASMT: 721130026, APN: 721130026
RIMONDA KALO, ETAL
1848 S DERRINGER LN
DIAMOND BAR CA 91765

ASMT: 721140003, APN: 721140003
LUIS VALENCIA
54725 TAYLOR ST
THERMAL CA 92274

ASMT: 721130030, APN: 721130030
GERALD BRADLEY, ETAL
P O BOX 1796
COVINA CA 91722

ASMT: 721140004, APN: 721140004
MA DE JESUS PEREZ, ETAL
50995 CHIAPAS DR
COACHELLA CA 92236

ASMT: 721130031, APN: 721130031
CASIANO CORONA
19200 TUMBLEWEED TRL
DESERT HOT SPRINGS CA 92241

ASMT: 721140006, APN: 721140006
VERNA NUNAN
26597 JAELENE ST
SUN CITY CA 92586

ASMT: 721130032, APN: 721130032
DONNA COOPER, ETAL
10430 ARNWOOD RD
SYLMAR CA 91342

ASMT: 721140008, APN: 721140008
SALOMON ALVAREZ
7656 PRESERVATION PARK DR
MONTGOMERY AL 36117

ASMT: 721130033, APN: 721130033
LYNN CRONE
2933 SOLEDAD
ESCONDIDO CA 92027

ASMT: 721140010, APN: 721140010
GEORGE SCHERBERT, ETAL
45521 E FLORIDA AVE NO 64
HEMET CA 92544



ASMT: 721140011, APN: 721140011
GEORGE SCHERBERT
45521 E FLORIDA AVE SP 64
HEMET CA 92544

ASMT: 725010008, APN: 725010008
PAUMA RANCHES INC
P O BOX 21845
LOS ANGELES CA 90021

ASMT: 721140012, APN: 721140012
JOHN SCHERBERT
692 MINERAL HILL LN
HENDERSON NV 89002

ASMT: 725100002, APN: 725100002
ANTHONY VINEYARDS INC
C/O PAUL LOEFFEL
P O BOX 9578
BAKERSFIELD CA 93389

ASMT: 721140013, APN: 721140013
GEORGE SCHERBERT, ETAL
P O BOX 872
ACTON CA 93510

ASMT: 725100013, APN: 725100013
USA 725
US DEPT OF INTERIOR
WASHINGTON DC 21401

ASMT: 721140014, APN: 721140014
LIGAYA OBEDICEN, ETAL
663 W MOUNTAIN VIEW ST
ALTADENA CA 91001

ASMT: 727320006, APN: 727320006
CHERYL TUDOR, ETAL
C/O VLADIMER TUDOR
93400 HAMOND RD
MECCA CA 92254

ASMT: 721150001, APN: 721150001
JESUS CONTRERAS, ETAL
C/O JOSE ENRIQUE VELASQUEZ
78880 SUNBROOK LN
LA QUINTA CA 92253

ASMT: 729080037, APN: 729080037
CHERYL TUDOR, ETAL
C/O VLADIMER TUDOR
93400 HAMMOND RD
MECCA CA 92254

ASMT: 721150013, APN: 721150013
JESUS CONTRERAS, ETAL
C/O JOSE ENRIQUE VELASQUEZ
80744 HIBISCUS LN
INDIO CA 92202

ASMT: 729080048, APN: 729080048
GRAPEMAN THERMAL RANCH
C/O TEAYS RIVER INV
111 CONGRESSIONAL STE 115
CARMEL IN 46032

ASMT: 725010004, APN: 725010004
NEU GOLD
C/O STEVEN L GILFENBAIN
9777 WILSHIRE BLV NO 918
BEVERLY HILLS CA 90212

Applicant:

Attn: Shayne Ferber
Imperial Irrigation District
1653 W. Main Street
El Centro, CA 92243

Owner:

Colgreen Energy, LLC
77-948 Wildcat Drive
Palm Desert, CA 92211

Attn: Roland Ferrer

Torres Martinez Desert Cahuilla Indians
66725 Martinez Street
Thermal, CA 92274

PUP00919 EXTRA LABELS



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PUBLIC USE PERMIT NO. 919

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

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

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: April 22, 2013

Applicant/Project Sponsor: Imperial Irrigation District Date Submitted: November 14, 2012

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Jay Olivas, Project Planner at 951-955-1195.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42559

ZCFG05936

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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.

EA42559, PUBLIC USE PERMIT NO. 919

Project Title/Case Numbers

Jay Olivas
County Contact Person

(951) 955-1195
Phone Number

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

Imperial Irrigation District
Project Applicant

1653 W. Main Street El Centro, CA 92243
Address

96950 70th Avenue, Mecca, CA.
Project Location

Relocate portion of existing IID 92kV power transmission line at the northeast property corner to be adjacent to Cleveland Street and 68th Avenue with 13 new on-site utility poles, to be located on private land, with no portion crossing public roads or easements.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on May 15, 2013, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2156.25 + \$64)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PU00919\NOD Form.docx

Please charge deposit fee case#: ZEA42559 ZCFG05936 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1210405

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: IMPERIAL IRRIGATION DISTRICT \$64.00
paid by: CK 1036
CA FISH & GAME FOR EA42559 (PUP00919)
paid towards: CFG05936 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Nov 14, 2012 15:46
MGARDNER posting date Nov 14, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1301104

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

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

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

Received from: COL GREEN NORTH SHORE, LLC \$2,156.25
paid by: CK 1072
paid towards: CFG05936 CALIF FISH & GAME: DOC FEE
CA FISH & GAME FOR EA42559 (PUP00919)
at parcel #:
appl type: CFG3

By _____ Apr 29, 2013 10:54
JCMITCHE posting date Apr 29, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

Additional info at www.rctlma.org