



# RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

9:00 A.M.

AUGUST 21, 2013

**PLANNING  
COMMISSIONERS  
2013**

**1<sup>st</sup> District**  
Charissa Leach

**2<sup>nd</sup> District**  
Ed Sloman

**3<sup>rd</sup> District**  
John Petty  
*Chairman*

**4<sup>th</sup> District**  
Bill Sanchez  
*Vice Chairman*

**5<sup>th</sup> District**  
Jan Zuppardo

**Planning Director**  
Carolyn  
Syms Luna

**Legal Counsel**  
Michelle Clack  
*Deputy County  
Counsel*

*Phone*  
951 955-3200

*Fax*  
951 955-1811

## AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •  
**RIVERSIDE COUNTY PLANNING COMMISSION**  
4080 LEMON STREET, 1<sup>ST</sup> 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](mailto: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 **NONE**

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**

3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:

3.1 **PLOT PLAN NO. 24928** – Intend to adopt a Negative Declaration - Applicant: Verizon Wireless – Third/Third Supervisorial District – Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – **REQUEST:** The plot plan is a proposal for Verizon Wireless to construct and operate a disguised 65 foot high pine tree with twelve (12) panel antennas located at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, 30kw backup generator within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the southwest section of the property (within W-1 zoning designation) 50 feet away from the existing fault line.

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

Access to the facility is proposed with a 12 foot wide easement along the western property line. Item pulled from the July 17, 2013 Planning Commission and set for hearing. Project Planner: HP Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Quasi-judicial)

- 3.2 **SPECIFIC PLAN NO. 312 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7769, TENTATIVE TRACT MAP NO. 36418, and TENTATIVE TRACT MAP NO. 32289 MINOR CHANGE NO. 1** – Intent to Consider an Addendum to the Certified EIR - Applicant: Riverside Mitland 03, LLC- Third/Third Supervisorial District – Location: Easterly of Briggs Road, westerly of Highway 79 and Leon Road, southerly of Keller Road – 607.8 Gross Acres - **REQUEST:** Recommend the Planning Commission recommend that the Board of Supervisors take the following action: Consider an Addendum to a Certified EIR. The Specific Plan Amendment proposes to revise the Land Use Plan by reclassifying designations in some Planning Areas and reconfigure some Planning Area boundaries. Additionally, the Amendment proposes to rename all Planning Area Land Use Designations to be consistent with the current General Plan nomenclature and reduce the total unit count from 1,793 to 1,671. The Change of Zone proposes to modify the zoning standards for Planning Area 8, 15, 16, 18A, 19 and 20/21, in addition the Planning Area boundaries would be formalized. Tentative Tract Map No. 36418 is a schedule A subdivision of 10.06 gross acres into 50 residential lots, 1 basin lot, and 3 open space lots. Tentative Tract Map No. 32289, Minor Change No. 1 proposes to combine lots 181-183, 184-197 and 214-216. There will be a total of 179 residential lots, 18 open space lots, and 2 detention basin lots on 81.87 gross acres after all lots are combined, 19 total lots are being combined. Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)

#### 4.0 DISCUSSION ITEMS:

- 4.1 **HIGHWAY 79 POLICY AREA** – Report from Transportation on the Highway 79 Policy Area and consideration of the Planning Commission letter to the Board of Supervisors regarding the Policy Area.

#### 5.0 WORKSHOPS:

- 4.2 **NONE**

#### 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

#### 7.0 DIRECTOR'S REPORT

#### 8.0 COMMISSIONER'S COMMENTS

Agenda Item No.: 2.11  
Area Plan: Western Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: Paul Rull  
Planning Commission: August 21, 2013

GENERAL PLAN AMENDMENT NO. 1121  
(Entitlement/Policy Amendment)  
Applicant: Coachella Valley Rescue Mission  
Engineer/Representative: MDS Consulting

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1121 proposes to amend the Riverside County General Plan Land Use Element from Community Development: High Density Residential (CD: HDR) (8 – 14 Dwelling Units per Acre) Land Use Designation to Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio).

The proposed Amendment is located in the Western Coachella Valley Area Plan; more specifically, the project is located on the southeast corner of Van Buren Street and Manila Avenue.

### BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

**HISTORY AND ANALYSIS:**

Originally the applicant submitted a Pre Application Review (PAR) on March 25, 2013, for the development of a Coachella Valley Rescue Mission Annex facility. The PAR went through the development review process and was discussed at the May 2, 2013 Development Review Team meeting where comments were given to the applicant. One of the comments was that a General Plan Amendment was required to change the site's current General Plan land use designation from Community Development: Highest Density Residential to Community Development: Commercial Retail in order to allow for a rescue mission facility. Therefore the applicant has submitted GPA1121 to determine site suitability for a General Plan change through the GPIP process.

The project is located in an in-fill pocket of development adjacent to the City of Indio. All of the properties to the east of the project are zoned Multiple-Family Dwellings, while properties along Van Buren Street between Manila Avenue and Avenue 48 are zoned General Commercial (including the project site). The current General Plan land use designation for this immediate area is Community Development: High Density Residential; and this includes the commercially zoned properties along Van Buren Street. The applicant is proposing to change the General Plan land use designation of his property to Commercial Retail in order to allow for the development of a rescue mission facility.

Staff is supportive of the applicant's request to change land use designation as Van Buren Street has a mixture of existing residential, commercial and educational uses, as well as existing County zoning of General Commercial along Van Buren Street (between Manila Avenue and Avenue 48). Changing the land use designation will make the project more consistent with the existing uses and existing zoning along Van Buren Street. Staff is recommending expanding the boundaries of the land use change from the project site to all commercially zoned properties on Van Buren Street between Manila Avenue and Avenue 48 (Exhibit 6a).

**GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:**

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1121 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
  - (1) The Riverside County Vision;
  - (2) Any General Plan Principle; or,
  - (3) Any Foundation Component designation in the General Plan.

- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**Consideration Analysis:**

**First Required Finding:** The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

The proposed change does not conflict with:

- (1) The Riverside County Vision.

The proposed General Plan Amendment is consistent with the County Vision as it relates to one of the most basic individual needs and values of a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy. The proposed General Plan Amendment will also be consistent with the existing zoning along Van Buren Street of General Commercial (C-1/C-P) and existing commercial uses.

- (2) Any General Plan Principle.

The proposed General Plan meets the General Plan principle of creating community centers with mixed or integrated commercial, residential, employment, parks, and civic, recreational and cultural uses.

- (3) Any Foundation Component designation in the General Plan.

Given the Foundation Component of the proposed amendment would be within the same Foundation, the proposal would be consistent with Community Development Foundation.

**Second Required Finding:** The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The Land Use Element of the General Plan encourages a “balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments.” The surrounding land use plan accommodates a variety of commercial, office, and residential developments with residential, office and commercial uses. The proposed Amendment provides local commercial uses within walking distances of surrounding residential uses as well as creating employment opportunities. The proposed General Plan Amendment will also be consistent with the existing zoning along Van Buren Street of General Commercial (C-1/C-P) and existing commercial uses. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

**Third Required Finding:** In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is “required to expand basic employment job opportunities and would improve the ratio of jobs-to-workers in the County.” The proposed Amendment will provide for local commercial employment opportunities within walking distances of surrounding residential uses. The Amendment is also consistent with General Plan policies of promoting employment opportunities:

LU 7.1 “Accommodate the development of a balance land uses that maintain and enhance the County’s fiscal viability, economic diversity, and environmental integrity. The proposed Amendment will be providing a much needed economic boost to the area by providing employment opportunities through commercial development, without significantly compromising the existing surrounding residential neighborhood configuration.

LU 7.2 “Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities”. The proposed Amendment will provide for a variety of commercial-retail businesses that will contribute towards employment growth in the County.

**SUMMARY OF FINDINGS:**

1. General Plan Land Use (Ex. #5):	Community Development: High Density Residential (CD: HDR) (8 – 14 Dwelling Units per acre)
2. Proposed General Plan Land Use:	Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio)
3. Existing Zoning (Ex. #2):	General Commercial (C-1/C-P)
4. Surrounding Zoning (Ex. #2):	Multiple-Family Dwellings (R-2), General Commercial (C-1/C-P), City of Indio,
5. Existing Land Use (Ex. #1):	Vacant
6. Surrounding Land Use (Ex. #1):	Commercial retail businesses, single family residences, multiple family residences, City of Indio,
7. Project Data:	Total Acreage: 0.3 gross acres

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**RECOMMENDATIONS:**

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1121. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

There is a choice of two recommendations for the Planning Commission and Board of Supervisors to act on:

1. General Plan land use change from Community Development: High Density Residential to Community Development: Commercial Retail for only the Coachella Valley Rescue Mission Annex facility parcels (603-061-027 and 603-061-028) as indicated by the applicant.
2. General Plan land use change from Community Development: High Density Residential to Community Development: Commercial Retail for all parcels fronting on Van Buren Street between Manila Avenue and Avenue 48 as indicated by Staff.

603061027	603061028	603061029	603061030	603061031
603062029	603062030	603062031	603062032	603062033
603062034	603062035	603062036	603071001	603071002
603071013	603073001	603073010		

**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 Agricultural Preserve;
  - b. A Historic Preservation Area;
  - c. Tribal Land;
  - d. A Redevelopment Area;
  - e. An Airport Influence Area;
  - f. A High Fire Area;
  - g. A Stephen's Kangaroo Rat Fee Area;
  - h. Mount Palomar Lighting Influence Area;
  - i. A MSHCP Criteria Area;
  - j. A Flood Zone; or,
  - k. A Fault Zone.
3. The project site is located within:
  - a. Desert Sands Unified School District;
  - b. A High Liquefaction Area;
  - c. A High Paleontological Sensitivity Area; or,
  - d. The City of Indio Sphere of Influence;
4. The subject site is currently designated as Assessor's Parcel Numbers 603-061-027 and 603-061-028.

# ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1121 Supervisorial District: Fourth Existing Zoning: General Commercial (C-1/C-P)

Area Plan: Western Coachella Valley  
Acreage: 0.3 gross

## EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development (CD)  
Existing General Plan Land Use Designation: High Density Residential (8 – 14 dwelling units per acre)  
Existing Policy Area(s) or Overlay(s): N/A  
Existing Map(s) of Issue (cite GP figure # and page #): N/A  
Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

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## PROPOSED GENERAL PLAN CHANGES (For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development (CD)  
Proposed General Plan Land Use Designation: Commercial Retail (0.20 – 0.35 floor area ratio)  
Proposed Change to Policy Area or Overlay: N/A  
Proposed Change to Map (cite GP map name): N/A  
Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A



**CHECK LIST**

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)		X	
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence	X		High liquefaction area
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	
City Sphere of Influence	X		City of Indio
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

**ENTITLEMENT/POLICY FINDINGS** *(Check all that apply)*

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?\*

Finding	Yes	No	Comment
<p>The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.</p>	X		<p>The proposed General Plan Amendment is consistent with the County Vision as it relates to one of the most basic individual needs and values of a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy.</p> <p>The proposed General Plan meets the General Plan Principle of creating community centers with mixed or integrated commercial, residential, employment, parks, and civic, recreational and cultural uses.</p> <p>Given the Foundation component of the proposed amendment would be within the same Foundation, the proposal would be consistent with the Community Development Foundation.</p>
<p>The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.</p>	X		<p>The Land Use Element of the General Plan encourages a "balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments." The surrounding land use plan accommodates a variety of commercial, office, and residential developments with residential, office and commercial uses. The proposed Amendment provides local commercial uses within walking distances of surrounding residential uses as well as creating employment opportunities. The proposed General Plan Amendment will also be consistent with the existing zoning along Van Buren Street of General Commercial (C-1/C-P) and existing commercial uses. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.</p>
<p>Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.</p>		X	
<p>A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.</p>		X	

<p>An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.</p>	<p>X</p>	<p>X</p>
<p>An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.</p>	<p>X</p>	<p>The appropriate additional finding for the proposed Amendment is "required to expand basic employment job opportunities and would improve the ratio of jobs-to-workers in the County." The proposed Amendment will provide for local commercial employment opportunities within walking distances of surrounding residential uses. The Amendment is also consistent with General Plan policies of promoting employment opportunities:</p> <p>LU 7.1 "Accommodate the development of a balance land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity. The proposed Amendment will be providing a much needed economic boost to the area by providing employment opportunities through commercial development, without significantly compromising the existing surrounding residential neighborhood configuration.</p> <p>LU 7.2 "Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities". The proposed Amendment will provide for a variety of commercial-retail businesses that will contribute towards employment growth in the County.</p>
<p>An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.</p>	<p>X</p>	<p>X</p>

**\* THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

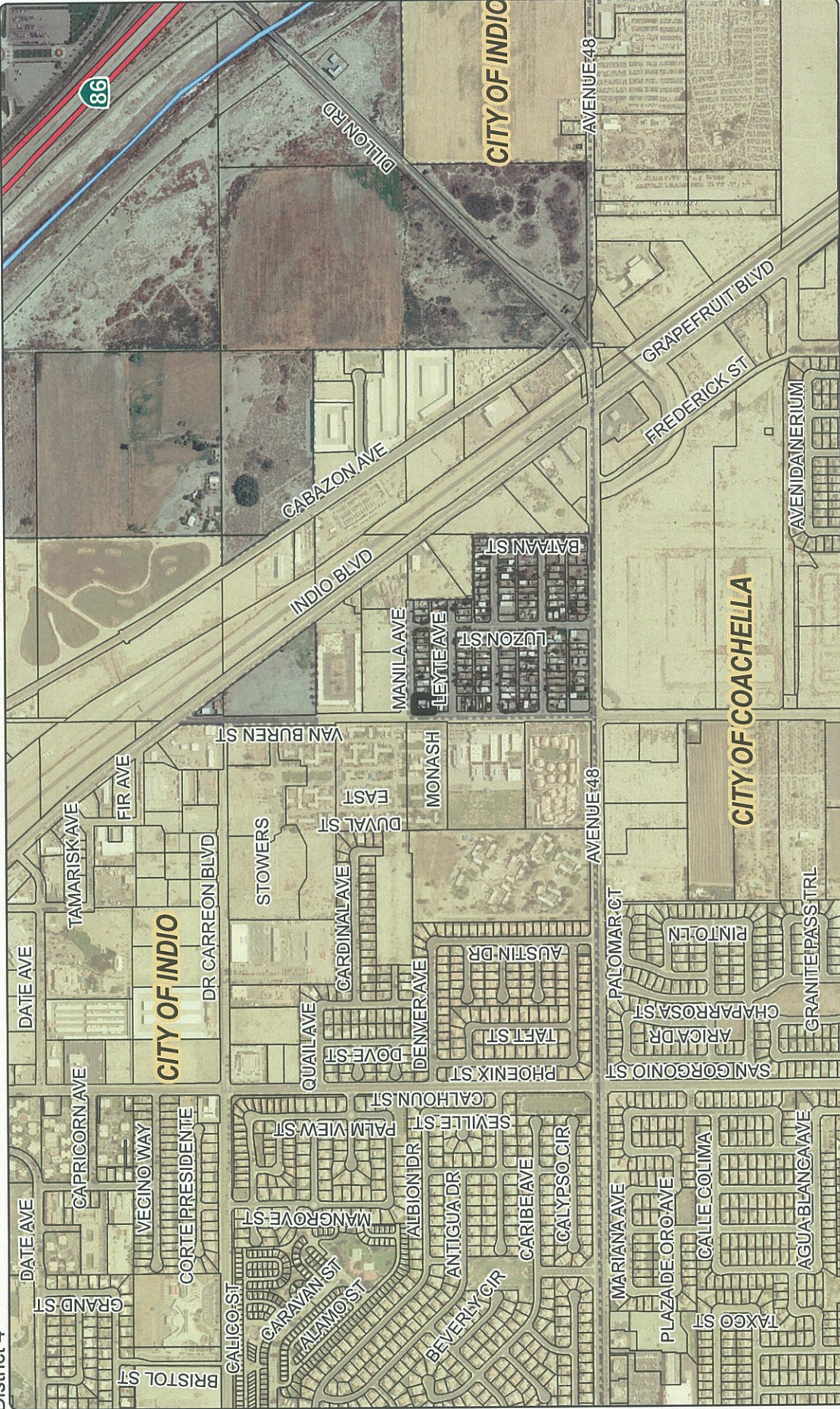
**STAFF COMMENTS:**

Department	Comments
Planning	None at this time
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01121**  
**VICINITY/POLICY AREAS**

Date Drawn: 06/11/2013  
 Vicinity Map

Supervisor Benoit  
 District 4



Assessors Bk. Pg. 603-061  
 Thomas Bros. Pg. 5470 J3  
 Edition 2011



Zoning District: Lower Coachella Valley  
 Township/Range: T5SR8E  
 Section: 30

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

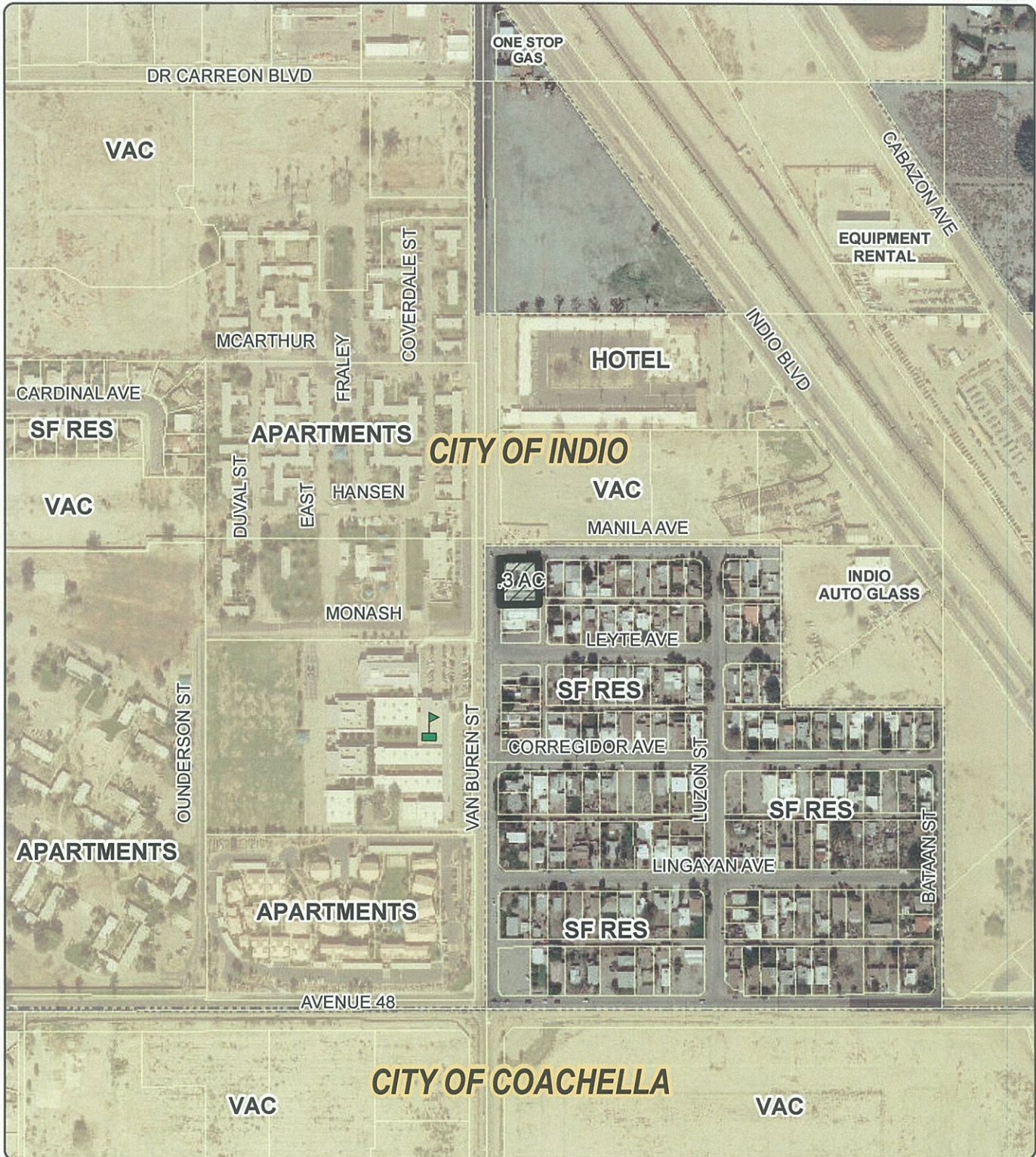
GPA01121

LAND USE

Supervisor Benoit  
District 4

Date Drawn: 06/11/2013

Exhibit 1



Zoning District: Lower Coachella Valley  
Township/Range: T5SR8E  
Section: 30

Assessors Bk. Pg. 603-061  
Thomas Bros. Pg. 5470 J3  
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

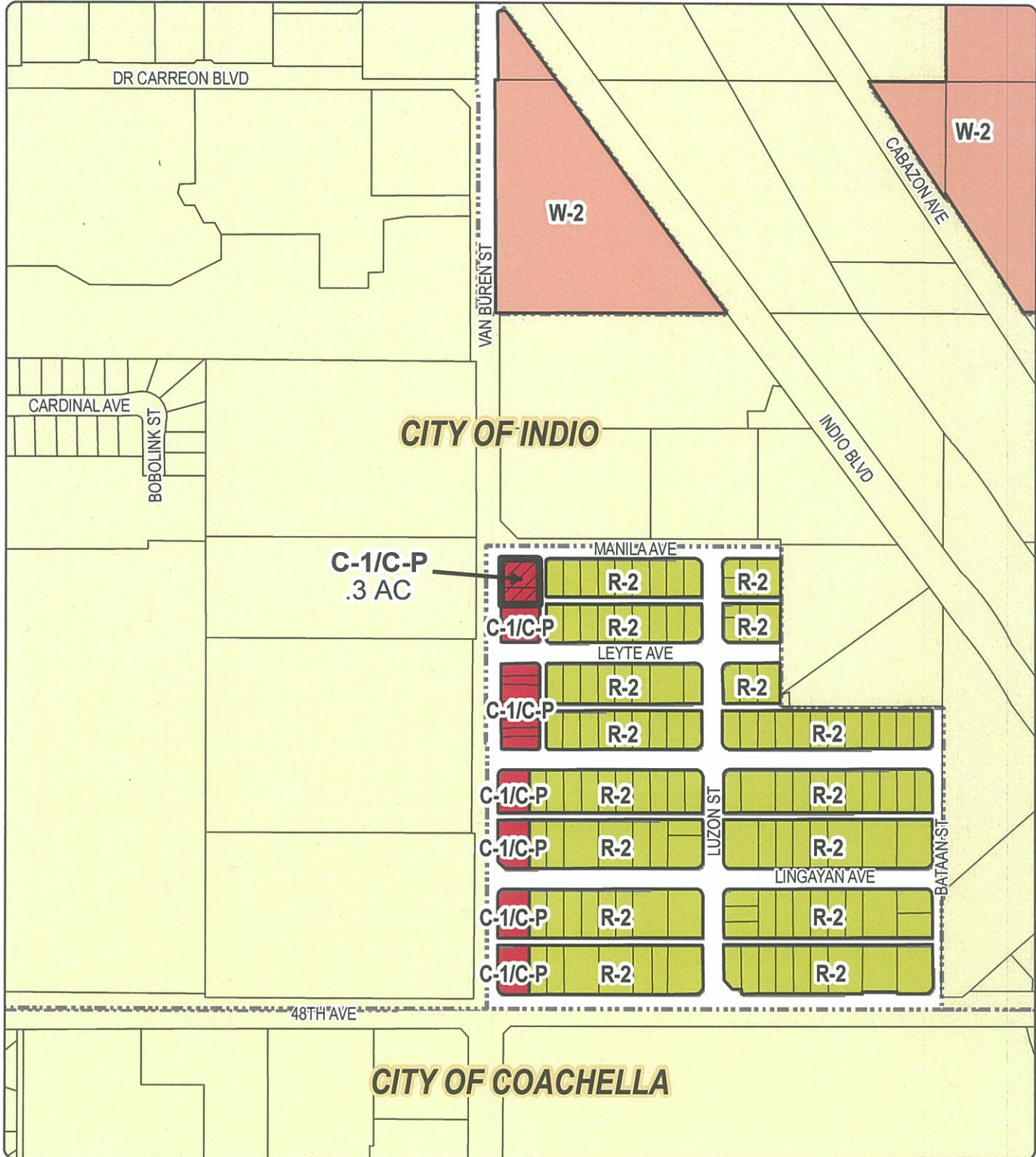
GPA01121

EXISTING ZONING

Supervisor Benoit  
District 4

Date Drawn: 06/11/2013

Exhibit 2



Zoning District: Lower Coachella Valley  
Township/Range: T5SR8E  
Section: 30

Assessors Bk. Pg. 603-061  
Thomas Bros. Pg. 5470 J3  
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

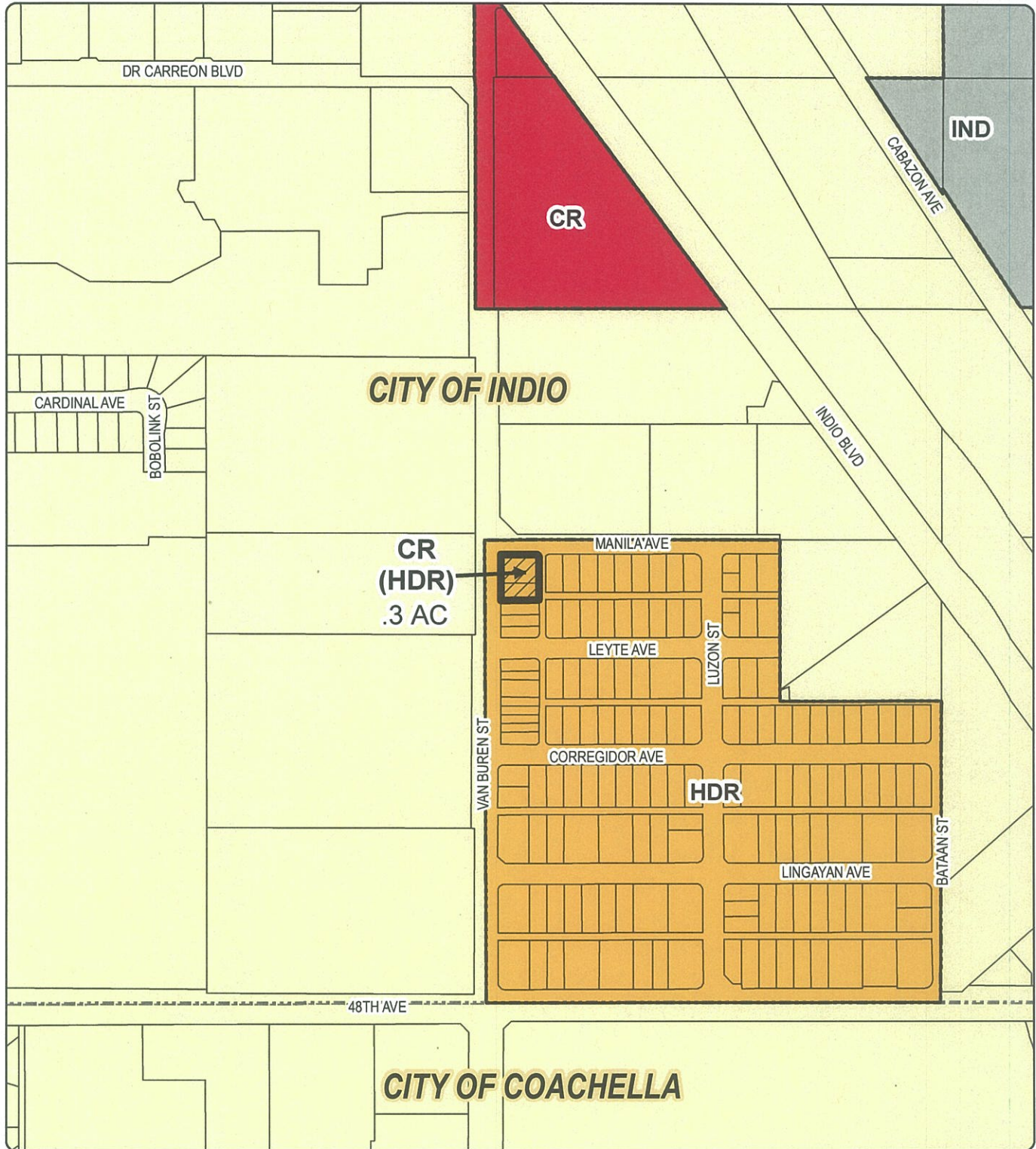
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PROPOSED GENERAL PLAN

Supervisor Benoit  
District 4

Date Drawn: 06/11/2013

Exhibit 6



Zoning District: Lower Coachella Valley  
Township/Range: T5SR8E  
Section: 30

Assessors Bk. Pg. 603-061  
Thomas Bros. Pg. 5470 J3  
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

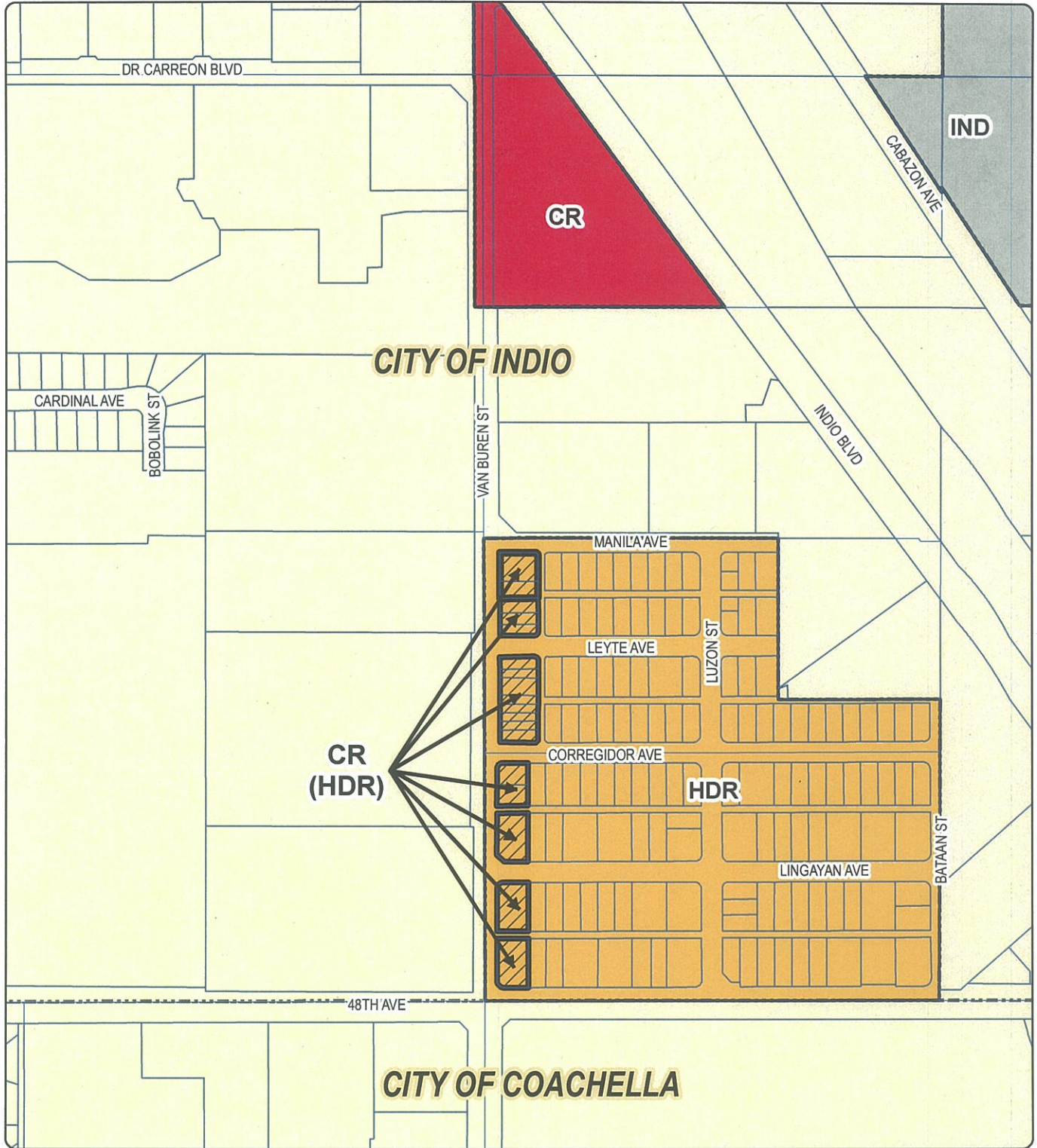
GPA01121

RECOMMENDED GENERAL PLAN

Date Drawn: 06/11/2013

Exhibit 6

Supervisor Benoit  
District 4



Zoning District: Lower Coachella Valley  
Township/Range: T5SR8E  
Section: 30

Assessors Bk. Pg. 603-061  
Thomas Bros. Pg. 5470 J3  
Edition 2011



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A.P.N. 612-170-004  
 FARM LABOR CENTER  
 (COACHELLA VALLEY HOUSING COALITION)

**RH**  
**RESIDENTIAL - HIGH**

A.P.N. 612-210-004  
 FARM LABOR CENTER  
 (COACHELLA VALLEY HOUSING COALITION)

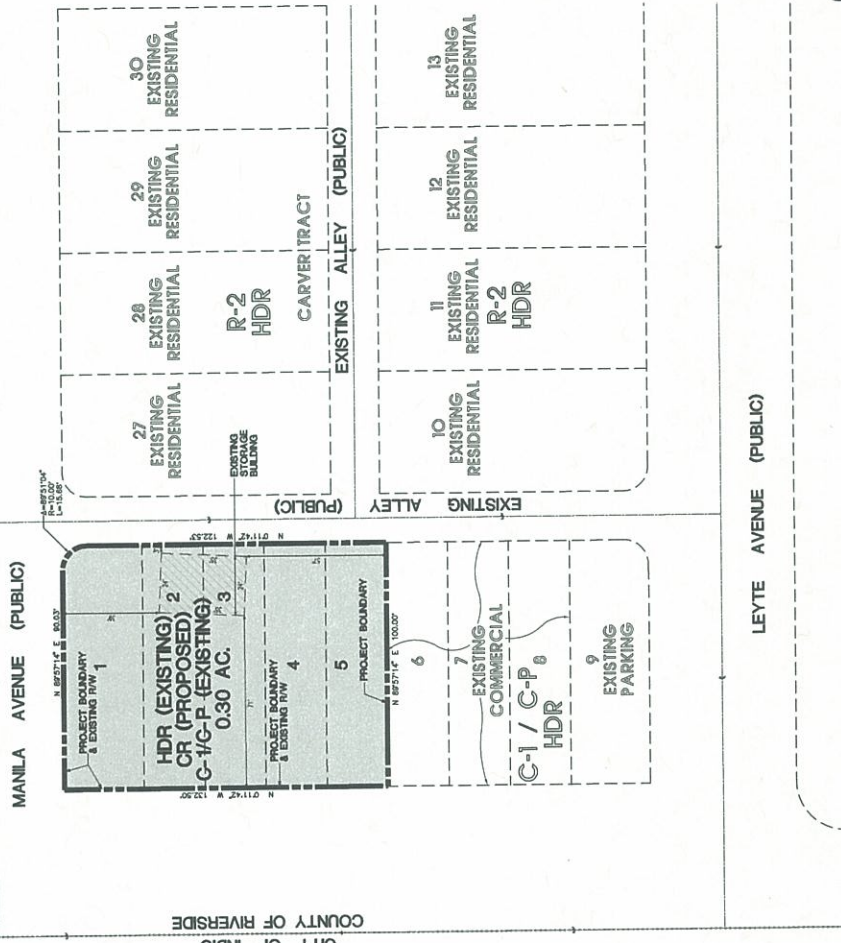
**RH**  
**RESIDENTIAL - HIGH**

A.P.N. 612-210-009  
 BEN ELEMENTARY SCHOOL  
 SERT SANDS UNIFIED SCHOOL DISTRICT

**PUBLIC**

COACHELLA VALLEY RESCUE MISSION  
 PARCEL MAP NO. 94740  
 CC

CITY OF INDO  
 COUNTY OF RIVERSIDE



**VICINITY MAP:**



**LEGAL DESCRIPTION:**  
 PART OF PARCEL MAP NO. 94740, AS RECORDED IN PUBLIC RECORDS, PAGE 42, OF MAPS RECORDED IN RIVERSIDE COUNTY, CALIFORNIA.

**ASSESSOR'S PARCEL NUMBERS:**  
 A.P.N. 612-170-004 (LOT 1, 2 & 3 OF CARVER TRACT)  
 A.P.N. 612-210-004 (LOT 1, 2 & 3 OF CARVER TRACT)

**PROPERTY ADDRESS:**  
 4747 VAN BUREN STREET  
 INDO, CA 92502

**GENERAL PLAN:**  
 EXISTING: HIGH DENSITY RESIDENTIAL  
 PROPOSED: C-1 (COMMERCIAL, RETAIL)

**ZONING:**  
 EXISTING: R-2  
 PROPOSED: C-1 / C-P (GENERAL COMMERCIAL)

**LAND USE:**  
 EXISTING: RESIDENTIAL (EXISTING STORAGE BUILDING (GARAGE)  
 PROPOSED: COMMERCIAL (RETAIL)

**PROJECT AREA:**  
 13,229 SF (LOT 1, 2)

**THOMAS BROTHERS MAP:**  
 MAP NO. 94740  
 COORDINATE: 3470, 20

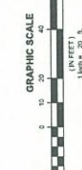
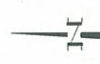
**LEGEND:**  
 --- PROJECT BOUNDARY  
 --- EXISTING LOT LINE  
 --- STREET CENTERLINE  
 --- PROJECT BOUNDARY  
 --- PROJECT AREA  
 C-1 / C-P  
 R-2  
 HDR  
 MULTIFAMILY DEVELOPMENT (COUNTY ZONING)  
 HIGH DENSITY RESIDENTIAL (COUNTY ZONING)  
 COMMERCIAL (COUNTY ZONING)  
 COMMERCIAL RETAIL (COUNTY GENERAL PLAN)  
 COMMERCIAL RETAIL (COUNTY GENERAL PLAN)

**APPLICANT/DEVELOPER/OWNER:**  
**COACHELLA VALLEY RESCUE MISSION**

47-470 VAN BUREN STREET  
 INDO, CA 92202  
 PH: (760) 347-3102  
 FAX: (760) 347-3073

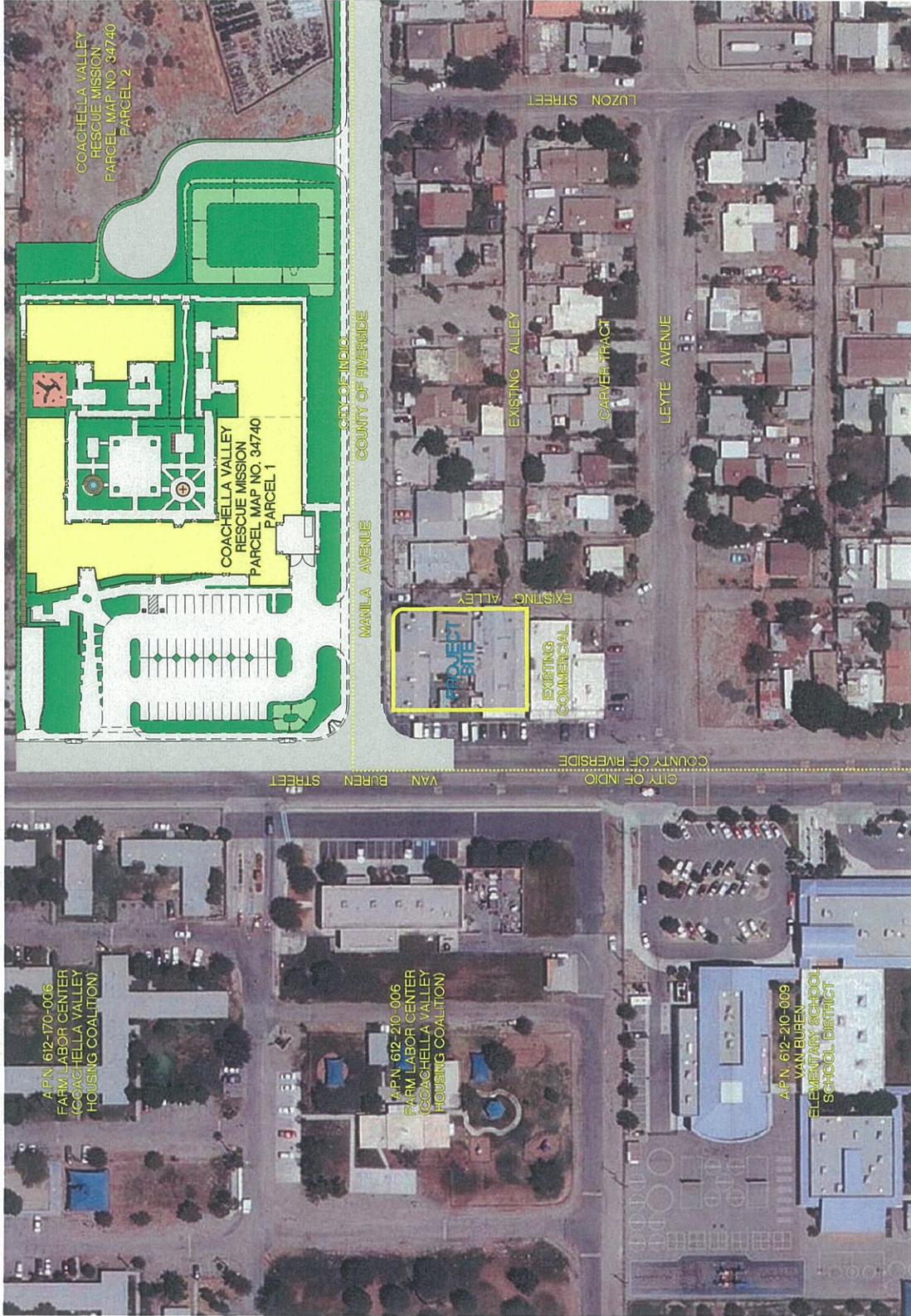
**PREPARED BY:**  
**MDS MORRIS CONSULTING**  
 PLANNERS ENGINEERS SURVEYORS

DATE PREPARED: MAY 22, 2013  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 1 OF 1

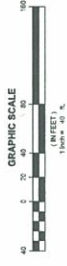
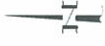


**CVRM ANNEX AT CARVER TRACT  
 COACHELLA VALLEY RESCUE MISSION  
 GENERAL PLAN AMENDMENT  
 EXHIBIT "A", SITE PLAN**

CASE #: GPA1121  
 DATED: 5/28/13  
 PLANNER: P. RULL



VICINITY MAP:



APPLICANT/DEVELOPER/OWNER:  
**COACHELLA VALLEY  
 RESCUE MISSION**  
 47-470 VAN BUREN STREET  
 INDIPO, CA 92202  
 PH: (760) 347-3512  
 FAX: (760) 347-8073

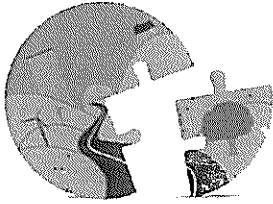
PREPARED BY:

**MDS**  
 CONSULTING ENGINEERS SURVEYORS  
 11011 University Blvd., Suite 210  
 Riverside, CA 92504  
 Phone: (951) 514-8477  
 Fax: (951) 514-8478

CVRM ANNEX AT CARVER TRACT  
 COACHELLA VALLEY RESCUE MISSION  
**GENERAL PLAN AMENDMENT  
 AERIAL PHOTOGRAPH**  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 1 OF 1

NOTES:

- DATE OF AERIAL PHOTOGRAPH: SPRING 2010
- ORIGINAL COPIES OF PHOTOGRAPH LOCATED WITHIN THIS SHEET
- EXCEPT FOR TOPOGRAPHY, ALL DATA IS AS SHOWN



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

APPLICATION FOR AMENDMENT TO THE  
RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA  
PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR  
ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 6PA01121 DATE SUBMITTED: \_\_\_\_\_

**I. GENERAL INFORMATION**

**APPLICATION INFORMATION**

Applicant's Name: Coachella Valley Rescue Mission, Edward Alderson E-Mail: betned@aol.com

Mailing Address: 47-470 Van Buren Street  
Indio, CA 92202  
City State ZIP

Daytime Phone No: (760) 564-6252 Fax No: (760) 347-8073

Engineer/Representative's Name: MDS Consulting, Chris Bergh E-Mail: cbergh@mdsconsulting.net

Mailing Address: 41-865 Boardwalk, Ste. 218  
Palm Desert, CA 92211  
City State ZIP

Daytime Phone No: (760) 674-5776 Fax No: (949) 251-0516

Property Owner's Name: Coachella Valley Rescue Mission, Edward Alderson E-Mail: betned@aol.com

Mailing Address: 47-470 Van Buren Street  
Indio, CA 92202  
City State ZIP

Daytime Phone No: (760) 564-6252 Fax No: (760) 347-8073

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"

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

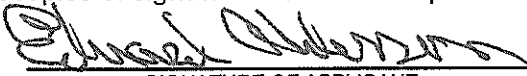
If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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.

**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.

Edward Alderson, Coachella Valley Rescue Mission   
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.

Edward Alderson, Coachella Valley Rescue Mission   
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 603-061-027 & 028

Section: 30 Township: 5 S Range: 8 E

Approximate Gross Acreage: 0.30

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

General location (nearby or cross streets): North of Leyte Avenue, South of Manila Avenue, East of Van Buren Street, West of Luzon Street.

Thomas Brothers map, edition year, page number, and coordinates: 2010, 5470, J3

Existing Zoning Classification(s): C-1 & C-P (General Commercial)

Existing Land Use Designation(s): HDR (High Density Residential)

Proposal (describe the details of the proposed general plan amendment):  
Amend General Plan to match existing Commercial Zoning for allowance of processing of proposed Plot Plan for Coachella Valley Rescue Mission Congregate Care Facility.

Related cases filed in conjunction with this request:  
Pre Application Review No. 1356

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. PP 1227, Coachella Valley Rescue Mission (same ownership on adjacent parcel)

E.A. Nos. (if known) \_\_\_\_\_ E.I.R. Nos. (if applicable): \_\_\_\_\_

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Imperial Irrigation District (IID)	X	
Gas Company	Southern California Gas	X	
Telephone Company	Verizon	X	
Water Company/District	Indio Water Authority (IWA)	X	
Sewer District	Valley Sanitary District	X	

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) \_\_\_\_\_

Agenda Item No.: 3.1  
Area Plan: San Jacinto Valley  
Zoning Area: Ramona District  
Supervisory District: Third/Third  
Project Planner: H. P. Kang  
Planning Commission: August 21, 2013  
(Continued from July 17, 2013)

PLOT PLAN NO. 24928  
Environmental Assessment No. 42443  
Applicant: Verizon Wireless  
Engineer/Representative: Randi Newton

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

The project is located on the southerly side of Acacia Avenue, easterly of Stanford Street, more specifically 41825 Acacia Avenue near the City of Hemet.

### ADDITIONAL INFORMATION:

Staff received three (3) calls in opposition and two (2) calls in neutral position for the proposed project. Additionally, Verizon has provided letters of alternative sites that resulted in no response. Additional location such as the Fire station (approximately 0.2 miles) was not viable for height limitations and the Jehovah's Witness and Mormon churches have historically shown no interest. The applicant also stated that the Stater Brothers properties have not responded to multiple inquiries for the property located on Florida Avenue approximately 0.3 miles to the north. Full explanation is in the attached Memorandum dated June 3, 2013.

On July 17, 2013, the item was presented to the Planning Commission for recommendation of Receive and File. At that meeting, the Planning Commissioner John Petty assumed jurisdiction and scheduled the item for a public hearing dated August 21, 2013. No one spoke on the item either in favor nor in opposition.

### RECOMMENDATION:

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42443**, 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 **PLOT PLAN NO. 24928**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

HK: hk

Y:\Planning Case Files-Riverside office\PP24928\DH-PC-BOS Hearings\DH-PC\Staff Report.PP24928 PC 082113.docx

Date Revised: 06/06/13

D.M.

Agenda Item No.: 1.2  
Area Plan: San Jacinto Valley  
Zoning Area: Ramona District  
Supervisorial District: Third/Third  
Project Planner: H. P. Kang  
Planning Commission: July 17, 2013

PLOT PLAN NO. 24928  
Environmental Assessment No. 42443  
Applicant: Verizon Wireless  
Engineer/Representative: Randi Newton

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

The project is located on the southerly side of Acacia Avenue, easterly of Stanford Street, more specifically 41825 Acacia Avenue near the City of Hemet.

### ADDITIONAL INFORMATION:

Staff received three (3) calls in opposition and two (2) calls in neutral position for the proposed project. Additionally, Verizon has provided letters of alternative sites that resulted in no response. Additional location such as the Fire station (approximately 0.2 miles) was not viable for height limitations and the Jehovah's Witness and Mormon churches have historically shown no interest. The applicant also stated that the Stater Brothers properties have not responded to multiple inquiries for the property located on Florida Avenue approximately 0.3 miles to the north. Full explanation is in the attached Memorandum dated June 3, 2013.

### RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on June 3, 2013.

**The Planning Department staff recommended APPROVAL; and,  
THE PLANNING DIRECTOR:**

**ADOPTED a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42443, 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,**

**APPROVED PLOT PLAN NO. 24928, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.**

HK: hk

*R.M.*

Y:\Planning Case Files-Riverside office\PP24928\DH-PC-BOS Hearings\DH-PC\PC Cell Tower Receive and File Staff Report.PP24928.docx

Date Revised: 06/06/13



Agenda Item No.: 2<sup>013</sup>  
Area Plan: San Jacinto Valley  
Zoning Area: Ramona District  
Supervisory District: Third/Third  
Project Planner: H. P. Kang  
Director's Hearing: June 3, 2013

PLOT PLAN NO. 24928  
Environmental Assessment No. 42443  
Applicant: Verizon Wireless  
Engineer/Representative: Randi Newton

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

The project is located on the southerly side of Acacia Avenue, easterly of Standford Street, more specifically 41825 Acacia Avenue near the City of Hemet.

### ADDITIONAL INFORMATION:

The proposal also includes landscape buffer around the 900 square foot lease area. The landscape materials include eight (8) Afghan Pine trees and twelve (12) Red Kangaroo Paws around the 30 foot by 30 foot decorative six (6) foot high block wall. These landscape additions will further lessen the visual impact of the monopine wireless antenna.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre)   |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) to the south, east, and west, Community Development: High Density Residential (CD:HDR) (8-14 D.U. Per Acre) to the north. |
| 3. Existing Zoning:                   | One Family Dwellings – (R-1)<br>Watercourse, Watershed & Conservation Areas – (W-1)  |
| 4. Surrounding Zoning:                | One Family Dwelling – (R-1) to the south<br>Multi-Family Dwelling – (R-2) to the north and east<br>Light Agriculture – 5 Acre Minimum (A-1- 5) to the west   |
| 5. Existing Land Use:                 | Vacant   |
| 6. Surrounding Land Use:              | Vacant to the south; and<br>Single Family Residences to the west; and<br>Multi-family residences to the north; and   |

D.M.

7. Project Data: Little Lake Elementary School to the east.  
Total Acreage: 6.11 acres  
Existing Lease Area: 900 Square Feet
8. Environmental Concerns: See Attached Environmental Assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42443**, 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 **PLOT PLAN NO. 24928**, 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 Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) on the San Jacinto Valley Area Plan which allows for development of single family detached residences. Limited agriculture, intensive equestrian and animal keeping are also permitted in this designation.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Community Development: Medium Density Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences in the area.
3. The project site is surrounded by properties which are Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) to the south, east, and west, Community Development: High Density Residential (CD:HDR) (8-14 D.U. Per Acre) to the north.
4. The zoning for the subject site is One Family Dwellings – (R-1) and Watercourse, Watershed & Conservation Areas – (W-1).
5. The use, proposed a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna, approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site meets Article XIXg of the Ord. No. 348 regulating wireless communication facilities and regulating the height of structures in all zones and the development standards for wireless telecommunication facilities.
6. The project site is surrounded by properties which are zoned One Family Dwelling (R-1) to the south, Light Agriculture 5 Acre minimum lot size (A-1-5) to the west, and Multiple-Family Dwellings (R-2) to the east.

7. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP).
8. Environmental Assessment No. 42443 concluded that there are no potentially significant impacts from the project proposal.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2-5 DU Per Acre) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), 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.
6. 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, one request for hearing was received.
2. The project site is not located within:
  - a. A Flood Zone;
  - b. A County Service Area;
  - c. A City Sphere of Influence;
  - d. A Subsidence Area;
  - e. A High Fire Area; or,
  - f. An Airport Influence Area.
3. The project site is located within:
  - a. A Liquefaction area;
  - b. The Stephens Kangaroo Rat Fee Area;
  - c. A Fault Zone; and,
  - d. The Boundaries of the Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 575-230-002.

HK: hk

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Date Prepared: 03/26/13

Date Revised: 03/26/13

PP24928



**Selected parcel(s):**  
 449-080-001

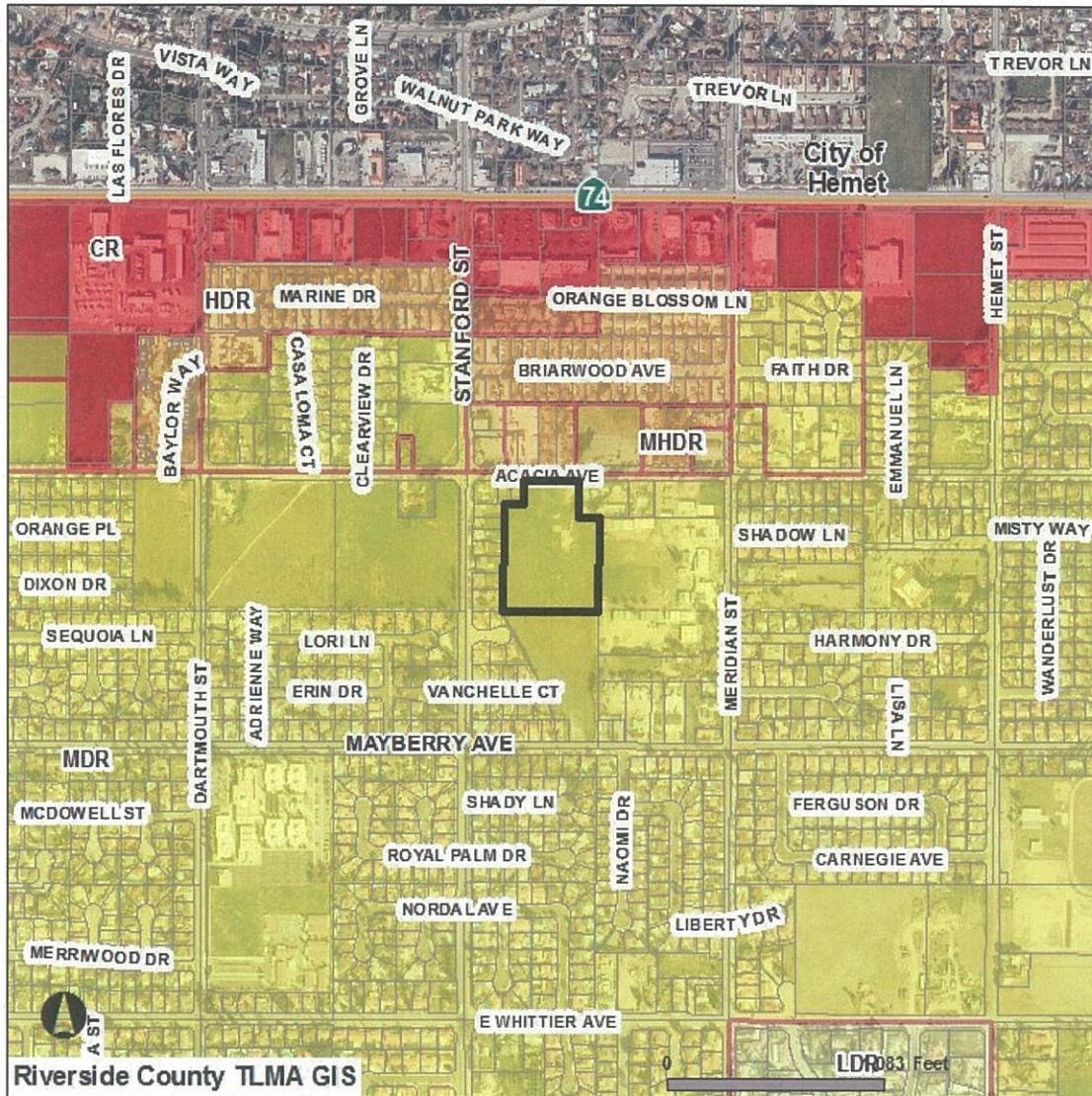
**LEGEND**

- SELECTED PARCEL
- CASE
- PARCELS
- CITY
- INTERSTATES
- HIGHWAYS

**\*IMPORTANT\***  
 Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... Tue Mar 26 14:07:43 2013  
 Version 121101

PP24928



Selected parcel(s):  
449-080-001

**LAND USE**

- |                                  |                                       |                                      |                               |
|----------------------------------|---------------------------------------|--------------------------------------|-------------------------------|
| SELECTED PARCEL                  | INTERSTATES                           | HIGHWAYS                             | CITY                          |
| PARCELS                          | CR - COMMERCIAL RETAIL                | HDR - HIGH DENSITY RESIDENTIAL       | LDR - LOW DENSITY RESIDENTIAL |
| MDR - MEDIUM DENSITY RESIDENTIAL | MHR - MEDIUM HIGH DENSITY RESIDENTIAL | VHDR - VERY HIGH DENSITY RESIDENTIAL |                               |

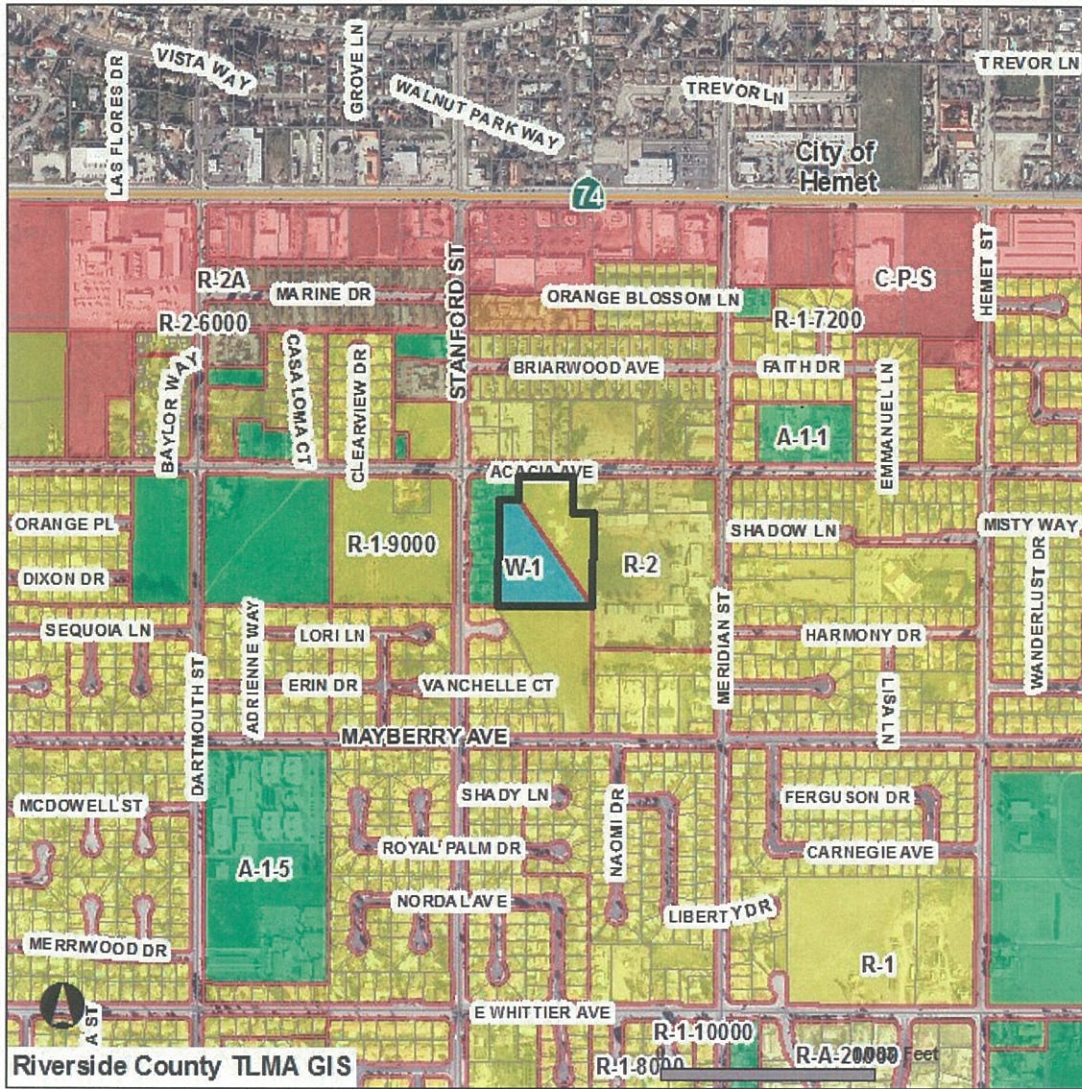
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Version 121101

PP24928



Selected parcel(s):  
449-080-001

**ZONING**

- |  |                 |              |       |
|--|-----------------|--------------|-------|
| SELECTED PARCEL                              | INTERSTATES     | HIGHWAYS     | CITY  |
| PARCELS                                      | ZONING BOUNDARY | A-1-1, A-1-5 | C-P-S |
| R-1, R-1-10000, R-1-7200, R-1-8000, R-1-9000 | R-2, R-2-6000   | R-2A         | R-3   |
| R-A-20000                                    | W-1             |              |       |

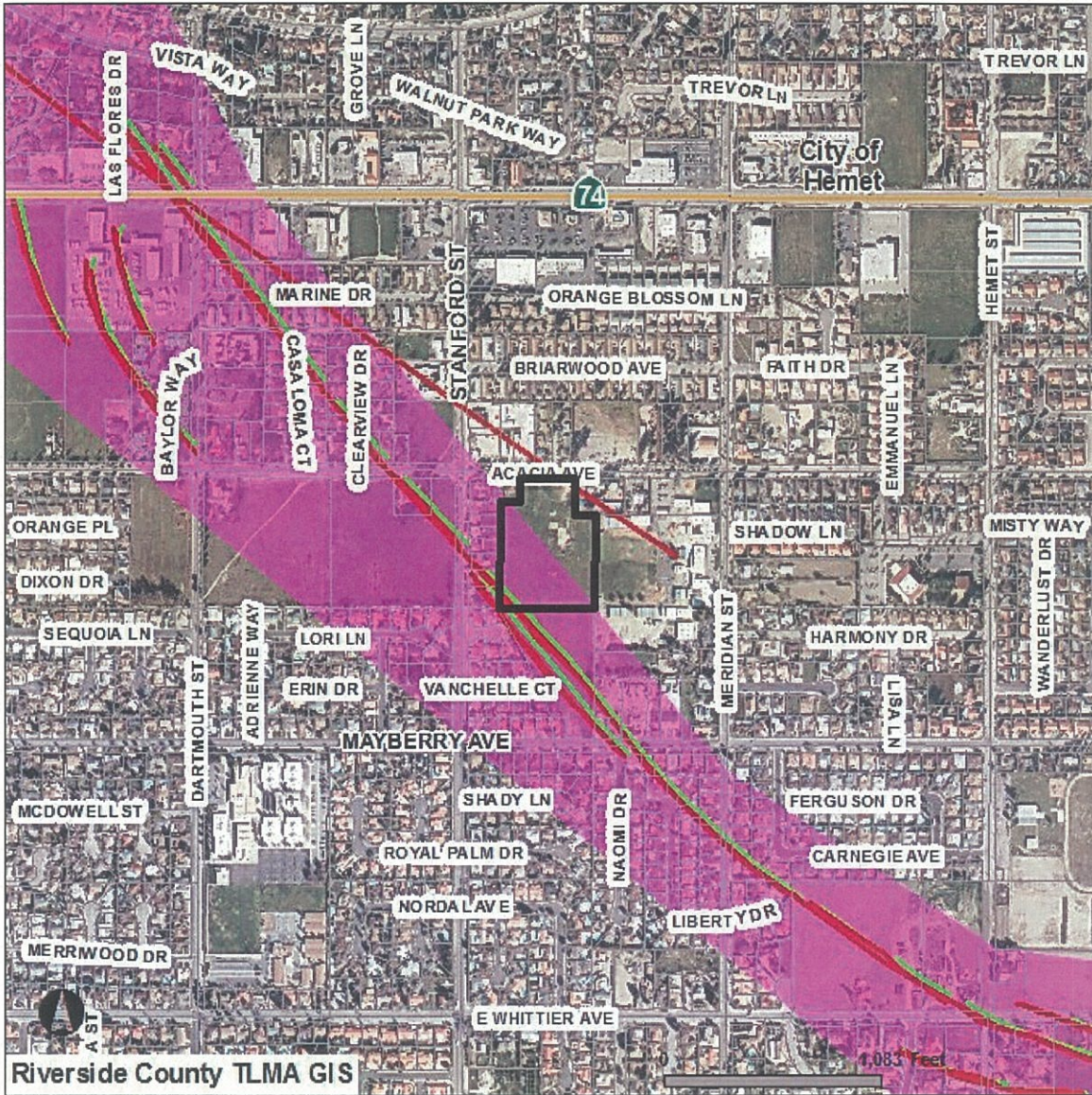
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Version 121101

PP24928



Selected parcel(s):  
449-080-001

**FAULT ZONES**

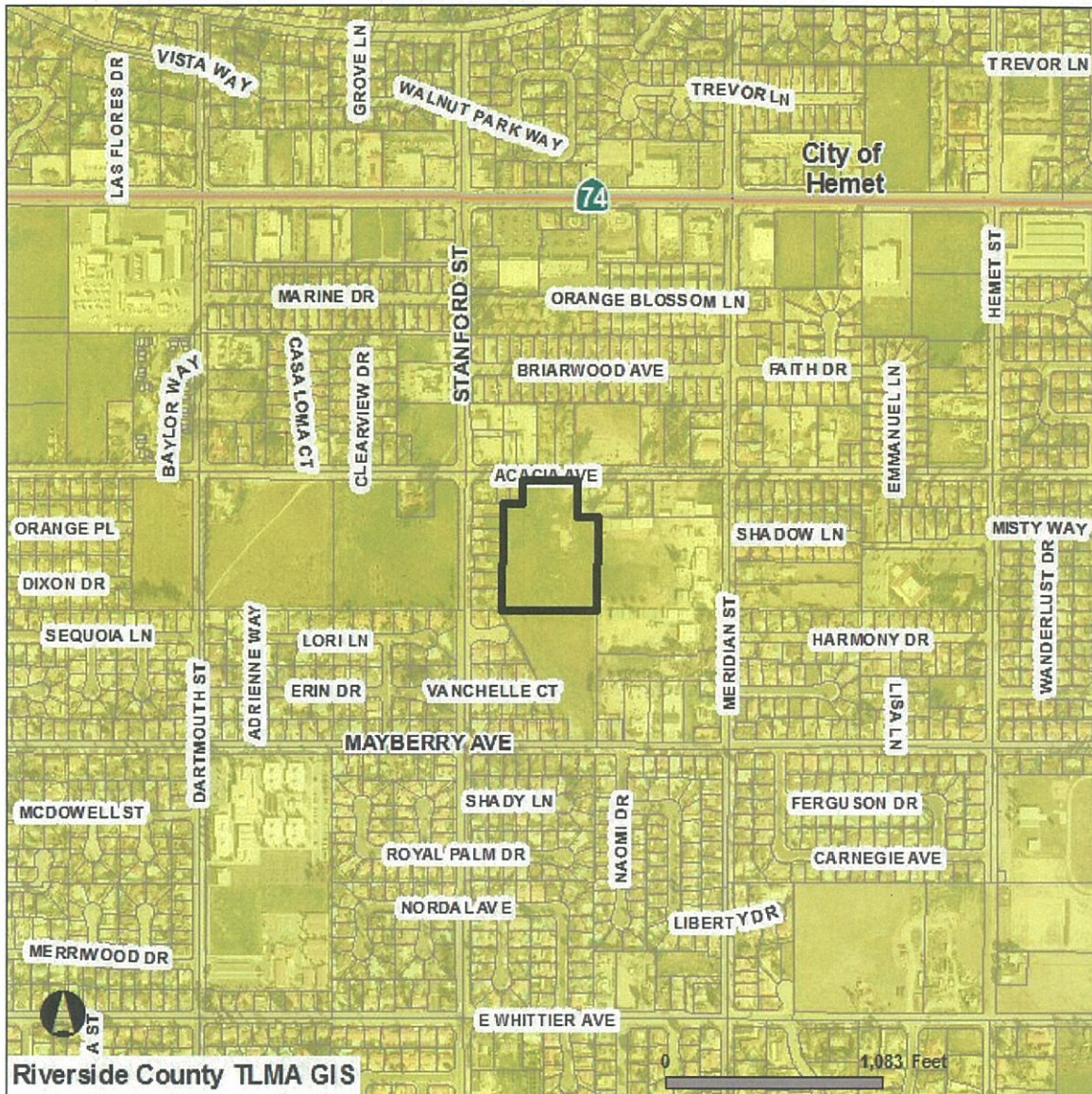
- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS
- SAN JACINTO FAULT ZONE
- CITY

**\*IMPORTANT\***

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Version 121101

PP24928



**Selected parcel(s):**  
449-080-001

**LIQUEFACTION**

- SELECTED PARCEL
- PARCELS
- Moderate
- INTERSTATES
- HIGHWAYS
- CITY

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Tue Mar 26 14:13:10 2013  
Version 121101



PP24928



Selected parcel(s):  
449-080-001

**FLOOD ZONES**

- SELECTED PARCEL
- PARCELS
- FLOOD ZONES
- INTERSTATES
- HIGHWAYS
- CITY

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Tue Mar 26 14:14:22 2013  
Version 121101



15505 SAND CANYON AVENUE  
BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92618

LARKSPUR

41825 ACACIA AVENUE  
HEMET, CALIFORNIA 92544  
PP24928



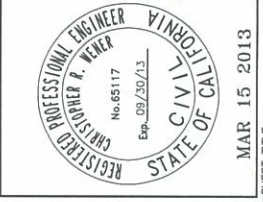
PROJECT INFORMATION:  
LARKSPUR  
41825 ACACIA AVENUE  
HEMET, CALIFORNIA 92544

CURRENT ISSUE DATE:  
03/15/13

ISSUED FOR:  
CONSTRUCTION

REV.	DATE	DESCRIPTION
1	03/15/13	CLIENT REVISION A.R.
2	06/20/12	LANDSCAPE REVISION TR.
3	04/19/12	100% CONSTRUCTION A.B.
4	04/03/12	90% CONSTRUCTION A.B.

PLANS PREPARED BY:  
**SPECTRUM SERVICES, INC.**  
8390 MAPLE PLACE, SUITE 110  
RANCHO DUCAMONGA, CA 91730  
PH. (866) 515-3358  
FAX (866) 515-3359



LICENSE:  
MAR 15 2013  
SHEET TITLE:  
TITLE SHEET

SHEET NUMBER: T1  
REVISION: 3  
AK-241

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	A
T2	ABBREVIATIONS, LEGEND, GENERAL & CONSTRUCTION NOTES	A
A1	SITE PLAN	A
A2	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	A
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A4	WEST & NORTH ELEVATIONS	A
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D3	CONSTRUCTION DETAILS	A
D4	30KW GENERATOR DETAIL	A
D5	30KW GENERATOR DETAIL	A
E1	POWER & TElOd ROUTING, PANEL SCHEDULE, SINGLE LINE DIAGRAM AND NOTES	A
E2	GROUNDING LAYOUT, GROUNDING SCHEMATIC, NOTES & DETAILS	A
E3	ELECTRICAL AND GROUNDING DETAILS	A
L1	LANDSCAPE PLAN, NOTES AND MANA CALCULATIONS	A
L2	IRRIGATION PLAN	A
L3	LANDSCAPE DETAILS	A

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING LISTED CODES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2010 CALIFORNIA ADMINISTRATIVE CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA FIRE CODE
- 2010 CALIFORNIA ENERGY CODE
- 2010 CALIFORNIA FIRE CODE

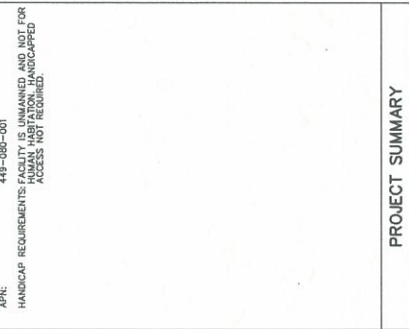
**CODE COMPLIANCE**  
SPECIAL INSPECTIONS ARE REQUIRED FOR THE TYPES OF WORK DESCRIBED BELOW:

- HIGH-STRENGTH BOLTS
- WELDING, FIELD WELDING OF STRUCTURAL STEEL AND FABRICATION OF WELDED JOINTS (IF REQUIRED)
- STRUCTURAL STEEL (IF REQUIRED)
- CONCRETE REINFORCING STEEL AND PLACEMENT
- ANCHORAGE OF REINFORCING STEEL
- PILING, PIER OR CAISSON FOUNDATIONS
- SOILS, SITE PREPARATION, FILL PLACEMENT, RI-PLACE BENCH.

**SPECIAL INSPECTIONS**  
**SITE ACQUISITION/PLANNING**  
SPECTRUM SERVICES, INC.  
8390 MAPLE PL, SUITE 110  
RANCHO DUCAMONGA, CALIFORNIA 91730  
RANDO NEWTON  
PHONE: (909) 844-5471  
FAX: (909) 844-5971  
**CIVIL ENGINEER**  
SPECTRUM SERVICES, INC.  
8390 W POST RD, SUITE 100  
RANCHO DUCAMONGA, CALIFORNIA 91730  
CHRIS WENER  
PHONE: (702) 397-7705  
FAX: (702) 397-7705  
**STRUCTURAL ENGINEER**  
T.B.D.  
**ELECTRICAL ENGINEER:**  
905 CONSULTING ENGINEERING SERVICES LLC  
1000 S. RAY BLVD., SUITE 100  
LAS VEGAS, NEVADA 89117  
PHONE: (702) 885-1422  
**SURVEYOR:**  
DAMONBACK LAND SURVEYING  
1100 S. RAY BLVD., SUITE 110  
LAS VEGAS, NEVADA 89145  
TREN J. KEenan  
PHONE: (702) 956-3237

**PROPERTY INFORMATION**  
ADJACENT/VERIZON WIRELESS  
VERIZON WIRELESS  
15505 SAND CANYON AVENUE  
BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92618  
(949) 286-7000  
OWNER:  
ROBERT JOHNSON  
15505 SAND CANYON AVENUE  
BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92543  
PHONE:  
(949) 285-0254  
AREA OF CONSTRUCTION: 900± SQ. FT.  
OCCUPANCY TYPE: S-2  
CONSTRUCTION TYPE: R-1  
CURRENT ZONING: R-1  
JURISDICTION: COUNTY OF RIVERSIDE  
APN: 449-080-001  
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

**PROJECT DESCRIPTION**  
• INSTALLATION OF (3) VERIZON WIRELESS PANEL ANTENNAS AT A 5' ELEVATION MOUNTED ON A NEW 1ST MONOPOLE  
• INSTALLATION OF A VERIZON WIRELESS PARABOLIC ANTENNA  
• INSTALLATION OF A VERIZON WIRELESS 11'-6" X 16' EQUIPMENT SHELTER  
• INSTALLATION OF (2) VERIZON WIRELESS GPS ANTENNAS  
• INSTALLATION OF A VERIZON WIRELESS 6' BLOCK WALL  
• INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE  
• INSTALLATION OF A VERIZON WIRELESS 30KW GENERATOR MOUNTED ON A NEW 5' X 8' CONCRETE SPILL CONTAINMENT PAD  
• COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS  
• NEW TELEPHONE CONDUIT RUN TO CABINETS  
• NEW 200A DEDICATED ELECTRICAL SERVICE TO METER



**PROJECT SUMMARY**

**PROJECT TEAM**

**APPROVAL LIST**

CASE: PP24928  
EXHIBIT: A  
PLANNER: H. P. KANG  
DATE: 03/15/13

**VERIZON Wireless**  
15500 SAND CANYON AVENUE  
BUILDING 0, 1ST FLOOR  
IRVINE, CALIFORNIA 92618

**LARKSPUR**  
14926 ACACIA AVENUE  
HEMET, CALIFORNIA 92344

ISSUED FOR: **CONSTRUCTION**

CURRENT ISSUE DATE: **03/15/13**

REV.	DATE	DESCRIPTION
1	03/15/13	CLIENT REVISION
2	03/15/13	LANDSCAPE REVISION/IR
3	03/15/13	BOOK CONSTRUCTION I.B
4	03/15/13	BOOK CONSTRUCTION I.B
5	03/15/13	BOOK CONSTRUCTION I.B

**SPECTRUM**  
SERVICES, INC.  
8300 MAPLE PLACE, SUITE 110  
RANCHO CUCAMONGA, CA 91730  
PH (966) 515-3358  
FAX (966) 515-3359

REGISTERED PROFESSIONAL ENGINEER  
**CAROL ANN K. WEAVER**  
No. 05117  
Exp. 09/29/13  
STATE OF CALIFORNIA  
CIVIL

SHEET TITLE: **MAR 15 2013**

ABBREVIATIONS, LEGEND, GENERAL & CONSTRUCTION NOTES

SHEET NUMBER: **T2** REVISION: **3** LARK-244

1. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM 1988

2. SURVEY INFORMATION SHOWN IS OBTAINED FROM A SURVEY PREPARED BY SPECTRUM SURVEYING & ENGINEERING, DATED: 03/17/11

3. THE ENGINEER SPECTRUM SURVEYING & ENGINEERING AND REPRESENTATIVES OF THE OWNER, MUST BE NOTIFIED AT LEAST TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT (192) 307-7703

4. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED

5. DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS

6. ANY DRIVE AND/OR ROAD THE CONTRACTOR OBTAINS CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SITE LOCATION AND TYPE OF ANY IMPROVING UTILITIES OF WORK SHALL BE IDENTIFIED TO THE CONTRACTOR AND SHALL BE AS-COINTEGRATED DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT

7. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHALL BE IDENTIFIED AND LOCATED PRIOR TO START OF CONSTRUCTION. THE ARCHITECT/ENGINEER AND OWNER SHALL BE RESPONSIBLE FOR WHATSOEVER AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND ALSO OBTAIN FROM EACH UTILITY COMPANY OF FIELD INFORMATION RELATIVE TO WORKING PROCEDURES AND METHODS OF REPAIRING OR RECONSTRUCTION OF SUCH UTILITIES.

8. CONTRACTOR SHALL VERIFY EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR OMISSIONS AS TO THE INTERPRETATION OF PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTIONS TO CORRECT WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CANCELED AND CORRECTED BY MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND WITHOUT COMPENSATION.

9. ALL NEW AND EXISTING UTILITIES LOCATED ON SITE AND TO AREAS ADJACENT TO THE PROJECT SHALL BE IDENTIFIED AND LOCATED PRIOR TO START OF CONSTRUCTION.

10. THE BUILDING DEPARTMENT ISSUES THE BUILDING PERMIT SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE BUILDING DEPARTMENT HAVING JURISDICTION.

11. GRADES OF THE SITE WORK AREALS TO BE EXCAVATED AND CONTIGUOUS IN SLOPE AND IS TO BE KEPT IN EXISTING GRADES AT THE EXCAVATION LIMITS.

12. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATION SHALL BE BRANDED BY THE CONTRACTOR WITH CONSTRUCTION SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

13. STRUCTURAL FILL SUPPORTING FILLMENTS SHALL BE COMPACTED TO 100% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.

14. NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO 5% OF STANDARD PROCTOR DENSITY.

15. ALL FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 6" TO 8" THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.

16. ANY FILL PLACED ON EXISTING GRADES THAT ARE STEEPER THAN 1:10 TO EXISTING SLOPE SHALL BE PROTECTED BY A GEOTECHNICAL ENGINEER.

17. THE GRADES BEING THE EXCAVATED AREA ARE TO BE ADJUSTED BY COMPACTING CLEAN FILL TO A DENSITY OF 90% OF STANDARD PROCTOR AND REPAIRING WITH ASPHALT CONCRETE TO MATCH EXISTING.

18. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT ALL MATERIALS COLLECTED DURING CONSTRUCTION OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.

19. DRIVEWAY CONSTRUCTION GRADING AND FINISHES WORK SHALL BE TO THE SPECIFICATION FOR THE ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS, AND ALL APPLICABLE PROVISIONS OF LOCAL COUNTY ORDINANCES.

20. CONTRACTOR SHALL BE SAFELY CONSIDERED BY ALL OTHER CONTRACTORS WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

21. SPECIAL PROVISIONS FOR THIS PROJECT ARE STATE APPROVED. A SPECIAL INSPECTION IS NOT REQUIRED FOR THIS PROJECT. HIGH STRENGTH BOLLING BY THIS PARTY INSPECTOR.

22. CONCRETE: IF THE CONCRETE MIX ACHIEVES ITS DESIGN STRENGTH PRIOR TO 28 DAY BREAK TEST, IT IS ACCEPTABLE FOR FINAL REPORT.

23. COMPRESSIVE STRENGTH TEST SPECIMENS WITH DIMENSIONS OF 4" x 8" MAY BE USED.

1. THE FACILITY IS AN UNOCCUPIED SPECIALLY DESIGNED MOBILE RADIO FACILITY

2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY. UNLESS NOTED OTHERWISE, THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND LAWS NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

3. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DIMENSIONS OF ALL EXISTING UTILITIES AND ALSO OBTAIN FROM EACH UTILITY COMPANY OF FIELD INFORMATION RELATIVE TO WORKING PROCEDURES AND METHODS OF REPAIRING OR RECONSTRUCTION OF SUCH UTILITIES.

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE BUILDING DEPARTMENT HAVING JURISDICTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

5. THE CONTRACTOR SHALL VERIFY EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR OMISSIONS AS TO THE INTERPRETATION OF PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTIONS TO CORRECT WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CANCELED AND CORRECTED BY MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND WITHOUT COMPENSATION.

6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND LAWS NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

7. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING BEST PRACTICES AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL UTILITIES AND SERVICES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT MANAGER AND WITH LANDLORD'S AUTHORIZED REPRESENTATIVE.

8. SEA PENETRATIONS THROUGH FLEE RATED AREAS WITH U.L. LISTED AND MEET OR EXCEED THE MANUFACTURER'S REQUIREMENTS.

9. THE CONTRACTOR SHALL VERIFY EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR OMISSIONS AS TO THE INTERPRETATION OF PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTIONS TO CORRECT WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CANCELED AND CORRECTED BY MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND WITHOUT COMPENSATION.

10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE UNIFORM BUILDING CODE (RECORDING AND RECORDING) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND APPLICABLE REGULATIONS.

11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

12. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. WHEN NECESSARY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE BUILDING DEPARTMENT HAVING JURISDICTION.

13. THE CONTRACTOR SHALL VERIFY EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR OMISSIONS AS TO THE INTERPRETATION OF PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTIONS TO CORRECT WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CANCELED AND CORRECTED BY MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND WITHOUT COMPENSATION.

14. KEEP GENERAL AREA CLEAN, HAZARDOUS FREE, AND DISPOSE OF ALL DEBRIS, DEBRIS, RUBBER AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING FROM PAINT SPILLS, OIL, GREASE, AND OTHER CONTAMINANTS.

15. CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 30 WORKING DAYS OF PROJECT COMPLETION.

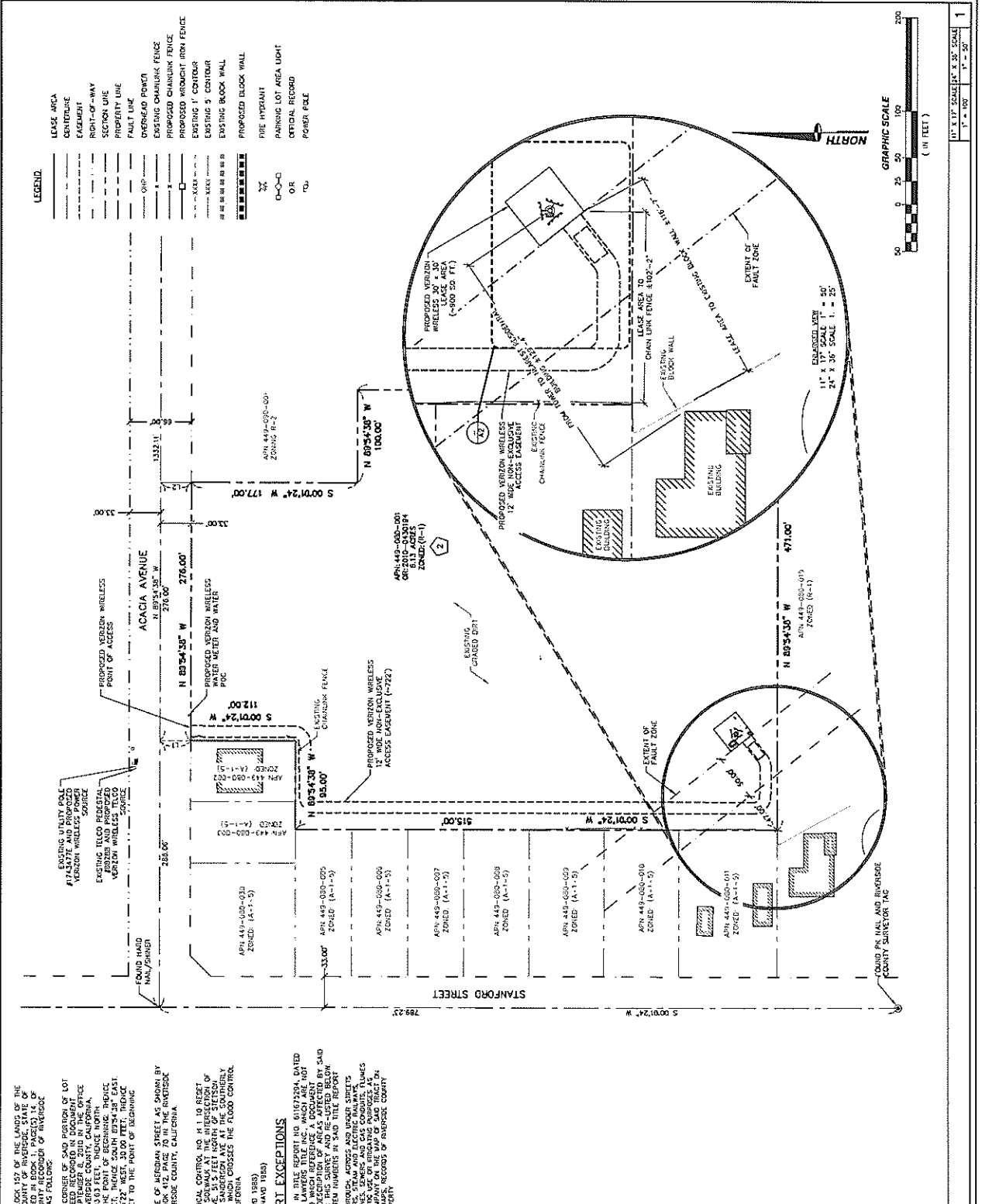
16. CONTRACTOR TO SPRAY WITH EPA APPROVED WEED CONTROL PRIOR TO PLACING 4" AGGREGATE BASE, GEOTEXT FABRIC AND CRUSHED ROCK TYPICAL RUSK ENTIRE SITE.

ABBREVIATIONS

NEW ANTENNA	EXISTING ANTENNA	GROUND ROD	MECHANICAL GROUND CONN	CADWELD	GROUND ACCESS WELL	ELECTRIC BOX	TELEPHONE BOX	LIGHT PILE	FRD MOUNT	SPOT ELEVATION	SET POINT	REVISION	GRID REFERENCE
(E) BRK	(E) MAG	CONCRETE	EARTH	GRAVEL	SAND	WOOD BLOCKING	STEEL	REFAL REFERENCE	ELEVATION REFERENCE	SECTION REFERENCE	ELECTRICAL CONDUIT	UNDERGROUND COAXIAL CABLE	OVERHEAD SERVICE CONDUCTORS
CREAT OR PLASTER	PROPERTY LINE	MATCH LINE	WORK POINT	GROUND CONDUCTOR	LEASE AREA LINE								

LEGEND

MAXIMUM	MEDIAN	MINIMUM	MEASUREMENT	MANUFACTURER	MATERIAL	MISCELLANEOUS	MEASUREMENT	MEASUREMENT	MEASUREMENT	MEASUREMENT	MEASUREMENT	MEASUREMENT	MEASUREMENT
MAZDA	MAX	MED	MIN	MFG	MAT	MISC	MEAS	MEAS	MEAS	MEAS	MEAS	MEAS	MEAS
MEASUREMENT	MEASUREMENT	MEASUREMENT	MEASUREMENT	MEASUREMENT	MEASUREMENT	MEASUREMENT	MEASUREMENT	MEASUREMENT	MEASUREMENT	MEASUREMENT	MEASUREMENT	MEASUREMENT	MEASUREMENT



**LEGAL DESCRIPTION**  
BEING A PORTION OF LOT 2, IN BLOCK 157 OF THE LANDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 13, OF THE PUBLIC RECORDS OF SAID COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID PORTION OF LOT 2, A PORTION OF THE LANDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 13, OF THE PUBLIC RECORDS OF SAID COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:  
ACACIA AVENUE, BEING 20 FEET WIDE, COMMENCING AT THE INTERSECTION OF STANFORD STREET AND ACACIA AVENUE, 100 FEET NORTH OF THE POINT OF BEGINNING, THENCE EAST, 214.3 FEET TO THE POINT OF BEGINNING, THENCE NORTH 08°52'23" EAST, 30.00 FEET, THENCE SOUTH 87°54'37" EAST, 201.20 FEET, THENCE NORTH 87°54'37" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

**PLANS OF RECORDS:**  
NORTH 08°10'10" EAST, CENTERLINE OF WENDHAM STREET AS SHOWN BY MAP RECORDED IN FILE IN MAP BOOK 412, PAGE 70 IN THE RIVERSIDE COUNTY RECORDERS OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

**BOUNDARIES:**  
ACACIA AVENUE, BEING 20 FEET WIDE, COMMENCING AT THE INTERSECTION OF STANFORD STREET AND ACACIA AVENUE, 100 FEET NORTH OF THE POINT OF BEGINNING, THENCE EAST, 214.3 FEET TO THE POINT OF BEGINNING, THENCE NORTH 08°52'23" EAST, 30.00 FEET, THENCE SOUTH 87°54'37" EAST, 201.20 FEET, THENCE NORTH 87°54'37" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

**NOTES & TITLE REPORT EXCEPTIONS**  
ELEVATION: 1527.05 FEET (MAYD 1988)  
453.47 METERS (MAYD 1988)

ONLY THOSE EXCEPTIONS LISTED IN TITLE REPORT NO. 61517284, DATED OCTOBER 13, 2011, PREPARED BY LAWRENCE TITEL INC. WHICH ARE NOT IDENTIFIED IN THIS REPORT AND WHICH REFERENCE A DOCUMENT CONTROL NUMBER IN THIS REPORT AND WHICH REFERENCE A DOCUMENT CONTROL NUMBER IN THIS REPORT, ARE HEREBY SET FORTH IN THIS REPORT. ALL OTHER EXCEPTIONS WERE CONSIDERED FOR THIS SURVEY AND THE LISTED BELOW. THE NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

(1) ALL RIGHTS RESERVED TO THE STATE OF CALIFORNIA AND ALL RIGHTS RESERVED TO THE STATE OF CALIFORNIA AND ALL RIGHTS RESERVED TO THE STATE OF CALIFORNIA.

(2) AND ALL RIGHTS RESERVED TO THE STATE OF CALIFORNIA AND ALL RIGHTS RESERVED TO THE STATE OF CALIFORNIA AND ALL RIGHTS RESERVED TO THE STATE OF CALIFORNIA.

ALL RIGHTS RESERVED TO THE STATE OF CALIFORNIA AND ALL RIGHTS RESERVED TO THE STATE OF CALIFORNIA AND ALL RIGHTS RESERVED TO THE STATE OF CALIFORNIA.

ALL RIGHTS RESERVED TO THE STATE OF CALIFORNIA AND ALL RIGHTS RESERVED TO THE STATE OF CALIFORNIA AND ALL RIGHTS RESERVED TO THE STATE OF CALIFORNIA.

**verizon**  
 15005 SAND CANYON AVENUE  
 BUILDING D, 1ST FLOOR  
 IRVINE, CALIFORNIA 92618

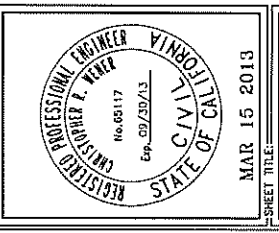
**LARKSPUR**  
 41825 ACACIA AVENUE  
 HENLEY, CALIFORNIA 92544

CURRENT ISSUE DATE:  
 03/15/13

ISSUED FOR:

REV.	DATE	DESCRIPTION	BY

**SPECTRUM**  
 SERVICES, INC.  
 9399 S. GARDEN AVENUE, SUITE 110  
 RANCHO CUCAMONCA, CA 91730  
 PH. (866) 515-3358  
 FAX (866) 515-3359



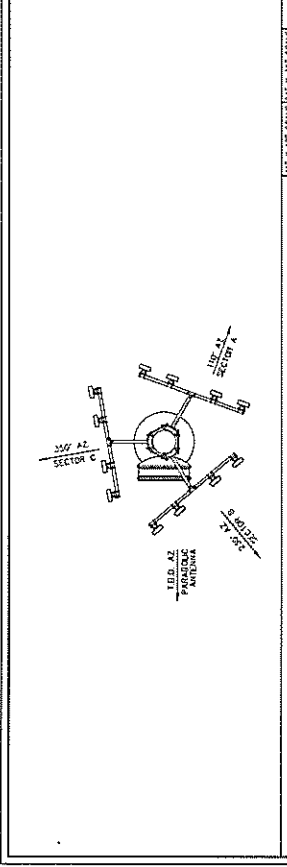
MAR 15 2013  
 SHEET TITLE:  
 SITE DETAIL, ANTENNA &  
 CABLE SCHEDULE AND  
 ANTENNA LAYOUT

SHEET NUMBER: **A2**  
 REVISION: **3**  
 LARK-241

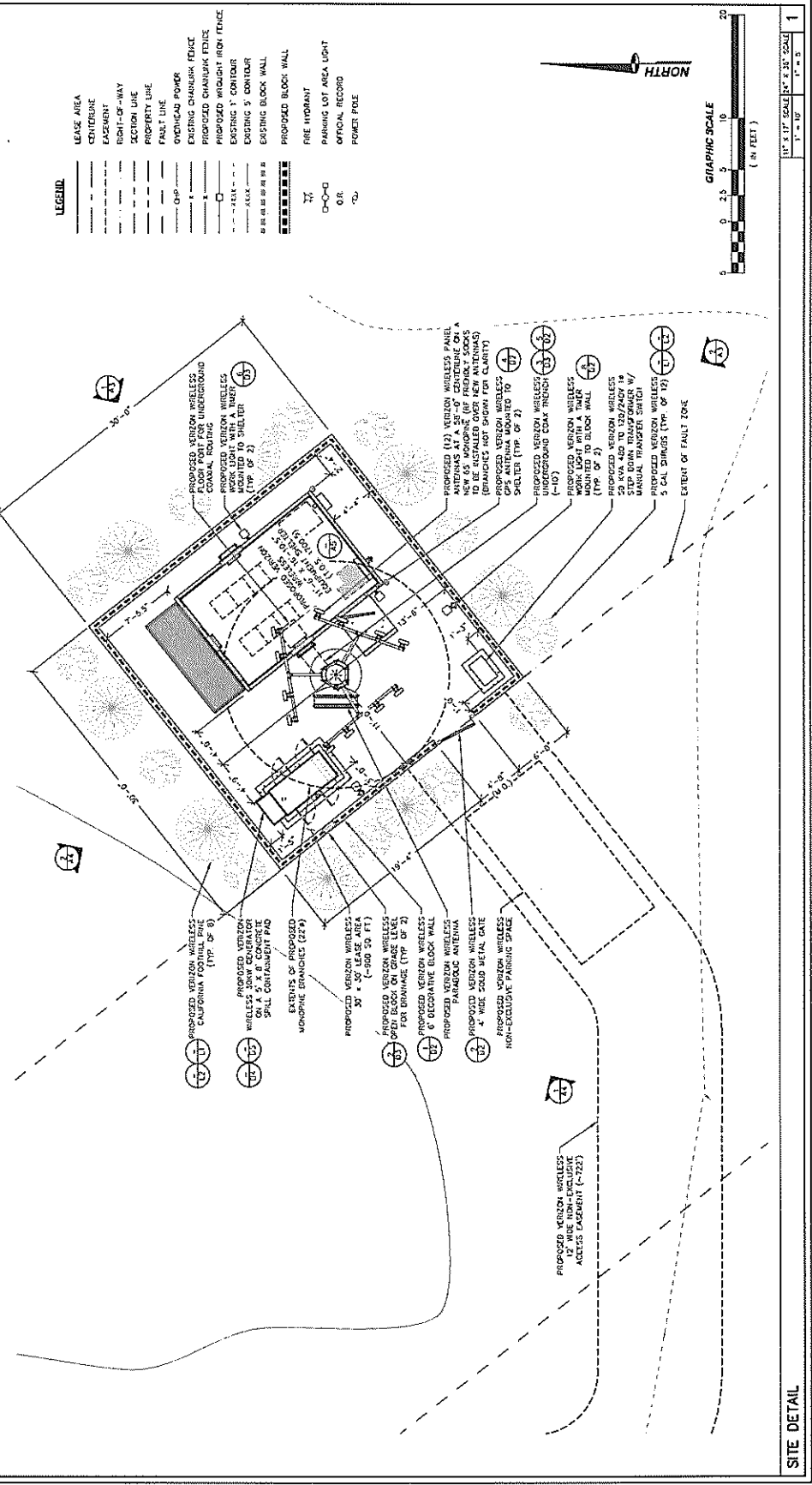
ANTENNA SECTOR	NUMBER OF ANTENNAS	CENTRELINE	FORMAL CABLE LENGTH	CABLE SIZE	COLOR CODE	TOT. SHAPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	110	4	50'-0"	(6) 7/8" COAX	RED/GREEN	5'	15'	
SECTOR B	330	4	58'-0"	(6) 7/8" COAX	BLUE/GREEN	5'	15'	
SECTOR C	330	4	50'-0"	(6) 7/8" COAX	YELLOW/GREEN	5'	15'	
PARABOLIC ANTENNA	180	1	18.0	1/2" COAX	GRAY	18.0	18.0	
GPS	1/4"							

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES

ANTENNA LAYOUT



3 ANTENNA AND CABLE SCHEDULE



11" x 17" SCALE (1" = 30' SCALE)  
 1" = 30'

11" x 17" SCALE (1" = 25' SCALE)  
 1" = 25'

GRAPHIC SCALE (IN FEET)

0 2.5 5 10 20

11" x 17" SCALE (1" = 30' SCALE)  
 1" = 30'

11" x 17" SCALE (1" = 25' SCALE)  
 1" = 25'

SITE DETAIL

**verizon** wireless  
 15505 SAND CANYON AVENUE  
 BUILDING D, 1ST FLOOR  
 IRVINE, CALIFORNIA 92618

**LARKSPUR**  
 1825 ACACIA AVENUE  
 HERMET, CALIFORNIA 92544

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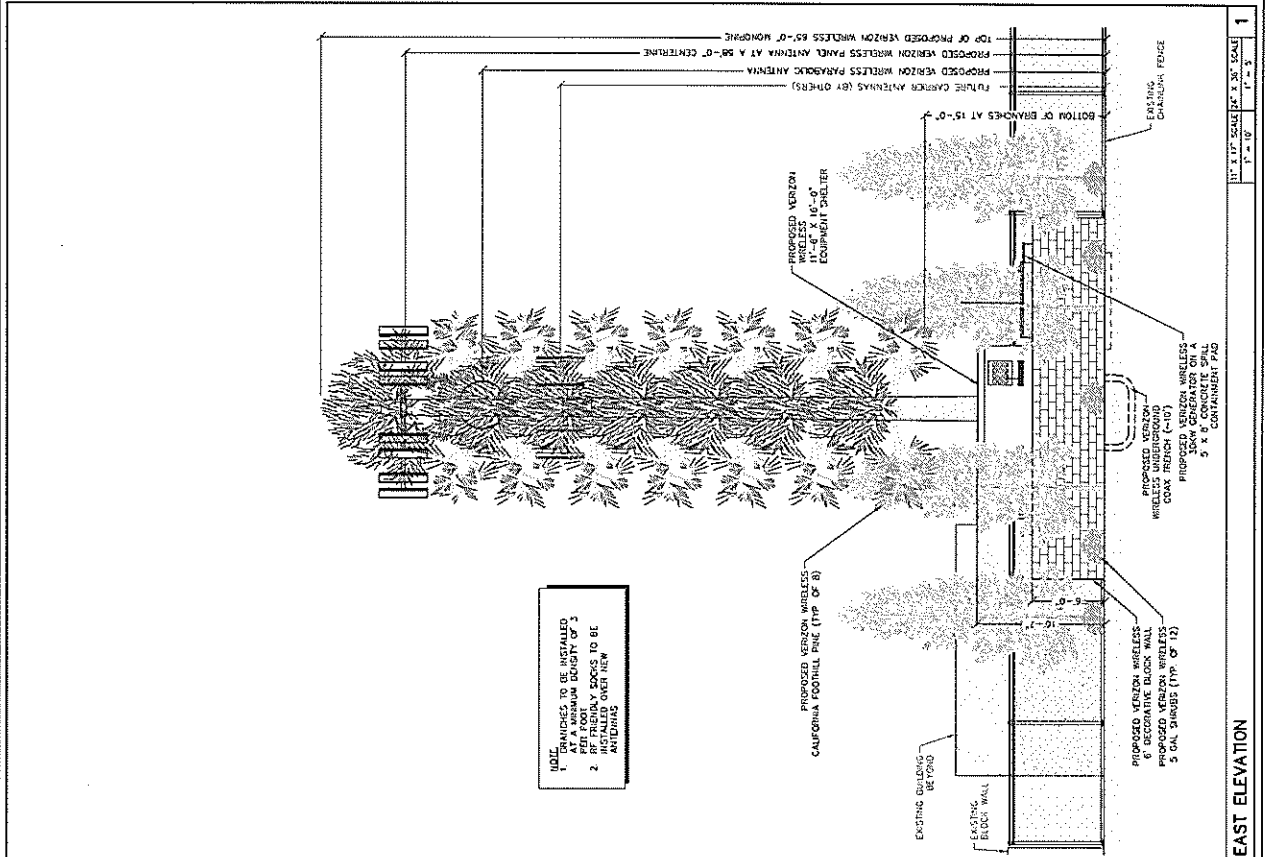
REV.	DATE	DESCRIPTION	BY

**SPECTRUM**  
 SERVICES, INC. SITE 110  
 RANCHO CUCAMONGA, CA 91730  
 PH (666) 515-3358  
 FAX (666) 515-3359

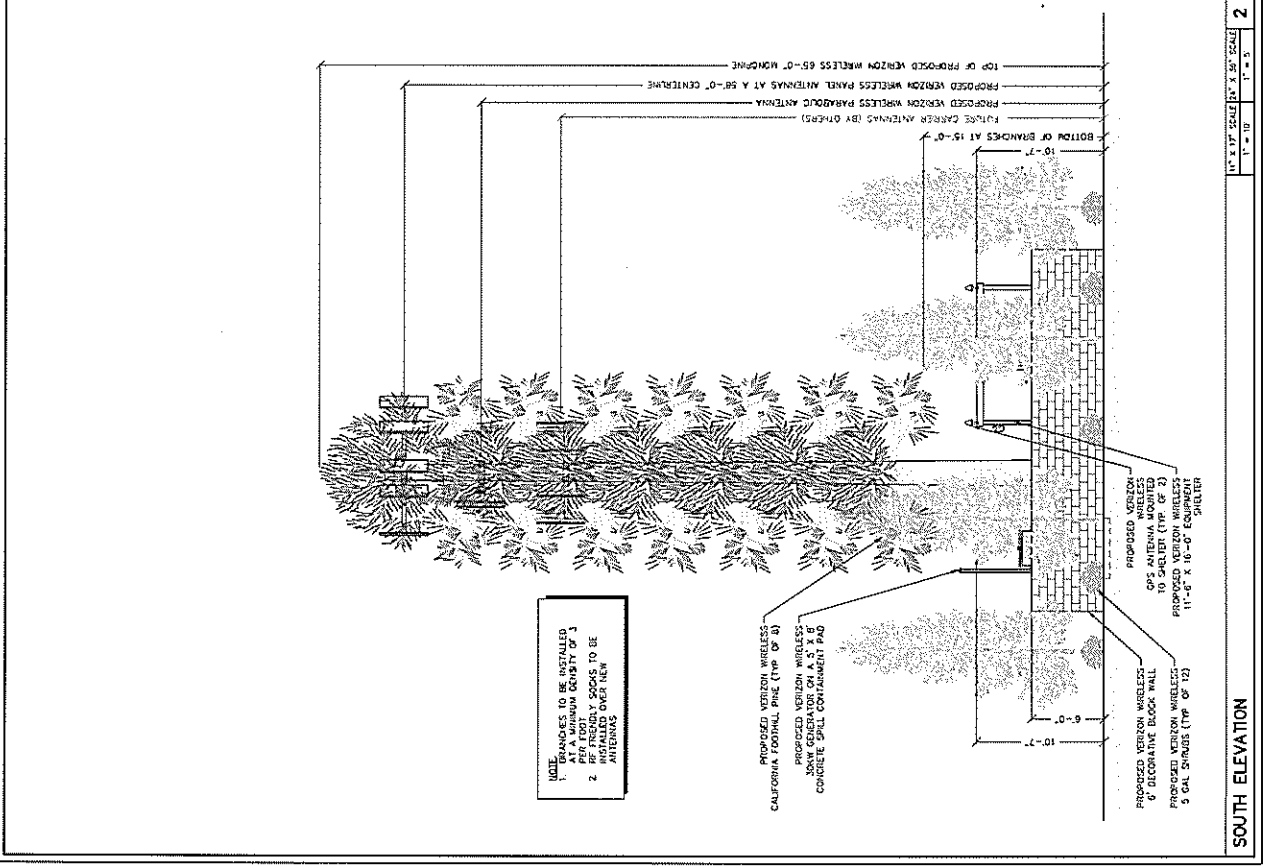
**REGISTERED PROFESSIONAL ENGINEER**  
**CIVIL**  
 STATE OF CALIFORNIA  
 No. 05117  
 Exp. 07/31/13  
**MAR 15 2013**

SHEET TITLE:  
 EAST & SOUTH ELEVATIONS

SHEET NUMBER:  
**A3**  
 3  
 LAK-241



**1 EAST ELEVATION**  
 1/4" = 1' SCALE  
 1/8" = 1' SCALE  
 1/16" = 1' SCALE



**2 SOUTH ELEVATION**  
 1/4" = 1' SCALE  
 1/8" = 1' SCALE  
 1/16" = 1' SCALE

**verizon** wireless  
 15505 SAND CANYON AVENUE  
 BUILDING D, 1ST FLOOR  
 IRVINE, CALIFORNIA 92618

LARKSPUR

41825 ACACA AVENUE  
 HEMET, CALIFORNIA 92344

PROJECT INFORMATION

CURRENT ISSUE DATE:  
 03/15/13

ISSUED FOR:

CONSTRUCTION

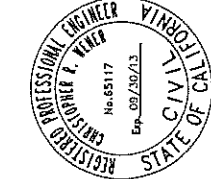
REV: DATE DESCRIPTION BY:

REV	DATE	DESCRIPTION	BY
1	03/15/13	CLIENT REQUEST	AJR
2	06/20/12	LANDSCAPE REVISION (R)	
3	04/19/12	100% CONSTRUCTION A/B	
4	04/03/12	80% CONSTRUCTION A/B	

PLANS PREPARED BY:

**SPECTRUM** SERVICES, INC.  
 8390 TAYLOR STREET, SUITE 110  
 RANCHO SACRAMENTO, CA 95720  
 PH. (866) 515-3358  
 FAX (866) 515-3359

LICENSE:



MAR 15 2013

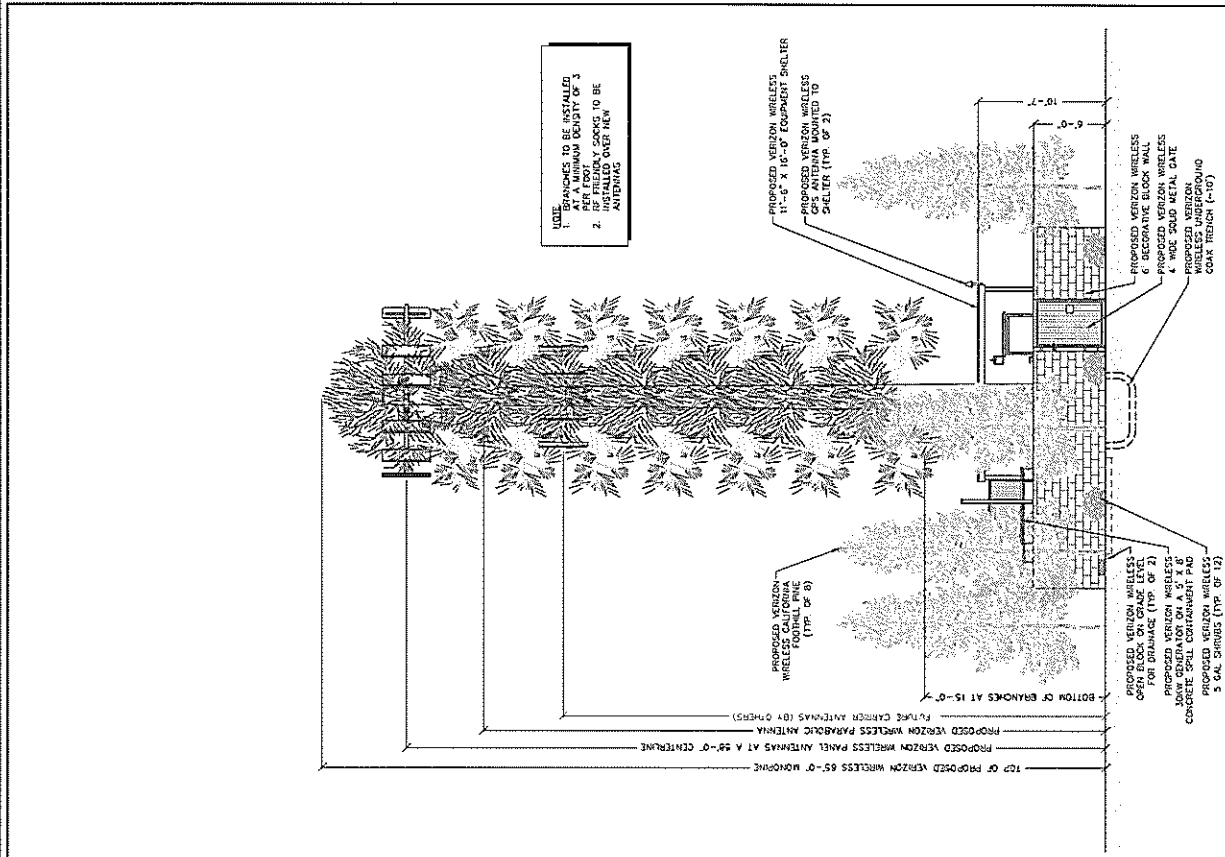
SHEET TITLE:

WEST & NORTH ELEVATIONS

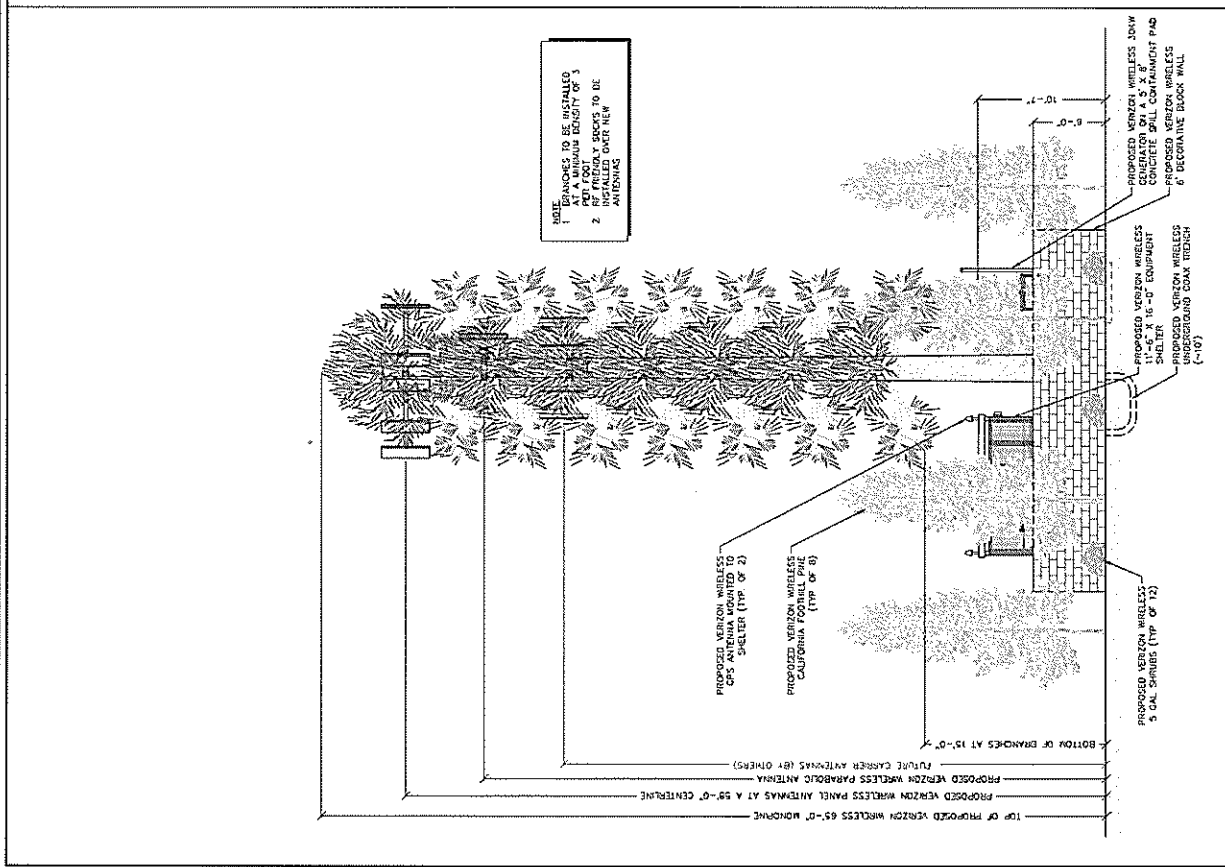
SHEET NUMBER: REVISION:

**A4** 3

LAK-241



WEST ELEVATION



NORTH ELEVATION

**verizon**  
wireless

126 WEST GEMINI DRIVE  
TEMPE, ARIZONA 85283

**LARKSPUR**

41825 ACACIA AVENUE  
HENNET, CALIFORNIA 92544

CURRENT ISSUE DATE:  
**03/15/13**

ISSUED FOR:  
**CONSTRUCTION**

REV: DATE DESCRIPTION

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**SPECTRUM**

SERVICES, INC.

8390 MARLE PLACE, SUITE 110  
RANCHO CUCAMONGA, CA 91730  
PH. (866) 515-3358  
FAX (866) 515-3359

PLANS PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER  
**YINXIAO LI**  
No. 05117  
Exp. 09/20/13  
STATE OF CALIFORNIA  
**CIVIL ENGINEER**

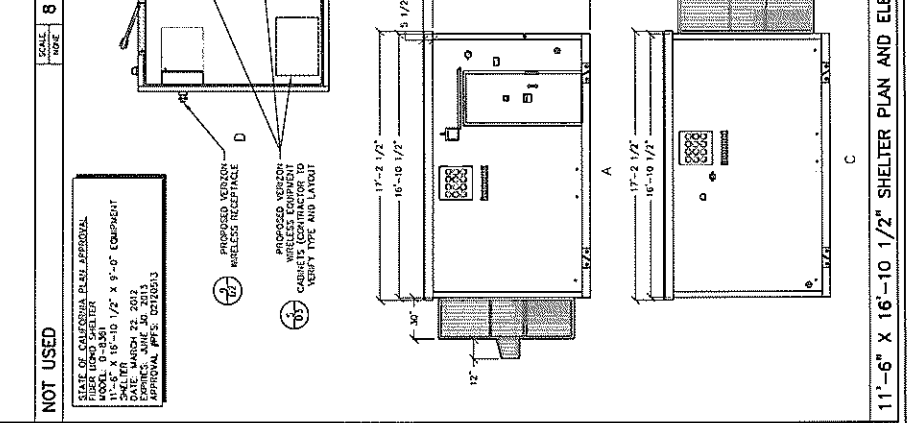
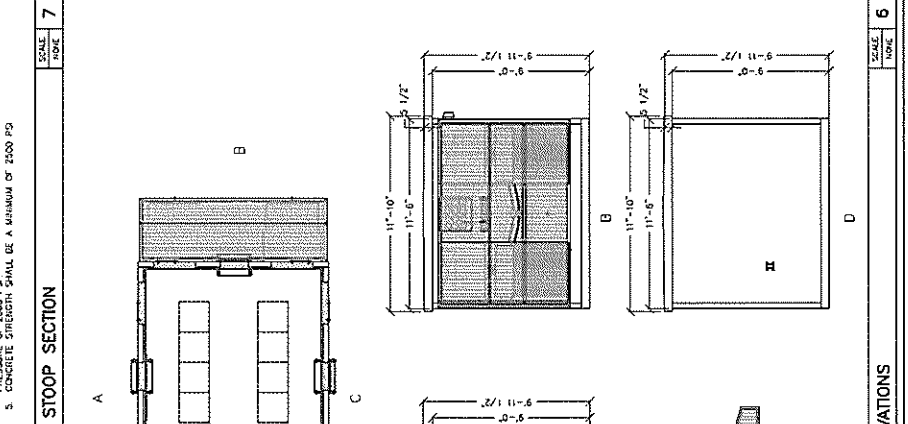
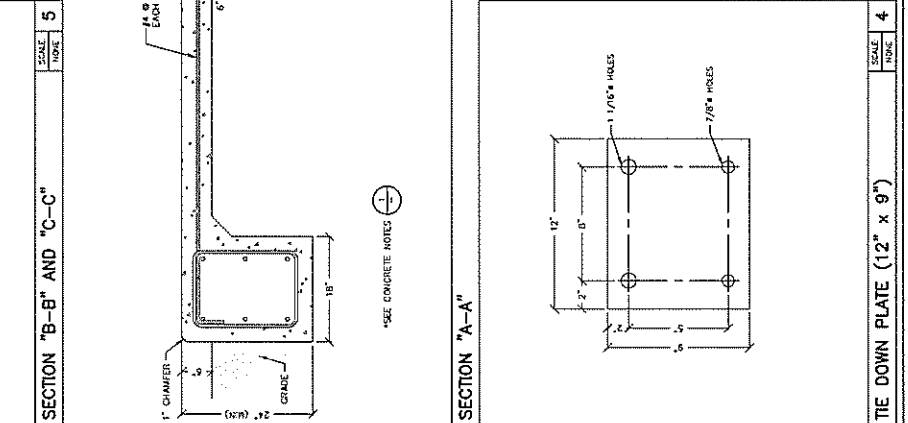
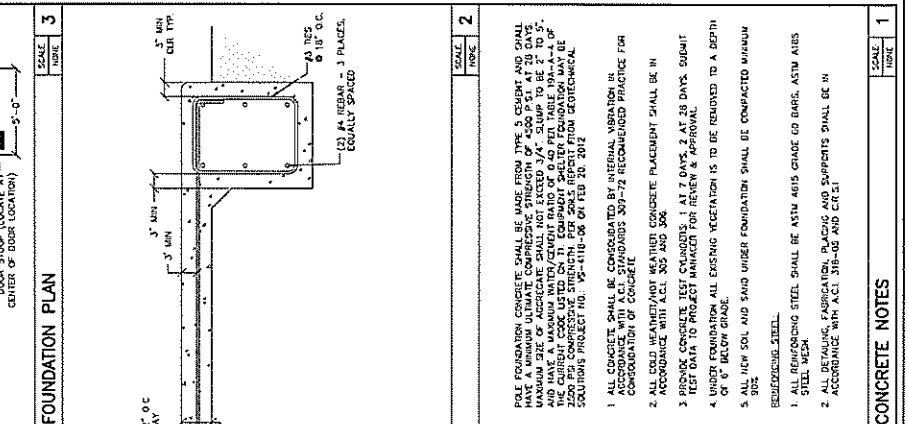
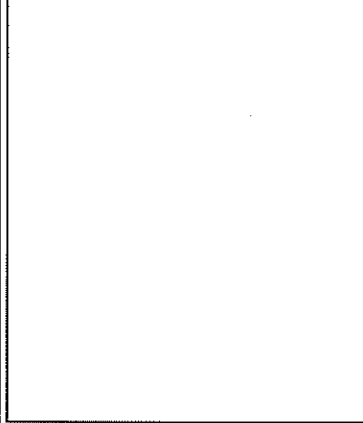
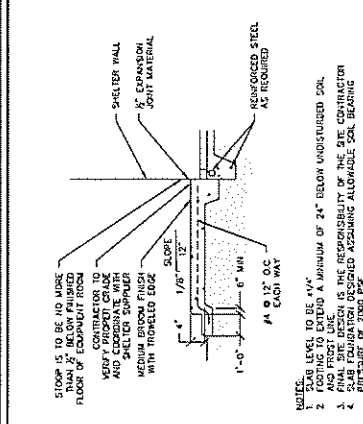
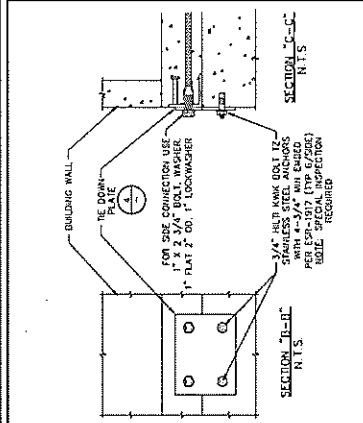
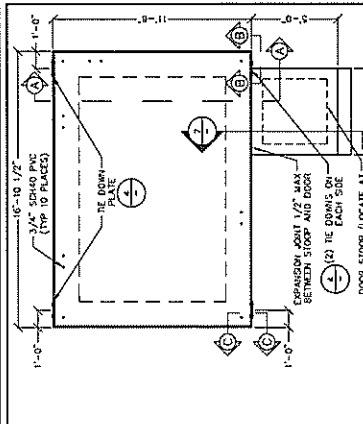
LICENSE NO. **05117**

SHEET TITLE:  
**MAR 15 2013**

SHEET NUMBER: **D1**

REVISION: **3**

LAK-241



STATE OF CALIFORNIA PLAN APPROVAL

11'-6\"/>



**Vertical Wireless**  
 15505 SARD CANYON AVENUE  
 BUILDING D 1ST FLOOR  
 IRVINE, CALIFORNIA 92618

**LARKSPUR**  
 41825 ACACIA AVENUE  
 HENET, CALIFORNIA 92644

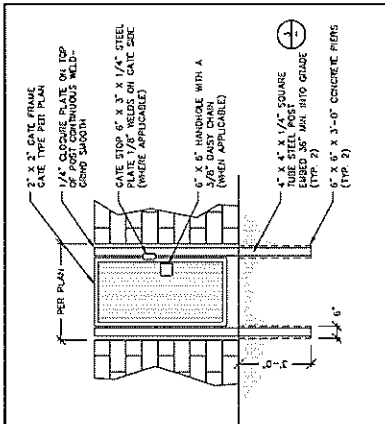
PROJECT INFORMATION:  
 PROJECT NAME: LARKSPUR  
 CURRENT ISSUE DATE: 03/15/13  
 ISSUED FOR: CONSTRUCTION

REV: DATE DESCRIPTION: BY: 1 03/15/13 1 03/15/13 2 03/15/13 3 03/15/13 4 03/15/13 5 03/15/13 6 03/15/13 7 03/15/13 8 03/15/13 9 03/15/13

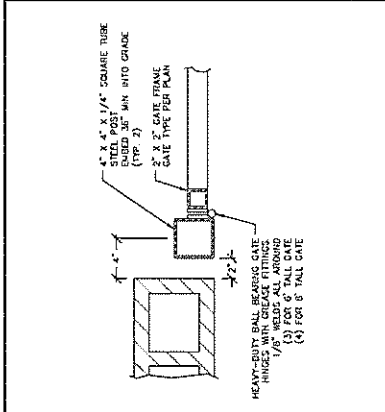
PLANS PREPARED BY: SPECTRUM ENGINEERING, INC.  
 8380 MAPLE PLACE, SUITE 110  
 RANCHO CUCAMONGA, CA 91730  
 PH. (888) 515-3359  
 FAX. (866) 515-3359

REGISTERED PROFESSIONAL ENGINEER  
 VINCENT B. KEMER  
 No. 65117  
 Exp. 07/29/13  
 CIVIL  
 STATE OF CALIFORNIA

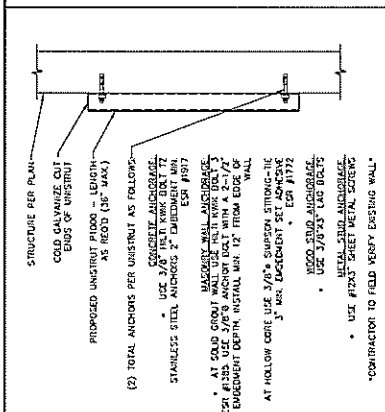
WARRANTY PERIOD: 1 YEAR  
 SHEET TITLE: CONSTRUCTION DETAILS  
 SHEET NUMBER: D2  
 REVISION: 3  
 LARK-241



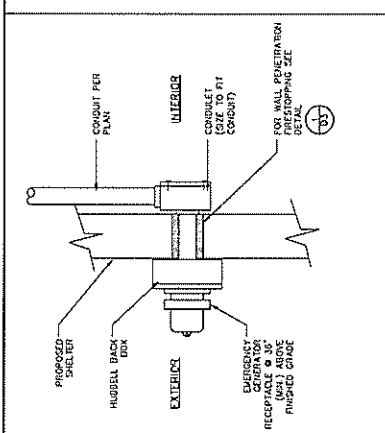
MAN GATE AT BLOCK WALL  
 SCALE: AS SHOWN  
 2



HINGE POST AT BLOCK WALL  
 SCALE: AS SHOWN  
 3



UNISTRUT  
 SCALE: AS SHOWN  
 6



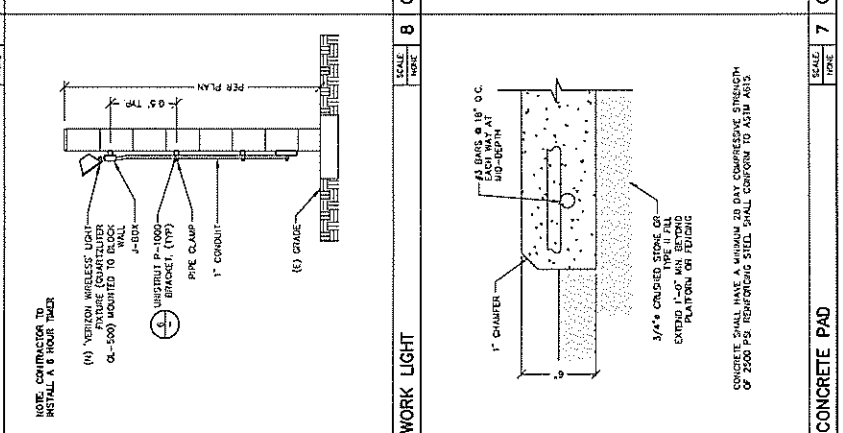
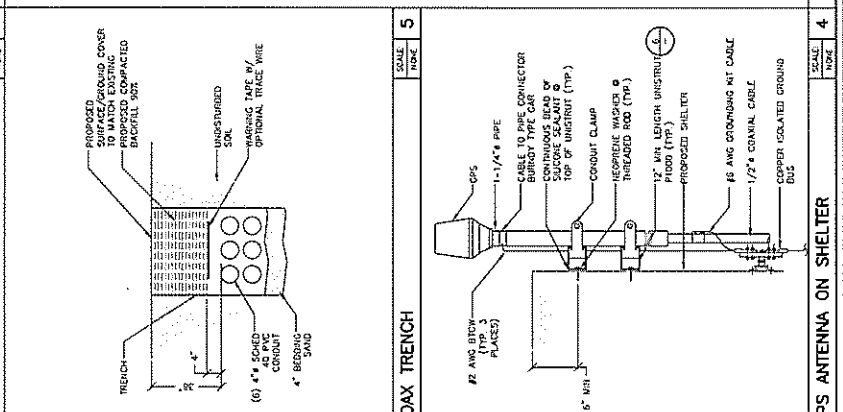
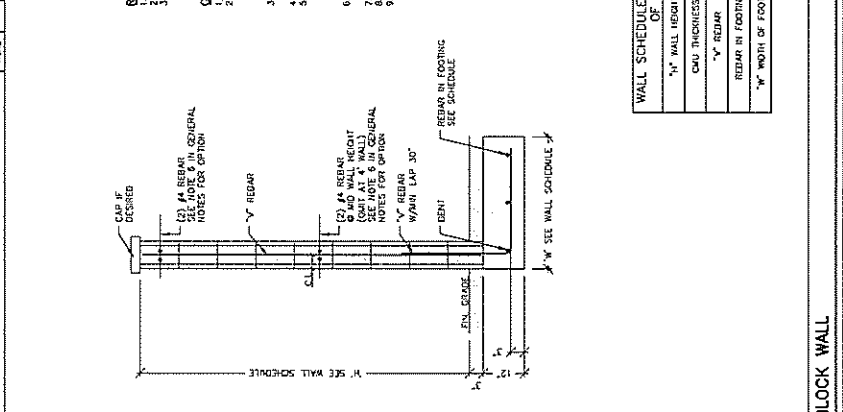
GENERATOR RECEPTACLE  
 SCALE: AS SHOWN  
 9

**REQUIRED INSPECTIONS (SPECIAL INSPECTION - NONE REQUIRED)**

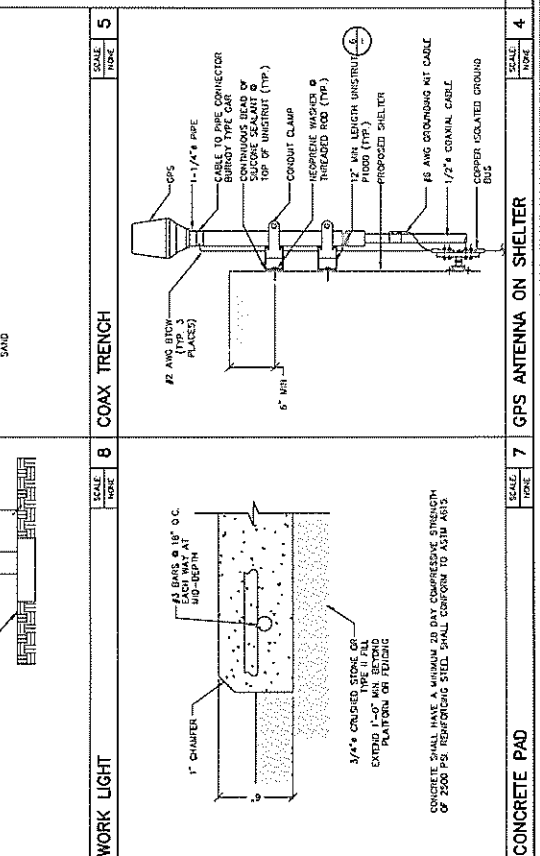
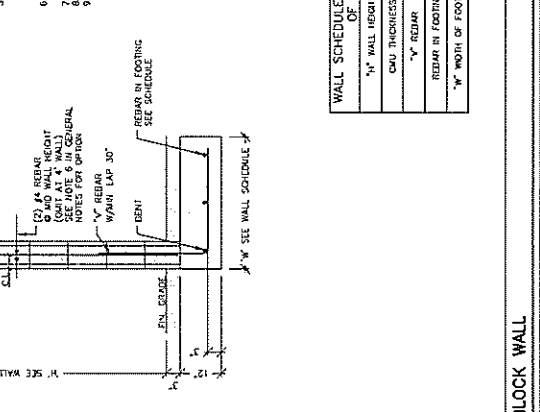
1. MAZDA PRECAST  
 2. FINISH  
 3. FINISH

**GENERAL NOTES:**

- ALL WORK SHALL CONFORM TO THE CBC 2010 EDITION AS AMENDED
- CONCRETE BLOCK MASONRY SHALL COMPLY WITH THE FOLLOWING:
  - CONCRETE BLOCK MASONRY SHALL BE TYPE S, 1600 PSI
  - MORTAR SHALL BE TYPE M, 2500 PSI OR TYPE S, 1800 PSI
  - GROUND CONFORMS TO ASTM C 476, MINIMUM 2000 PSI
  - REINFORCING SHALL BE TYPE 40, 60,000 PSI
- ALL REINFORCING SHALL BE GRADE 60, ASTM A615, W/ LAP SPLICED = 30" FOR RETAINING WALL, PRONGE 1/4" OF CLEAN COURSE GRAVEL WITH 3" DIAMETER KEEP HOLES THROUGH THE WALL AND LINED WITH PVC PIPE AT 8" O.C. ALONG HORIZONTAL JOINT REINFORCEMENT MAY BE SUBSTITUTED WITH 2 WIRES OF #7 (MWT) SPACED NOT MORE THAN 18" FOR THE FULL HEIGHT OF THE WALL
- CONCRETE SHALL BE CAST AND CURED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS
- CONCRETE SHALL BE CAST AND CURED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS
- CONCRETE SHALL BE CAST AND CURED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS
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- CONCRETE SHALL BE CAST AND CURED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS



WORK LIGHT  
 SCALE: AS SHOWN  
 B



GPS ANTENNA ON SHELTER  
 SCALE: AS SHOWN  
 4

**WALL SCHEDULE FOR WALL AT EDGE OF FOOTING**

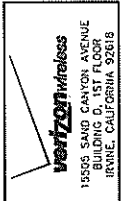
WALL HEIGHT	WALL THICKNESS	REBAR IN FOOTING	WALL SCHEDULE
0'-6"	8"	(2) #4	1'-0"
0'-6" TO 0'-6"	8"	(2) #4	1'-0"
0'-6" TO 0'-6"	8"	(2) #4	1'-0"

REPAIR IN FOOTING  
 REPAIR IN FOOTING  
 REPAIR IN FOOTING

CONCRETE SHALL HAVE A MINIMUM 30 DAY COMPRESSIVE STRENGTH OF 2000 P.S.I. REINFORCING STEEL SHALL CONFORM TO ASTM A615

CONCRETE PAD  
 SCALE: AS SHOWN  
 7





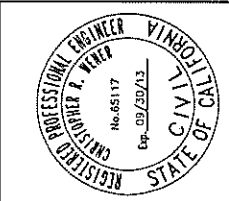
**LARKSPUR**  
 11876 ACACIA AVENUE  
 HEWLET, CALIFORNIA 92544

CURRENT ISSUE DATE:  
 03/15/13

ISSUED FOR:  
 CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	03/15/13	CLIENT REVISION	A.R.
2	07/20/12	ISSUE CONSTRUCTION	A.I.
3	04/19/12	ISSUE CONSTRUCTION	A.B.
4	04/03/12	ISSUE CONSTRUCTION	A.B.

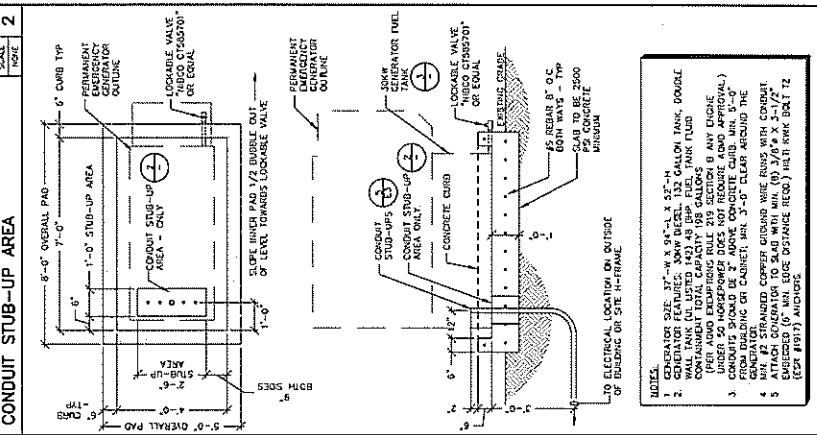
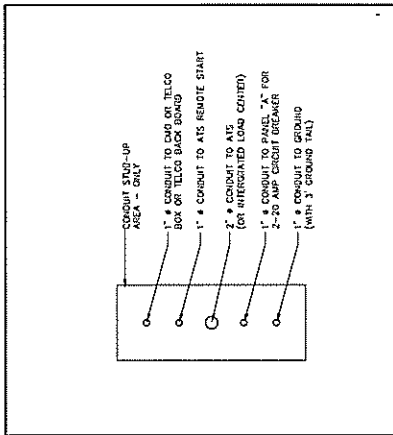
**SPECTRUM**  
 SERVICES, INC.  
 8390 MAPLE PLACE, SUITE 110  
 RANCHO CUCAMONGA, CA 91730  
 PH. (666) 515-3358  
 FAX (666) 515-3359



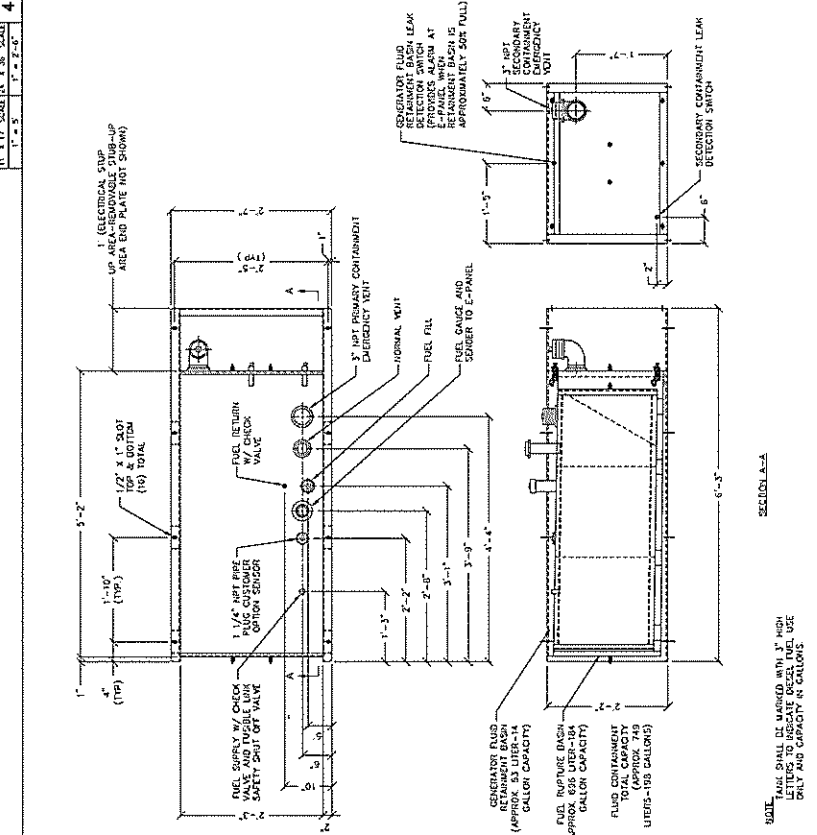
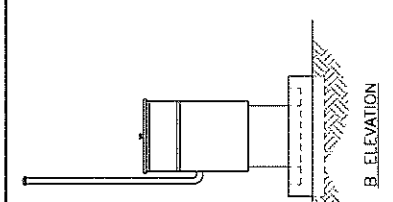
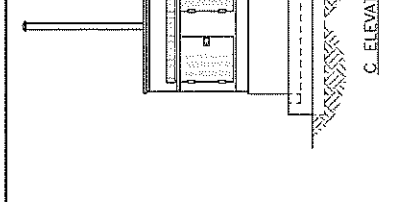
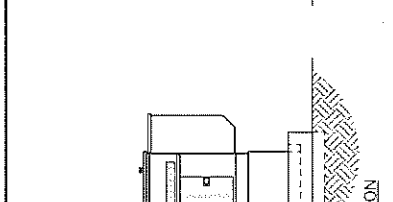
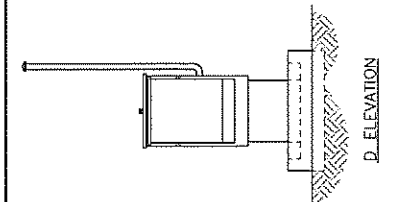
MAR 15 2013

SHEET TITLE:  
 30KW GENERATOR  
 DETAIL

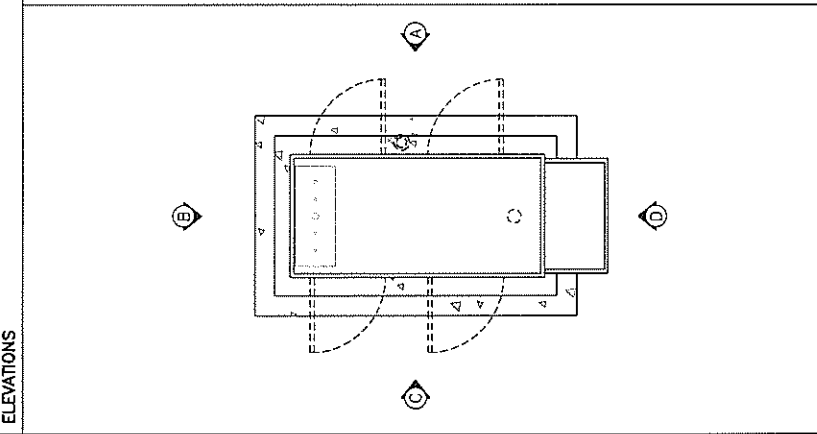
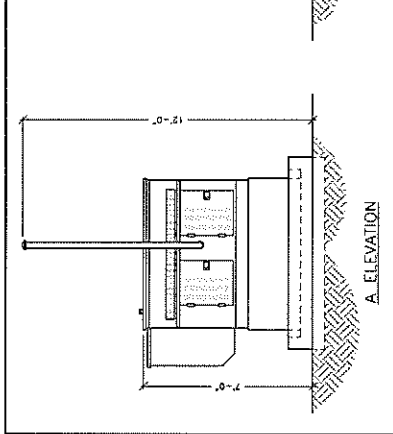
SHEET NUMBER:  
**D4** 3  
 LARK-241



SCALE: 1/2" = 1'-0"  
 1 30KW GENERATOR DETAIL



SCALE: 1/2" = 1'-0"  
 5 132 GALLON GENERATOR FUEL TANK



SCALE: 1/2" = 1'-0"  
 5 132 GALLON GENERATOR FUEL TANK

15505 SAND CANYON AVENUE  
BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92618

**LARKSPUR**

41825 ACACIA AVENUE  
HENRY, CALIFORNIA 92344

CURRENT ISSUE DATE:  
**03/15/13**

ISSUED FOR:  
**CONSTRUCTION**

REV: DATE DESCRIPTION BY:

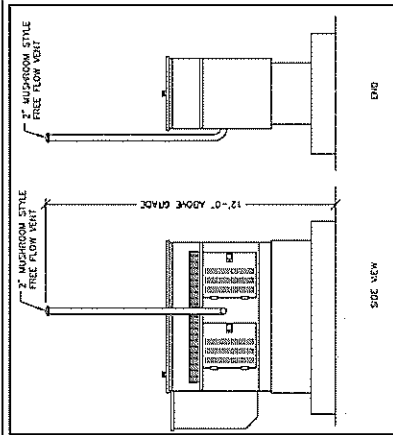
1	03/15/13	CLERT REMON	A.R.
2	06/20/12	100% CONSTRUCTION	A.1
3	04/09/12	80% CONSTRUCTION	A.B.

PLANS PREPARED BY:  
**SPECTRUM SERVICES, INC**

5300 MIDLAND AVENUE, SUITE 110  
SAN JOSE, CALIFORNIA, CA 95120  
PH: (866) 515-3359  
FAX: (866) 515-3359

LICENSE: **REGISTERED PROFESSIONAL ENGINEER**  
**CAPTOR & WEAVER**  
No. 05117  
Exp. 03/20/13  
STATE OF CALIFORNIA  
CIVIL

SHEET NUMBER: **3**  
REVISION:  
**D5**



**FREE FLOW VENT DETAIL** SCALE: NONE

CONCRETE CONTAINMENT CAPACITY  
 LENGTH \* WIDTH \* HEIGHT = CUBIC FEET  
 7'-0" \* 4'-0" \* 0'-6" = 14 CUBIC FEET  
 1 CUBIC FOOT = 7.48 GALLONS  
 14 CUBIC FEET = 104.72 GALLON TOTAL CONTAINMENT CAPACITY

VENTING SURFACE AREA, SQ. FT.	VENTING CAPACITY, CUBIC FEET PER HOUR	MINIMUM WINDSPEED, NOMINAL PIPE SPEED, MPH
30	31,000	3
40	41,000	3
50	51,000	3
60	61,000	3
70	71,000	3
80	81,000	3
90	91,000	3
100	101,000	3
120	121,000	3
140	141,000	3
160	161,000	3
180	181,000	3
200	201,000	3
250	251,000	3
300	301,000	3
350	351,000	3
400	401,000	3
450	451,000	3
500	501,000	3
550	551,000	3
600	601,000	3
650	651,000	3
700	701,000	3
750	751,000	3
800	801,000	3
850	851,000	3
900	901,000	3
950	951,000	3
1000	1,001,000	3
1050	1,051,000	3
1100	1,101,000	3
1150	1,151,000	3
1200	1,201,000	3
1250	1,251,000	3
1300	1,301,000	3
1350	1,351,000	3
1400	1,401,000	3
1450	1,451,000	3
1500	1,501,000	3
1550	1,551,000	3
1600	1,601,000	3
1650	1,651,000	3
1700	1,701,000	3
1750	1,751,000	3
1800	1,801,000	3
1850	1,851,000	3
1900	1,901,000	3
1950	1,951,000	3
2000	2,001,000	3
2050	2,051,000	3
2100	2,101,000	3
2150	2,151,000	3
2200	2,201,000	3
2250	2,251,000	3
2300	2,301,000	3
2350	2,351,000	3
2400	2,401,000	3
2450	2,451,000	3
2500	2,501,000	3

NOTE: EMERGENCY VENTING CAPACITY IS BASED ON ATMOSPHERIC PRESSURE OF 14.7 PSF AND GWT (101 kPa AND 16°C)

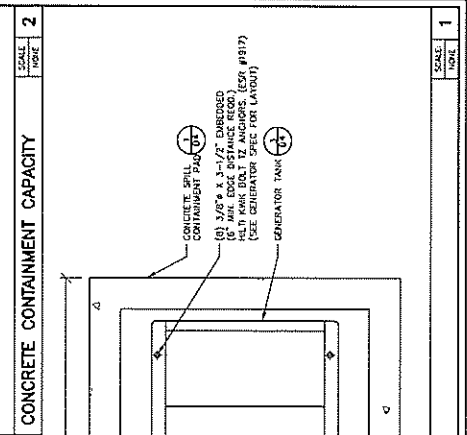
0 - INTERPOLATE FOR INTERMEDIATE VALUES

1 - THESE VALUES TAKEN FROM NFPA 30 SEE 1.2

2 - FOR 3/8" UNITS AND 1/2" UNITS 7/8" AND 1" UNITS WITH PIPES OF THE SPECIFIED DIAMETER NOT MORE THAN 12 (0.3 m) LONG AND A GAUGE PRESSURE IN TANK OF NOT MORE THAN 2.4 PSF (0.17 PLAIN AIR PRESSURE). THE VENT ORIFICE IS TO ACCOMMODATE THE SETTING DEVICE OF FLAME ARRESTER SIZED IN ACCORDANCE WITH SECTION 9 OF THIS RULE.

THIS TANK SIZE 30" x 14" x 4" = 154  
 TWO TANK SIZES 30" x 14" x 4" = 308  
 ONE TANK SIZE 30" x 22" x 4" = 264  
 TOTAL = 2019 / 144 = 16.18 50000 FEET OF NETTED SURFACE AREA  
 PER U. 142 TABLE 8.1 (NUMBER ABOVE) THE NETTED SURFACE AREA OF DEER TANK IS LESS THAN 20 SQUARE FEET REQUIRING A 2" RADIIANT CAP

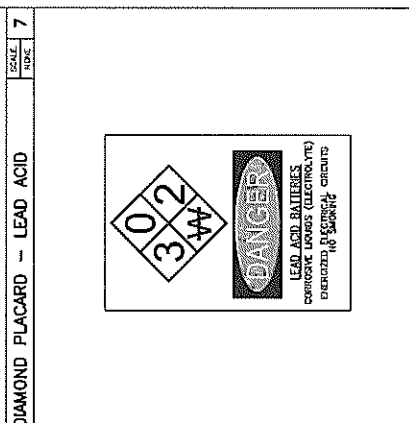
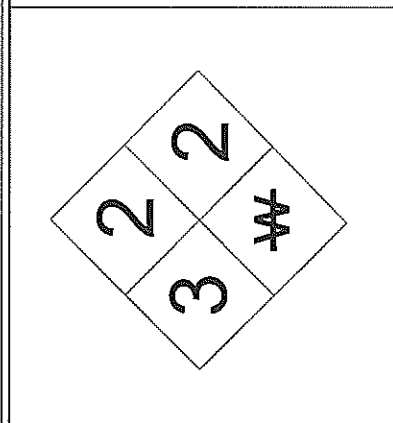
VENTING CAPACITY PER U. 142 TABLE 8.1



**EMERGENCY VENTING CAPACITY** SCALE: NONE

**CONCRETE CONTAINMENT CAPACITY** SCALE: NONE

CONCRETE SPILL CONTAINMENT PAIL (17)  
 (10) 3/8" x 3-1/2" ENDSORED SELF TAPING BOLT 12 ANCHORS (EOR #917) (SEE CONNECTION DETAIL FOR LAYOUT)  
 GENERATOR TANK (18)



**NFPA CHEMICAL HAZARD LABEL** SCALE: NONE

BATTERY MODEL	RAK 2	RAK 1
TOTAL BATTERIES	24	
TOTAL GALLONS OF ELECTROLYTE	49.92	
TOTAL LEAD	1488.8	
TOTAL SULFURIC ACID	3.99	

**DIAMOND PLACARD -- DIESEL FUEL** SCALE: NONE

BATTERY MODEL	RAK 2	RAK 1
TOTAL BATTERIES	16	8
TOTAL LEAD PER BATTERY	53.7	53.7
TOTAL ELECTROLYTE PER BATTERY	23.2	23.2
TOTAL LEAD PER RACK	859.2	429.6
TOTAL ELECTROLYTE PER RACK	371.2	185.6
% OF SULFURIC ACID IN ELECTROLYTE	82	85

**DIAMOND PLACARD -- LEAD ACID** SCALE: NONE

BATTERY MODEL	RAK 2	RAK 1
TOTAL BATTERIES	8	8
TOTAL LEAD PER BATTERY	53.7	53.7
TOTAL ELECTROLYTE PER BATTERY	23.2	23.2
TOTAL LEAD PER RACK	429.6	429.6
TOTAL ELECTROLYTE PER RACK	185.6	185.6
% OF SULFURIC ACID IN ELECTROLYTE	85	82

**NOT USED** SCALE: NONE

**BATTERY CALCULATIONS** SCALE: NONE

15000 SAND CANYON AVENUE  
BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92618

**LARKSPUR**

41825 ACACIA AVENUE  
HENLEY, CALIFORNIA 92544

CURRENT ISSUE DATE:  
**03/15/13**

ISSUED FOR:  
**CONSTRUCTION**

REV: DATE DESCRIPTION BY:

1	03/15/13	CONSTRUCTION	A.R
2	03/15/13	CLIENT REVISION	A.R
3	03/15/13	LANDSCAPE REVISION/F.R.	A.R
4	03/15/13	100% CONSTRUCTION I.D.	A.R
5	03/15/13	20% CONSTRUCTION I.D.	A.R

PLANS PREPARED BY:

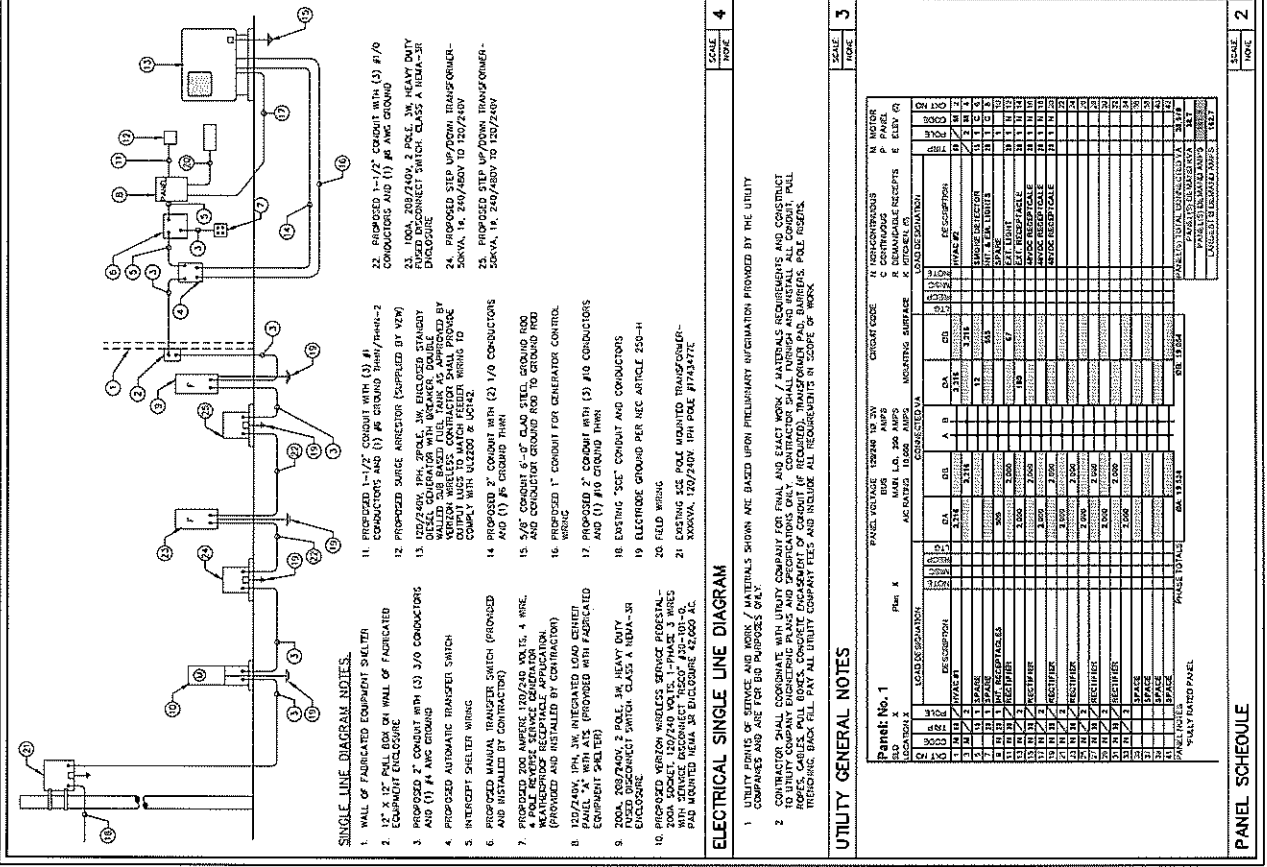
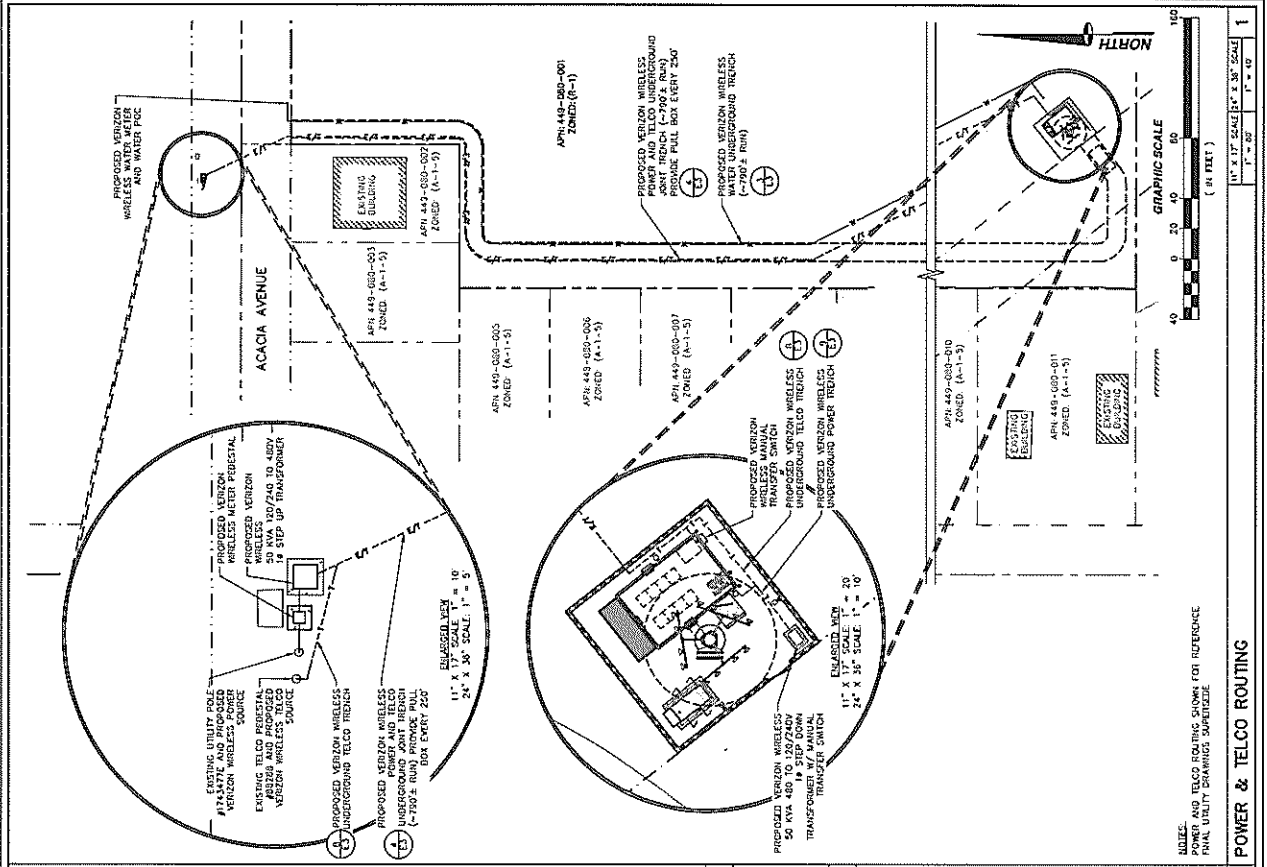
SPECTRUM SERVICES, INC.  
8300 SPECTRUM BLVD. 110  
RANCHO CALAMONCA, CA 91750  
PH: (866) 515-3359  
FAX: (866) 515-3359

LICENSE:

REGISTERED PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA  
ELECTRICAL  
E19828  
GEORGE STEFANEK

SHEET TITLE:  
**POWER & TELCO ROUTING, PANEL SCHEDULE, SINGLE LINE DIAGRAM AND NOTES**

MAR 15 2013



**UTILITY GENERAL NOTES**

- UTILITY POINTS OF SERVICE AND WORK / MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSES ONLY.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR FINAL WORK / MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY DISCONNECT PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL BOXES, TRAYS, AND EQUIPMENT. CONTRACTOR SHALL FURNISH AND INSTALL ALL REQUIREMENTS IN SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

**PANEL SCHEDULE**

Panel No.	Panel Description	Panel Voltage	Panel Amps	Panel Type	Panel Location	Panel Notes
1	200A, 208/740V, 3 POLE, 3W, HEAVY DUTY FUSED DISCONNECT SWITCH	208/740V	200	3 Pole	Panel 1	Panel 1
2	20 AMPERE 120/240 VOLT, 4 WIRE, 3 POLE SERVICE ENTRANCE EQUIPMENT	120/240V	20	3 Pole	Panel 2	Panel 2
3	200A, 208/740V, 3 POLE, 3W, HEAVY DUTY FUSED DISCONNECT SWITCH	208/740V	200	3 Pole	Panel 3	Panel 3

**verizon** wireless  
 15555 SAND CANYON AVENUE  
 BUILDING D, 1ST FLOOR  
 IRVINE, CALIFORNIA 92618

**LARKSPUR**  
 41875 ACACIA AVENUE  
 HEWLET, CALIFORNIA 92044

CURRENT ISSUE DATE:  
 03/15/13

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**CONSTRUCTION**

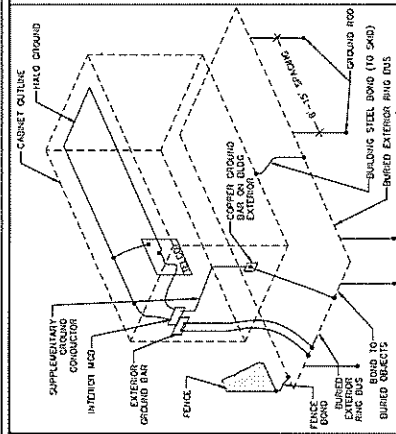
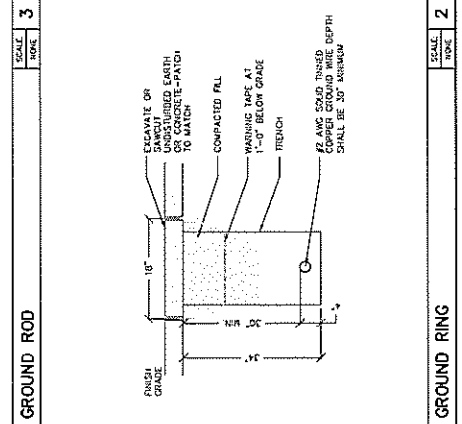
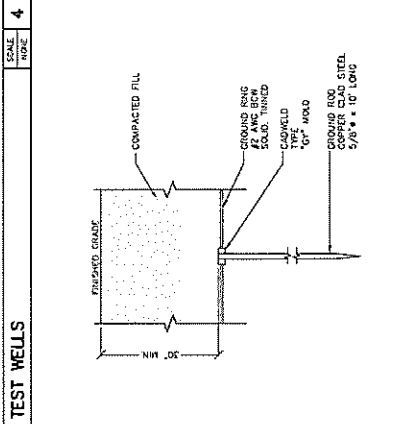
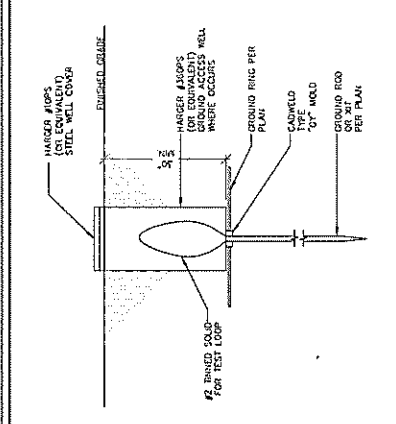
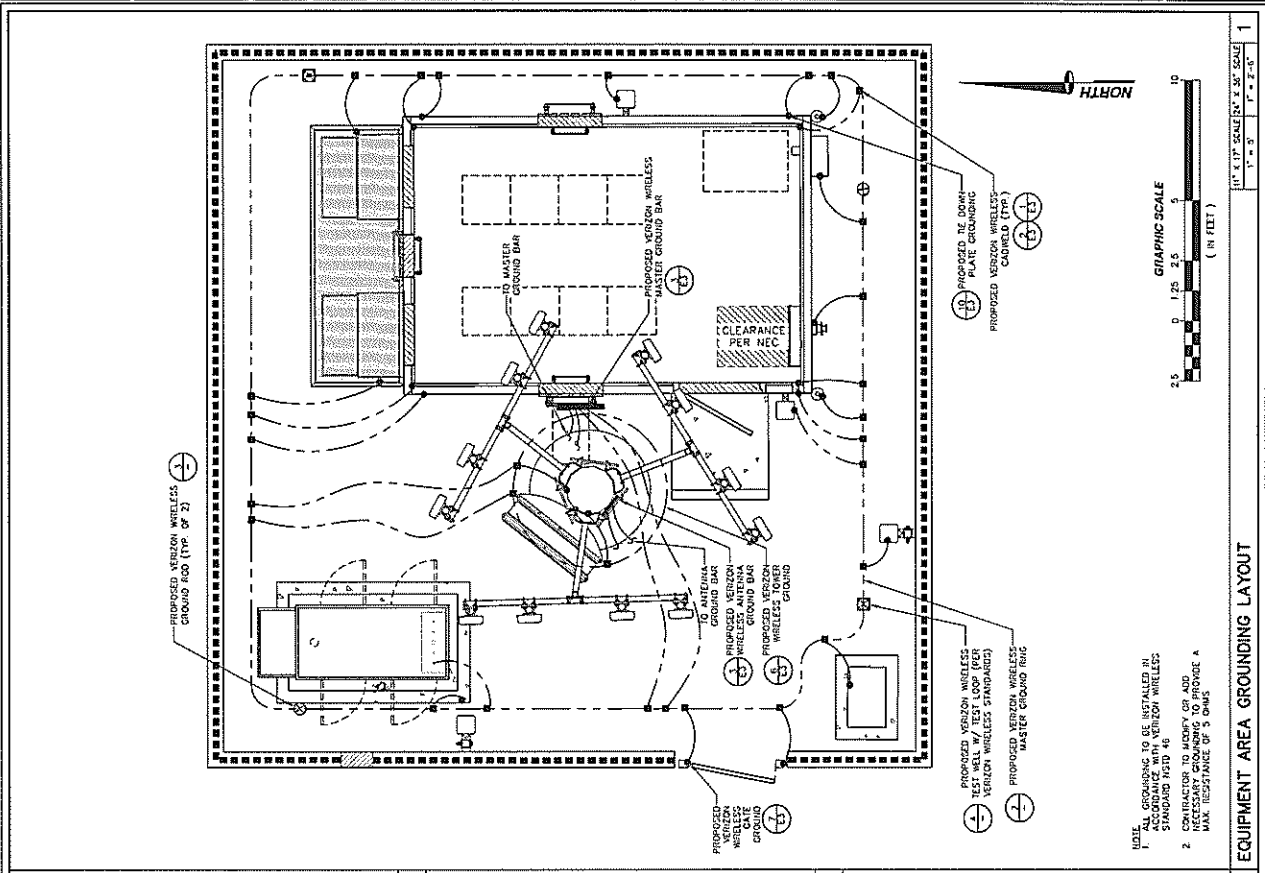
REV.	DATE	DESCRIPTION
1	03/15/13	CLIENT REVISION A,R
2	06/20/12	LANDSCAPE REVISION T,R
3	04/19/12	100% CONSTRUCTION A,B
4	04/03/12	90% CONSTRUCTION A,B

**SPECTRUM**  
 SERVICES, INC.  
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 PH. (866) 515-3358  
 FAX (866) 515-3359

**REGISTERED PROFESSIONAL ENGINEER**  
 DELEGATE ENGINEER  
 GEORGE STEINWAC  
 E18828  
 ELECTRICAL  
 STATE OF CALIFORNIA  
 MAR 15 2013

SHEET TITLE:  
**GROUNDING LAYOUT,  
 GROUNDING SCHEMATIC,  
 NOTES & DETAILS**

SHEET NUMBER:  
**E2**  
 REVISION:  
**3**  
 MAX-241



- GROUNDING NOTES**
- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING SITE CONDITIONS AND VERIZON GROUNDING STANDARDS, NISP 05-100-001 DATED DECEMBER 2004.
  - ALL GROUNDING CONDUCTORS #2 AWG SOLID DARE THINNED COPPER WIRE UNLESS OTHERWISE NOTED.
  - GROUND RING TO GROUND BAR CONNECTIONS SHALL BE CABLED OPT. (2) #2 AWG SOLID DARE THINNED COPPER WIRE UNLESS OTHERWISE NOTED.
  - GROUND BAR TO EQUIPMENT AND CABLES SHALL BE #2 AWG BICW W/ DOUBLE LUG CONNECTIONS.
  - GROUND BAR LOCATED IN BASE OF EQUIPMENT SHALL BE PROVIDED, FINISHED AND INSTALLED BY THE VENDOR.
  - GROUND BAR LOCATED BELOW WAREHOUSE ENTRY PORT CABLES SHALL BE #2 AWG BICW DOUBLE LUG CONNECTIONS. TWO Pairs TO GROUND RING.
  - ALL BELOW GRADE CONNECTIONS, EXCEPTING WELD TYPE, ABOVE GROUND CONNECTIONS, SHALL BE MADE WITH A MINIMUM DEPTH OF 2'-0" BELOW FINISHED GRADE TO ALLOW FOR FUTURE CONSTRUCTION.
  - INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
  - EXCEPTING WELD CONNECTION TO FENCE POST. TREAT WITH A TOLD GALVANIZED SPRAY.
  - GROUND BARS AND GROUND BUS (EED) LOCATED AT BOTTOM OF ANTI-PALM/FAST FOR RAINING CONNECTIONS TO COAK FLEERS SHALL BE FINISHED AND INSTALLED BY ELECTRICAL CONTRACTOR AND CONNECTED BY ELECTRICAL CONTRACTOR. AND BE INTERNAL TO POLE.
  - WALL GROUND BUS BAR (WGB) LOCATED NEAR THE BASE OF THE RAIN EQUIPMENT CABLE(S) SHALL BE FINISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
  - ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
  - ALL BOLTED TORQUE CONNECTIONS SHALL BE LONG-BARBELED TYPES AND SHALL BE INSTALLED TO SURFACE AND NON-OBSCURE. ADHESIVE APPLIED TO INHIBIT CORROSION.

SCALE	NOTE	SCALE	NOTE	SCALE	NOTE
1/4" = 1'-0"	1	1/4" = 1'-0"	2	1/4" = 1'-0"	3
1/4" = 1'-0"	4	1/4" = 1'-0"	5	1/4" = 1'-0"	6

**verizon**  
 15505 SAND CANYON AVENUE  
 BUILDING D, 1ST FLOOR  
 IRVINE, CALIFORNIA 92618

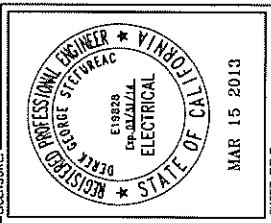
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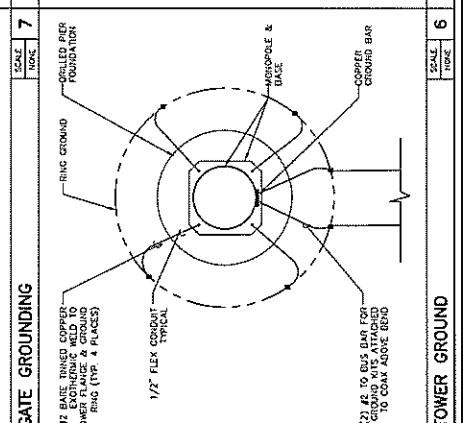
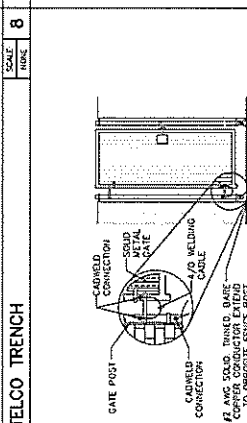
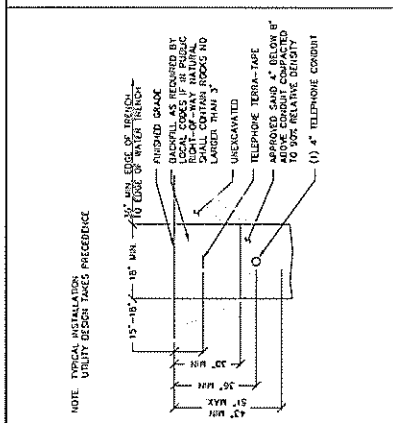
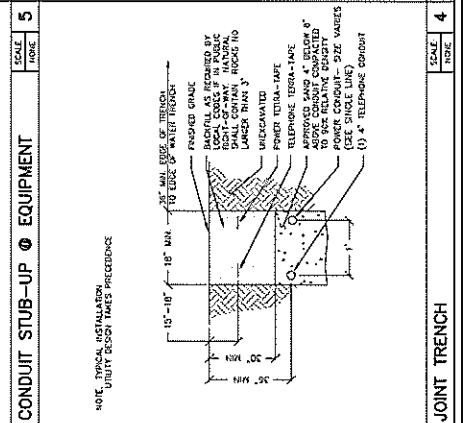
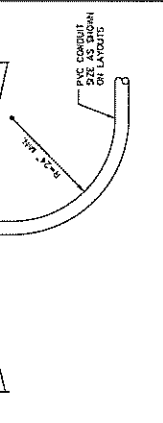
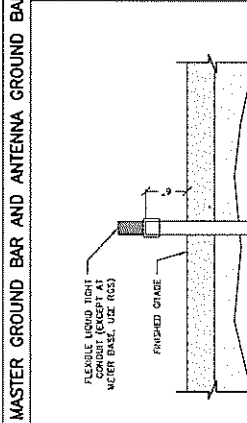
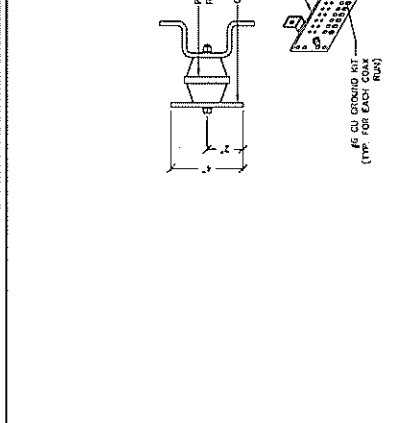
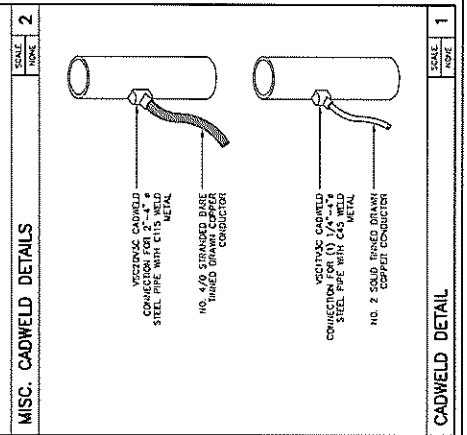
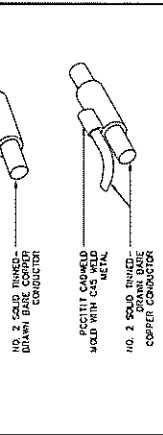
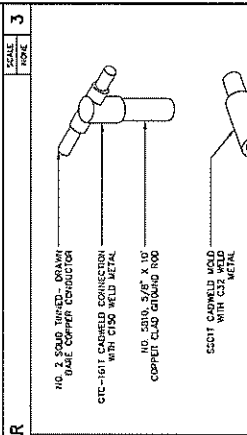
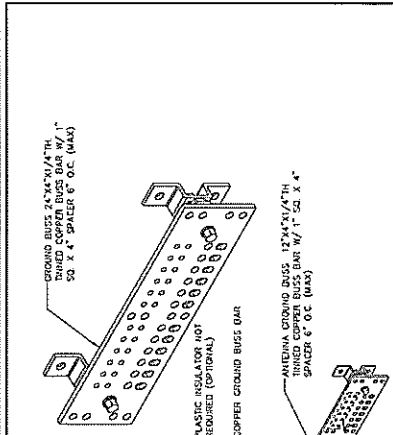
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**SPECTRUM**  
 SERVICES, INC.  
 8350 JAMES PULTE SUITE 110  
 RANCHO CUCAMONGA, CA 91730  
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SHEET TITLE:  
 ELECTRICAL AND  
 GROUNDING DETAILS

SHEET NUMBER:  
**E3** 3  
 LARK-241



**UTILITY GENERAL NOTES**

1. UTILITY POINTS OF SERVICE AND WORK / PRELIMINARY INFORMATION PROVIDED BY THE AUTHORITY SHALL BE USED FOR BID.

2. CONTRACTOR SHALL NEGOTIATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK / MATERIALS REQUIREMENTS AND ENGINEERING PLANS AND SPECIFICATIONS. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, TERA-HAPE, SAND, AND POWER CONDUIT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL PAY ALL UTILITY COMPANY FEES AND CHARGES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIREMENTS IN SCOPE OF WORK.

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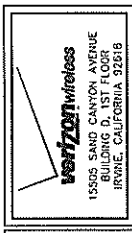
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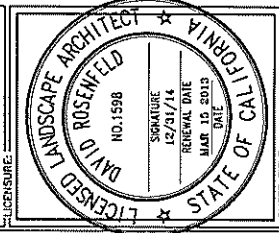
**LARKSPUR**  
 15205 SAND CANYON AVENUE  
 BUILDING D, 1ST FLOOR  
 IRVINE, CALIFORNIA 92618

CURRENT ISSUE DATE: **03/15/13**

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1	03/15/13	CLIENT REVISION A.R
2	06/20/12	LANDSCAPE REVISION I.R
3	04/19/12	100% CONSTRUCTION A.B
4	04/02/12	90% CONSTRUCTION A.B

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SHEET TITLE: **LANDSCAPE PLAN, NOTES AND MAWA CALCULATIONS**

SHEET NUMBER: **L1** REVISION: **3** LAK-241

**SOIL PREPARATION**  
 1. BACKFILL W/4 FOR USE OF PLANTING ALL SHRUBS/PALM TREES  
 6 PARTS BY VOLUME OR 5% SOL  
 1 PART 12-15" COARSE SAND (CONCRETE PAVEMENT) PER 15 GALLON STOCK  
 1 LB IRON SULFATE PER 100 YD OF W.K.  
 (NOTE: 100 YD OF W.K. IS APPROXIMATELY 1000 GALLONS OF WATER)  
 SAMPLES TO BE TESTED BY A SOIL AND PLANT USE FOR ACTUAL BACKFILL AND SOIL SUBSTITUTION REQUIREMENTS)

**2. PLANT TABLE FOR ALL SHRUBS/PALM TREES**  
 2-21 GRAM AGRIFOLIUM FERTILIZER TABLETS PER 5 GALLON STOCK  
 4-21 GRAM AGRIFOLIUM FERTILIZER TABLETS PER 15 GALLON STOCK  
 8-21 GRAM AGRIFOLIUM FERTILIZER TABLETS PER 24 GALLON BOX

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT SPACING	PLANT SIZE	QUANTITIES FACTOR (PF)	PLANT QUANTITIES
(Symbol)	Pinus Elagaria	AFGHAN PINE	AS SHOWN	24" DIA	8	3
(Symbol)	ANISZANTHOS FLAVIDUS 'BIG RED'	RED KANGAROO PINE	AS SHOWN	3 GAL	12	3

**PLANTING NOTES AND PLANT MATERIAL LEGEND**

**MAWA CALCULATIONS**

SCALE	INCH	SCALE	FOOT
1"	10'	1"	5'

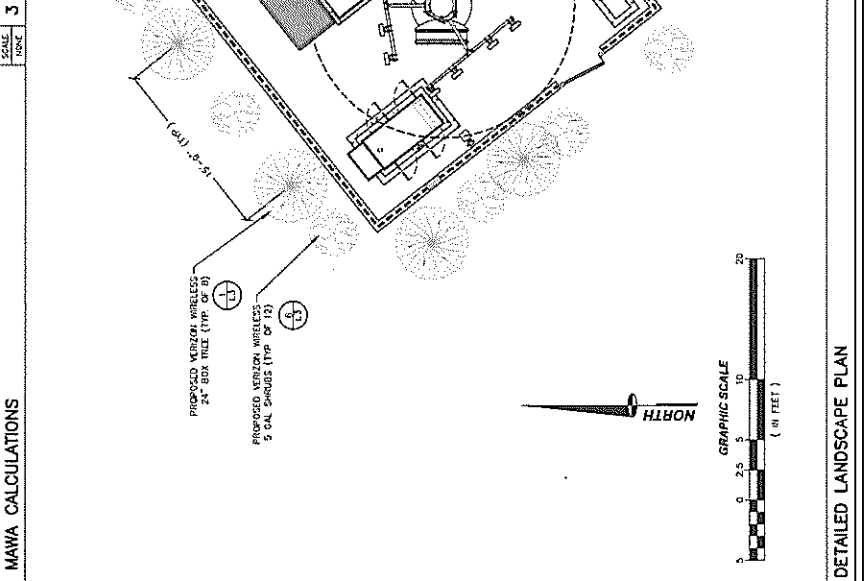
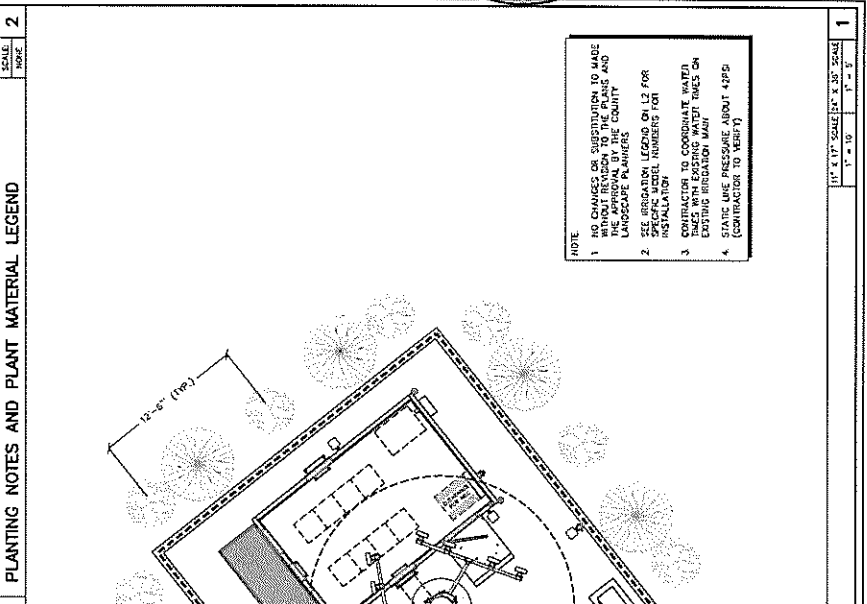
**PROJECT LANDSCAPE AREA**  
 = 700 SQUARE FEET  
 = (E10) (0.62) (0.7 x (A+H) (3 x 5.4))  
 = (E10) (0.62) (0.7 x (20) (3 x 5.4))  
 = 1123 (GALLONS/FEET)

**ESTIMATED WATER USE SHRUBS**  
 = (E10) (0.62) (PF x H(A) (3 x 5.4))  
 = (E10) (0.62) (0.3 x 430 (0.09) x 0)  
 = 0.65 (GALLONS/FEET)

**ESTIMATED WATER USE TREES**  
 = (E10) (0.62) (PF x H(A) (3 x 5.4))  
 = (E10) (0.62) (0.3 x 430 (0.09) x 0)  
 = 0.65 (GALLONS/FEET)

**TOTAL ESTIMATED WATER USE**  
 = 0.65 (GALLONS/FEET)

**TOTAL LANDSCAPE AREA**  
 50 FT OF GROUND COVER = 0  
 50 FT OF SHRUB = 400  
 TOTAL AREA = 400



**LANDSCAPE NOTES**

- NO CHANGES OR SUBSTITUTION TO MADE WITHOUT THE APPROVAL BY THE COUNTY LANDSCAPE PLANNERS
- SEE IRRIGATION LEGEND ON L2 FOR IRRIGATION SCHEDULE NUMBERS FOR INSTALLATION
- CONTRACTOR TO COORDINATE WATER TRENCHES WITH EXISTING WATER MAIN EXISTING IRRIGATION MAIN (CONTRACTOR TO VERIFY)

**SCOPE OF WORK**  
 THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LAWN, TREES, MATERIALS, PLANTING, TREES, AND ALL OTHER COSTS, FERTILIZER AND UNIFORMITY AT LANDSCAPE AS HEREBY SPECIFIED ON THE ACCOMPANYING DRAWINGS.  
 GENERAL CONDITIONS:  
 1. INTERFERE THE MEASUREMENTS AND SPECIFICATIONS OF THE LANDSCAPE ARCHITECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.  
 2. LICENSE RESPONSIBILITY: THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR COMPARE FOR THE TYPE OF WORK USED, SUCH AS C-27

- UNIFORMITY: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION FOR UNIFORMITY AND WORK TO FULLY PROTECT THE CONTRACTOR FROM ANY POSSIBLE SUIT OR LITIGATION.
- KNOWLEDGE OF SITE: IT IS ASSUMED THAT THE CONTRACTOR HAS VISITED THE SITE AND FAMILIARIZED THEMSELVES WITH THE CONDITIONS, AND SHALL VERIFY ALL DIMENSIONS AND OTHER FACTORS AFFECTING THE WORK.
- UNIFORMITY: IF EXTRA WORK OR CHANGES WILL BE NECESSARY IN ANY INCREASED COSTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH WORK, WITHIN REQUEST FOR SUCH ADDITIONAL FUNDS PRIOR TO ACTUALLY DOING THE WORK.

CHANGES: THE CONTRACTOR SHALL MAKE THE PROVISIONS FOR CHANGES IN THE LANDSCAPE DESIGN AND INSTALLATION TO INSURE PRACTICABILITY AND FOR AESTHETIC REASONS, AT NO ADDITIONAL COSTS.

- PROPER GRADING AND DRAINAGE AS INDICATED ON THE PLANS, UNLESS OTHERWISE NOTED.
- PROPER GRADING SHALL BE BELOW HIGHER AS FOLLOWS: 2" IN GROUND COVER, 1" IN LAWN AREAS.

**PLANTING**

- CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS TWO (2) TIMES WIDER THAN THE CONTAINER AND DEPTHS TO BE PLANTED TO BE EQUAL TO OR DEEPER THAN THE CONTAINER TO BE SUFFICIENT TO SUPPORT THE NATURAL GROWING HEIGHT AFTER SETTLING (SHRUBS ONLY)
- ALL PLANTS SHALL BE WATERED IMMEDIATELY PRIOR TO BACKFILLING PLANTING PITS
- USE APPROX. 10-15, 21 GRAM TABLETS PER HANDED PLANTING, WITH ALL SHRUBS AND TREES: 1 FEET 1 GAL, 2 FEET 2 GAL, 3 FEET 3 GAL AND 4 FEET FOOT OF BOX WITH:
- PROVIDE A WATERING DASH AROUND ALL 5 GALLON AND LARGER SIZE WATERING APPROX AS FOLLOWS:  
 5 GAL, 2" DEPTH X 1-1/2" INCHES CONTAINER  
 10 GAL, 2" DEPTH X 1-1/2" INCHES CONTAINER  
 15 GAL, 2" DEPTH X 1-1/2" INCHES CONTAINER  
 20 GAL, 2" DEPTH X 1-1/2" INCHES CONTAINER  
 25 GAL, 2" DEPTH X 1-1/2" INCHES CONTAINER
- INSTALL 3" MULCH ON ALL SHRUBS PLANTING AND 1 1/2" ON GROUND COVER FROM PLANTS

**CLEAN UP**  
 UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND Tidy ALL WORK AND THE SURROUNDING AREAS USED BY THEM, AND REMOVE ANY OR ALL MATERIALS, DEBRIS, AND EXCESSIVE SOIL FROM THE SITE, ON TOP OF SAME AS DIRECTED BY OWNER, ARCHITECT OF LANDSCAPE ARCH.

**MAINTENANCE**  
 1. MAINTENANCE PERIOD SHALL BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING DURATION: 90 DAYS
- THE CONTRACTOR SHALL KEEP SITE WED CARE OF DEBRIS, AND ADJUST PLANTS TO BE PLANTED IMMEDIATELY PRIOR TO PLANTING AND STRONG OF TREES SHALL BE REMOVED FROM SITE, DEAD FOLIAGE REMOVED FROM PLANTS AND STRONG OF TREES SHALL BE REMOVED IMMEDIATELY. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN QUARANTEE AND REPLACEMENTS
- CONTRACTOR SHALL GUARANTEE HEALTHY PLANT ESTABLISHMENT FOR A PERIOD OF 12 MONTHS. IF ANY PLANTS DIE OR BE DAMAGED DURING THIS PERIOD, THE CONTRACTOR SHALL EXCESSIVE BANK RUN-OFF ON NEW PLANTED GROUND COVER AREAS, SUCH "NATURAL DAMAGE" SHALL BE REPAIRED ON A TIME AND MATERIAL BASIS.
- ANY PLANT MATERIAL FACING TO SURVIVE DUE TO CONTRACTOR'S WORKER INSTALLATION SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER





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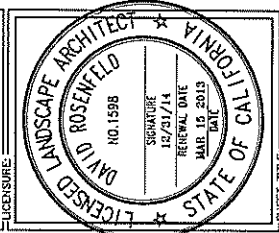
LARKSPUR  
4182 ACADIA AVENUE  
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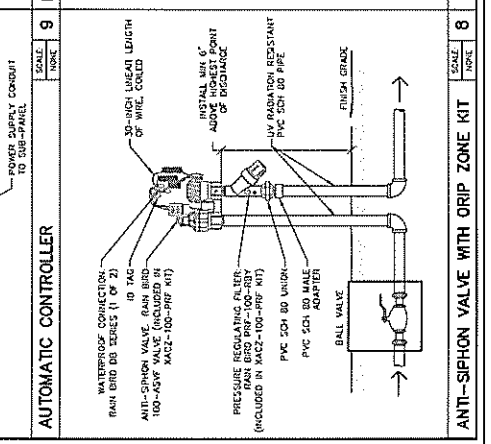
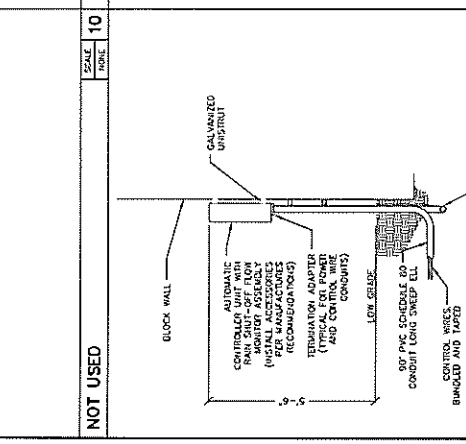
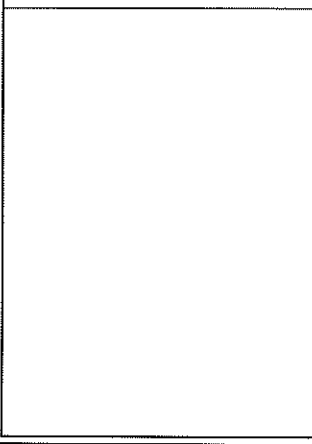
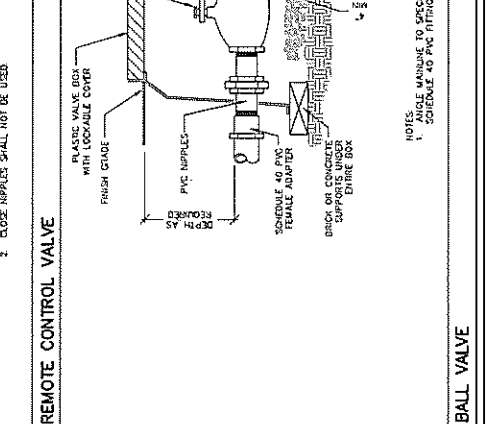
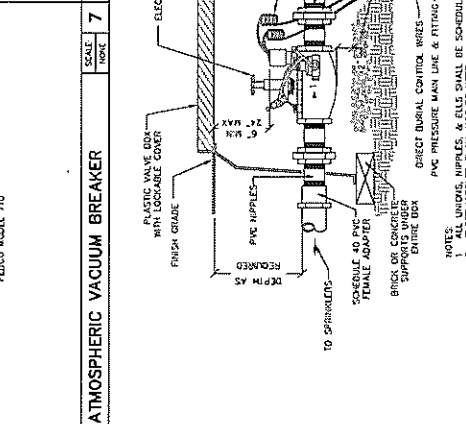
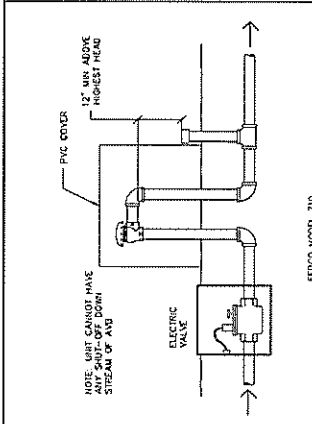
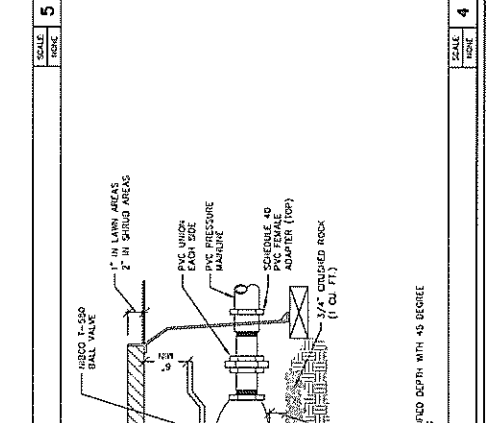
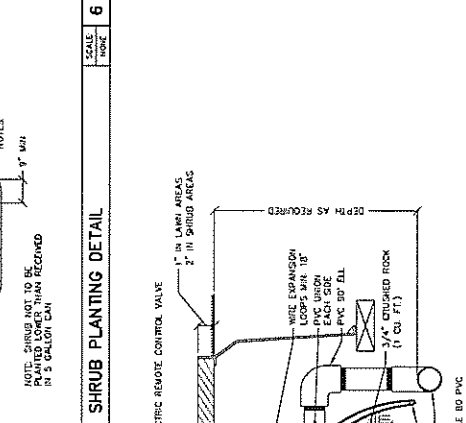
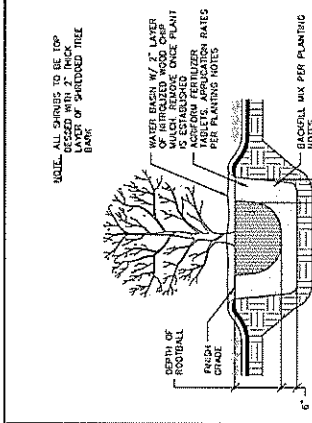
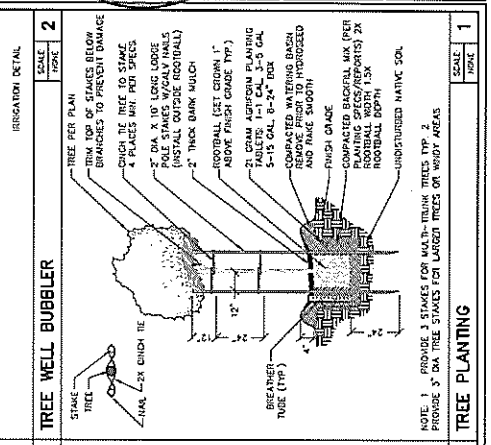
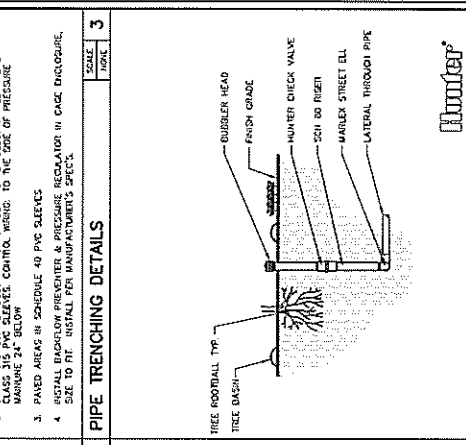
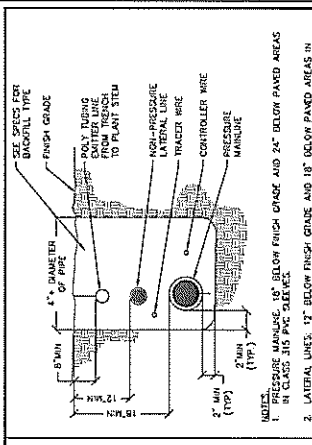
ISSUED FOR: CONSTRUCTION

REV:	DATE:	DESCRIPTION:

**SPECTRUM**  
SERVICES, INC.  
8300 MAPLE PLACE, SUITE 110  
RANCHO CUCAMONCA, CA 91730  
PH: (866) 515-3368  
FAX: (866) 515-3359



LANDSCAPE DETAILS  
SHEET NUMBER: L3  
REVISION: 3  
LAK-241

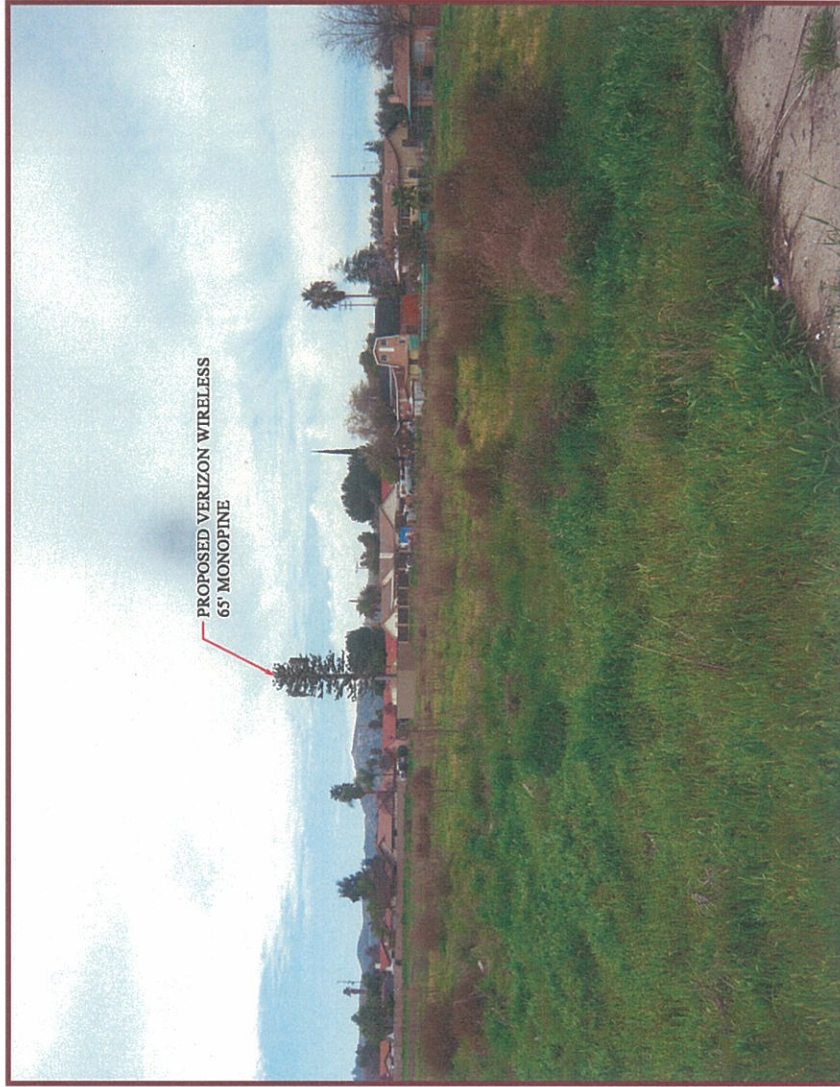


# LARKSPUR 41825 ACACIA AVENUE HEMET, CALIFORNIA 92544

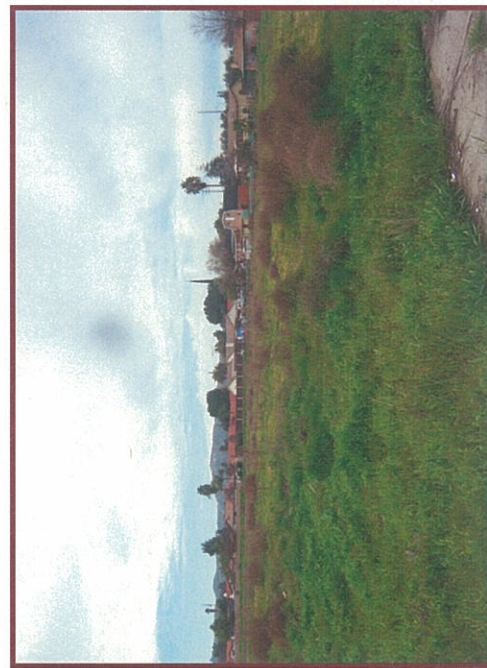
VIEW 1



LOCATION



PROPOSED



EXISTING



8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148  
OFFICE: (702) 367-7705  
FAX: (702) 367-8733



15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR,  
IRVINE, CALIFORNIA 92618

# LARKSPUR 41825 ACACIA AVENUE HEMET, CALIFORNIA 92544

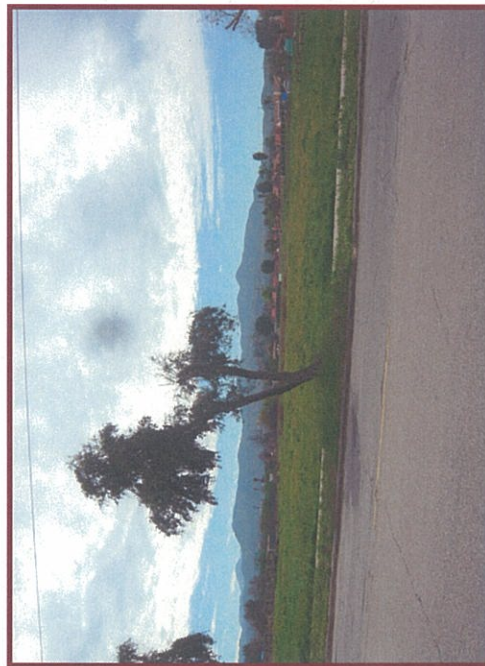
VIEW 2



LOCATION



PROPOSED



EXISTING

**SPECTRUM**  
 8905 IVICEST ROAD, SUITE 100 LAS VEGAS, NEVADA 89148  
 OFFICE: (702) 367-7705  
 FAX: (702) 367-8733

**verizon wireless**  
 1505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR  
 IRVINE, CALIFORNIA 92618

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42443  
**Project Case Type (s) and Number(s):** Plot Plan No. 24928  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** H. P. Kang  
**Telephone Number:** (951) 955-1888  
**Applicant's Name:** Verizon Wireless  
**Applicant's Address:** 15505 Sand Canyon Avenue, Building D, 1<sup>st</sup> Fl., Irvine, CA 92618  
**Engineer's Name:** Spectrum Surveying and Engineering, c/o Randi Newton  
**Engineer's Address:** 8390 Maple Pl., Suite 110, Rancho Cucamonga, CA 91730

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

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

**C. Total Project Area:** 900 square feet on a 6.11 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 900 square foot lease area			

**D. Assessor's Parcel No(s):** 449-080-001

**E. Street References:** Northerly side of Mayberry Avenue southerly of Acacia Avenue, Westerly of Meridian Street and easterly of Stanford Street.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
BEING A PORTION OF LOT 2 IN BLOCK 157 OF THE LANDS OF THE HEMET LAND COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE(S) 14, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID POTION OF LOT 2 AS DESCRIBED IN QUIT CLAIM DEED RECORDED IN DOCUMENT NUMBER 2010:0430194, DATED SEPTEMBER 8, 2010 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 89°54'38" EAST, 83.63 FEET; THENCE NORTH 00°05'22" EAST, 21.43 FEET, TO THE POINT OF BEGINNING; THENCE

NORTH 00°05'22" EAST, 30.00 FEET; THENCE SOUTH 89°54'38" EAST, 30.00 FEET; THENCE SOUTH 00°05'22" WEST, 30.00 FEET; THENCE NORTH 89°54'38" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The site currently contains no structures and is unimproved vacant land. The site is surrounded by single family residential (all directions), multi-family residential (to the north) and an elementary school – Little Lake School (to the east).

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the MDR: Medium Density Residential (MDR) (2.0 to 5.0 dwelling units per acre) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is an unmanned wireless communication facility that requires occasional maintenance personnel to access the site. 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 located within an Alquist-Priolo Special Studies Area. The project is in the San Jacinto Fault zone. The project is not located within any other special hazard zone (including dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. 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 project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** San Jacinto Valley

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

**D. Land Use Designation(s):** Medium Density Residential (MDR)

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 Community Development: Medium Density Residential (CD:MDR) to the south, east, and west, Community Development: High Density Residential (CD:HDR) to the north.

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:** One Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1)

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the south, Multiple-Family Residential (R-2) to the east and north, and Light Agriculture - 5 Acre Minimum (A-1-5) to the west.

III. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

IV. **DETERMINATION**

On the basis of this initial evaluation:

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

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

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

I find that the proposed project **MAY** have a significant effect on the environment, and an

**ENVIRONMENTAL IMPACT REPORT** is required.

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

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

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

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

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
March 05, 2013

\_\_\_\_\_  
Date

\_\_\_\_\_  
H. P. Kang  
Printed Name

\_\_\_\_\_  
For Carolyn Syms Luna, Director



**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore the project will have no significant impact.

b) The project site will not substantially damage scenic resources, including rock outcroppings and unique landmark features, or obstruct any prominent scenic vista. The site is a large vacant property with single and multi-family residential development to the north and west. There is an existing elementary school to the east (Little Lake School). There are existing mature trees and telephone poles around the project site. The impact of a disguised monopine cellular tower with associated equipment and screening landscaping around the project site will have less than significant impact on the view of the public.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

<b>2. Mt. Palomar Observatory</b>				
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
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Findings of Fact:

a) The project site is located 27.7 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.20) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility may provide a service light to be used at the time of servicing the facility. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<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
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625 "Right-to-Farm")?

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"/>
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Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an area designated as "Urban Built Up Land". Therefore, the project will not convert a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project will have no significant impact.

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

c) The project site is adjacent to agriculturally zoned land (A-1-5) to the west. However, these properties are approximately ¼ acre in size and each contains a single-family residence. Because of the lot size and existing uses it can be concluded that the adjacent agriculturally zone properties are too small to accommodate a viable commercial agricultural use; therefore, while the proposed project is located within 300 feet of agriculturally zoned property, it isn't reasonable to assume the project would have any detrimental effect to those agriculturally zoned properties.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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))?

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"/>
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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"/>
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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

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

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 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 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

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

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the San Jacinto Valley Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of 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 residential, which is considered a sensitive receptor, however, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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

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

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

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

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is a vacant parcel in an urbanized area. The area shows signs of periodic disturbance of weed abatement through the process of disking. The proposal will disturb approximately 900 square foot lease area for the construction of the tower and associated equipments. Based on periodical disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb approximately 900 square foot lease area for the construction of the tower and associated equipments. Based on periodical disturbance, the site is not anticipated to have 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). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The proposed site has been previously disturbed for weed abatement by disking. The project does not propose to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<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) 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"/>

Source: Project Application Materials

Findings of Fact:

a-b) Site disturbance has already occurred from weed abatement by disking. The project is not anticipated to alter or destroy an archaeological site. If, however, during 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. Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

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. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**10. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. The County has put in place a condition 60.PLANNING.10 and 70.PLANNING.1 to monitor the grading work of the site for potential paleontological resources. These conditions are standard and not considered mitigation measures. Therefore, the impact is considered less than significant with these conditions in place.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<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?				
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

Findings of Fact:

a-b) The project site is located within the San Jacinto Fault Zone. The County Geologist has reviewed the appropriate documentation and is satisfied with the proposed location. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database

Findings of Fact:

a) According to GIS database, the project site is located within an area with moderate liquefaction potential. The County Geologist has reviewed the appropriate documentation and is satisfied with the proposed location. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

<b>13. Ground-shaking Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?				

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

Findings of Fact:

The project site is located within the San Jacinto Fault Zone. The project is being proposed with a all safety regulations including 50 foot setback from the known fault line on site and the proposed unmanned monopine wireless communication facility is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered 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"

Findings of Fact:

a) The project site is located on generally flat land with minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, the project site is located in a susceptible subsidence area. The County Geologist has reviewed the appropriate documentation and is satisfied with the proposed location. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project site is generally flat land with no slope present on the site. The proposed unmanned wireless telecommunications tower and facility will not change topography or ground surface relief features. Therefore, the project will not have an impact.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>19. Erosion</b>				
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

Findings of Fact:

a) The proposed project is small in nature (approximately 900 square feet) and is not located in the vicinity of a stream or lake, the proposed project will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project is small in nature (approximately 900 square feet) and is not likely to increase in water erosion either on or off site; therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 65 foot high pine tree within a 900 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant 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 checked="" type="checkbox"/>	<input 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 will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is located within one-quarter mile of an existing school (Little Lake School). The proposed wireless communication facility does not emit hazardous or acutely hazardous materials, substances, or waste in general. However, the project is proposed with emergency backup generator system that would store small amounts of fuel onsite for emergencies. The backup generator would have to be monitored by a technician when time comes to start and refuel the generator. Additional fuel will be brought on site when needed and therefore, the potential impact handling hazardous material would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The 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, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

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?

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?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. The closest airport is Hemet-Ryan Airport which is located approximately 5 miles west of the project site.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

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.

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.

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?

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

c) The 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, the impact is considered less than significant.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.

e) The project site is not located within a 100 year flood zone. And no housing is proposed with this project. Therefore, the project shall 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.

f) The project site is not located within a 100 year flood zone. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

g-h) The project will not substantially degrade water quality or 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 and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <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 checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<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 checked="" type="checkbox"/>
d) Changes in the amount of surface water in any	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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water body?

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) The project will 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. Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Land Use</b>				
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"/>
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 (City of Hemet General Plan Map)

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Medium Density Residential (CD:MDR) (2.0 to 5.0 dwelling units per acre) in the San Jacinto Valley Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not adjacent to a city boundary; however, the site is located within a City of Hemet Sphere of Influence. Although the project site is located in the Sphere of Influence for the City of Hemet, it will not affect the land use based on the City's current land use designation (LDR - 2.1 to 5.0

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dwelling units per acre) and the County's current land use designation (MDR - 2.0 to 5.0 dwelling units per acre). Therefore, the project will not have significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

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

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The project site has two different zoning classifications; One – Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1). The two zoning classifications are divided from northwest corner to southeast corner. The northeast portion is classified as R-1 and the southwest triangle piece classified as W-1. The applicant is proposing to locate the monopine and the associated equipment all within the W-1 zoning area. Within the W-1 zoning, a wireless telecommunications tower is allowed with a Plot Plan application process. Therefore, the project will be consistent with the site's existing zoning of Watercourse, Watershed & Conservation Areas (W-1). The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the south, Multiple-Family Residential (R-2) to the east and north, and Light Agriculture - 5 Acre Minimum (A-1-5) to the west. The project will have no significant impact.

c) The proposed wireless communication facility will be designed as a 65 foot high pine tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>29. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the 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 site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will 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. 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.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable  
C - Generally Unacceptable              D - Land Use Discouraged

<b>30. Airport Noise</b>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to a rail line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to any highway. The closest Highway is Highway 74 which is approximately 0.4 miles north of the project site. The next closest freeways are the 10 and 215 Freeways [approximately 13 miles (north) and 15 miles (west) respectively] away from the project site. Additionally, general local road noise will not be impacting the project site that would affect sensitive receptors based on non-manned facility. This site will be unmanned facility and will only be occupied for occasional maintenance. Therefore, the unmanned wireless communication

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facility will not be affected by the highway noise from the identified highways and does not create a noise sensitive use with occasional site visits for maintenance. There will be no significant 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. There will be no significant 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) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will incorporate a backup generator and a cooling system for the equipment structure. The backup generator will be used on emergency basis. The cooling system will be based on the optimal temperature needed to operate the system. Additionally, the equipments are located

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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behind a six (6) foot block wall that will minimize direct noise emission. The project will have a less than significant impact.

c-d) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is a 65 foot high monopine with an equipment shelter in a 900 square foot lease area. The project will be constructed on a vacant lot and will not displace any existing homes to necessitate any replacement housing elsewhere. Therefore, the project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.

c) The project will not displace any number of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no significant impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.

f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

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**

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. The project will not directly physically alter existing governmental facilities or result in the construction of new governmental facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Hemet Unified School District, GIS database



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Source: Riverside County General Plan

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

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

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

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Com-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project is a 65 foot high monopine with an equipment shelter in a 900 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c) The project is not located within a county service area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riverside County General Plan

Findings of Fact: The project is for the addition of two microwave dishes on an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not 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. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

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

**44. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant 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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project requires a connection to existing water supply from Acacia Avenue to irrigate landscaping around the perimeter of the project lease space. This water usage is minimal and currently available. The project will have less than significant 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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. The project will have no significant 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no significant impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

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

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no significant 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, Project Application Materials

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no significant 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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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"/>
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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: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

**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.PP24928  
 Revised: 6/12/2013 3:19 PM

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

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 PLOT 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 PLOT 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



PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

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

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

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24928 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24928, Exhibit A, (Sheets 1-17), dated March 15, 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. 3 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. 4 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. 5 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

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10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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.

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) (cont.) RECOMMND

with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

Building permits shall be obtained prior to the construction and or placement of any building(s), structure(s), or equipment on the property.

All building plan submittal and fee requirements shall apply.

All building plans shall comply with current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED WIRELESS COM FACILITY RECOMMND

Plot Plan#24928 is proposing an unmanned wireless communications facility without any plumbing. Therefore, any proposal to connect to a dedicated onsite wastewater treatment system, advanced treatment unit, or sanitary sewer system is not required at this time. However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT RECOMMND

PP 24928 proposes a wireless communication facility on 6.11 acres in the San Jacinto Valley area. The site is located northerly of Mayberry Avenue, southerly of Acacia Avenue, easterly of Stanford Street, and westerly of Meridian Street.

The site is subject to sheet flow type runoff from a substantial tributary area. The site naturally drains in a northwesterly direction to adjacent existing residential development. To protect the electronic equipment, the equipment shelter shall be elevated a minimum of 12 inches above the highest adjacent ground.

The site is located within the bounds of the San Jacinto

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT (cont.) RECOMMND

Regional Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Since the proposed impervious area is negligible no ADP fees is applicable for this proposal at this time.

10.FLOOD RI. 3 USE ELEVATE FINISH FLOOR RECOMMND

To protect the electronic equipment, the equipment shelter shall be elevated a minimum of 12 inches above the highest adjacent ground.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - 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:

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. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 2                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

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 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. 3                    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. 4                    USE - FEES FOR REVIEW                    RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan,

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - FEES FOR REVIEW (cont.) RECOMMND

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 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. 5 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. 6 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. 7 USE - MAX HEIGHT RECOMMND

The monopine wireless telecommunication facility located within the property shall not exceed a height of 65 feet.

10.PLANNING. 8 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 9 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 449-080-001 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 13 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopine (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 14 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 15 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 16 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

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 17 USE - BRNCH HGT CNT ANT SOCK RECOMMND

The branches for the monopine shall start 15 feet from the  
bottom of the tree and shall be spaced at three (3)  
branches per foot and all antennas shall have "socks".

10.PLANNING. 18 USE - MAINTAIN SOCKS/BRANCHES RECOMMND

The proposed monopine shall be kept in good repair. The  
branches as well as the antenna "socks" shall remain in  
good condition. If at any time the "socks" are missing,  
they shall be replaced within 30 days.

10.PLANNING. 19 USE - GEO02295 RECOMMND

County Geologic Report (GEO) No. 2295 submitted for this  
project (PP24928) was prepared by Geotechnical Solutions,  
Inc. (GSI) and is entitled: "Geotechnical Engineering &  
Geology Report, Verizon Wireless facility, Larkspur LAX-241  
at 41825 Acacia Avenue, Hemet, California", dated February  
20, 2012. In addition, Geotechnical Solutions prepared the  
following documents:

"Response to County of Riverside Comments on Geotechnical  
Engineering & Geology report for Verizon Wireless -  
Larkspur LAX-241, 41825 Acacia Avenue, Hemet, California  
92544", dated July 18, 2012.

"Addendum to Geotechnical Engineering & Geology Report,  
Verizon Wireless facility, Larkspur LAX-241 at 41825 Acacia  
Avenue, Hemet, California" dated September 24, 2012.

"Response to County of Riverside Comments #2 on  
Geotechnical Engineering & Geology report for Verizon  
Wireless - Larkspur LAX-241, 41825 Acacia Avenue, Hemet,  
California 92544", dated November 27, 2012.

These documents are herein incorporated as a part of  
GEO02295.

GEO02195 concluded:



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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - GEO02295 (cont.)

RECOMMND

1.The potential for direct surface fault rupture at the site is very high.

2.The Casa Loma fault was encountered by G.S. Rasmussen, 1978 immediately southwest of the proposed cell tower facility.

3.A 50-foot non-structural setback zone was established for this fault.

4.The potential for liquefaction is very low due to the lack of near surface groundwater (deeper than 50 feet).

5.Dry sand settlement potential was found to be 1.08 inch which is tolerable.

6.The potential for landsliding is very low.

7.Seiches are not considered a potential hazard to the project.

GEO02195 recommended:

1.Any sensitive facilities and utility trenches essential for the wireless operation should be moved outside of the restricted setback zone (fault rupture hazard).

2.The proposed 57-foot high monopine may be supported by a cast in place concrete caisson bearing into natural dense sandy material.

GEO No. 2195 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2195 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters 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.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, 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. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Acacia Avenue due to existing improvements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

pursued to completion or of 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 request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

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](http://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.

PLANNING DEPARTMENT

60.PLANNING. 4 USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 6 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 0.25 acres (gross) in accordance with APPROVED EXHIBIT NO. A. 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. 10 USE - 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - SITE EVALUATION RECOMMND

The information provided does not indicate whether any grading has taken place or will take place on this lot.

Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Site evaluation need not take place if the applicant obtains a grading permit.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 03/15/13.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN (cont.) RECOMMND

three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 03/15/13.

80.PLANNING. 4 USE- LC LANDSCAPE SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80.TRANS. 2 USE - UTILITY PLAN CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site 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. A disposition note describing the above shall be reflected on the site plan. 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.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - MSHCP FEE/ORDS 810 & 875 INEFFECT

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 2 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 3 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 4 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, 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 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 0.25 acres (gross) in accordance with APPROVED EXHIBIT A. 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.

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - 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 installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24928 has been calculated to be 0.25 net acres.

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.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT (cont.) RECOMMND

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP24928 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 03/15/13.

90.PLANNING. 8 USE- LC LANDSCAPE INSPECT DEP 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 the Installation, the 6th month, and One Year Post-Establishment landscape 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 estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT REQ RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT REQ (cont.) RECOMMND

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 10 USE- LC COMPLY W/ LAND & IRR RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

TRANS DEPARTMENT

90.TRANS. 1 USE - 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. 2 USE-UTILITY INSTALL CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by

05/01/13  
13:55

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 24

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

USE-UTILITY INSTALL CELL TOWER (cont.)

RECOMMND

the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** June 3, 2013  
**TO:** Planning Director  
**FROM:** H. P. Kang, Project Planner  
**RE:** Item No. 2.8 - Plot Plan No 24928 (Verizon Wireless)

This memorandum is prepared to add information to or revise information contained in the previously prepared Staff Report:

1. Attachment: Three (3) correspondences were received in opposition to the project and they are as follows:

Ms. Cathi Franks – 41830 Vanchelle Ct (Health effects)

Mrs. Mary A. Johnson – 41745 Erin Drive (Fault line, close proximity to school, and location within single family residential area)

Ms. Sharyl Williams – 26070 Stanford Street (Health effects)

2. Additional Contacts: Two (2) additional property owners contacted (via phone) the County of Riverside with no objections to the proposed wireless cell towers.

Dr. Michael Bushard – owns 41900 – 41960 Acacia Street  
Ezekiel Sotelo – Lives at 26138 Stanford Street

3. Alternative Site Search: Verizon has provided letters of alternative sites that resulted in no response. Additional location such as the Fire station (approximately 0.2 miles) was not viable for height limitations and the Jehovah's Witness and Mormon churches have historically shown no interest. The applicant also stated that the Stater Brothers properties have not responded to multiple inquiries for the property located on Florida Avenue approximately 0.3 miles to the north.



**Kang, HP**

---

**From:** Cathi Franks [CathiFranks@roadrunner.com]  
**Sent:** Wednesday, May 15, 2013 11:51 AM  
**To:** Kang, HP  
**Subject:** Re: Cell Phone Tower Plot Plan # 24928

**Importance:** High

Thank you for getting back to me, however, I did not get any message on my phone yesterday or today. If the message you intended to leave contains information in addition to your email message below, please call again.

I have contacted neighbors, both schools' administrations (within proximity of this planned cell tower), the superintendent of Hemet Unified School District and the Press Enterprise. I fully expect a strong show of force in opposition to the construction of said tower. Many people plan to attend the 6/3 Planning Dept. meeting at 1:30 p.m. in Riverside, but according to your website, that particular meeting is not on the schedule. If there is a change in date, time or place, I NEED to be notified in advance so that plans can be made by all parties to attend.

One more item I wish to include in my opposition to this tower, is the proximity to V.I.P. Tots, next to the Little Lake Elementary School, a pre-school intervention program for handicapped and medically fragile children as young as 18 months. A number of these children cannot tolerate even the small amount of emissions from cell phones, much less a 65' monstrosity emitting many times as much, behind their facility. Two schools should be ALL that be necessary to stop this project!! I hope that this will also be included in written opposition.

Thank you.  
Cathi Franks

----- Original Message -----

**From:** Kang, HP  
**To:** 'Cathi Franks'  
**Sent:** Wednesday, May 15, 2013 9:55 AM  
**Subject:** RE: Cell Phone Tower Plot Plan # 24928

Dear Ms. Franks:

Thank you so much for taking interest in the developments in the County of Riverside near Hemet area. We are in receipt of your email, letter and the phone call. I did leave you a message on your phone yesterday. I will present this item at the Director's Hearing and your concerns will be a part of the added memo. If you have any questions, please do not hesitate to contact me.

Sincerely,

*H. P. Kang*

H. P. Kang, MBA  
Project Planner  
Riverside County Planning Department  
4080 Lemon St., 12th Fl.  
Riverside, CA 92501-3634  
(951)955-1888 O  
(951)955-1811 F  
[hpkang@rctlma.org](mailto:hpkang@rctlma.org)



**From:** Cathi Franks [mailto:CathiFranks@roadrunner.com]

**Sent:** Friday, May 10, 2013 12:15 PM

**To:** Kang, HP

**Subject:** Cell Phone Tower Plot Plan # 24928

I left a message this morning @ (951) 955-1888 to begin the process of objecting to the plan to erect a Verizon Cell Tower at the Eastern corner of Stanford and West of Meridian Sts. in Hemet. This location is within PROXIMITY of LITTLE LAKE ELEMENTARY SCHOOL!!!

I want to GO ON RECORD as objecting to this project and plan to petition my entire neighborhood in preparation to challenge this project. I am also in communication with the Hemet Unified School District in this endeavor.

Next, I will put in writing at all levels of your Planning Dept. stating our plans to stop this project!!! I am prepared to do whatever it takes to prevent this cell tower from being forced on our residential neighborhood, SO CLOSE TO AN ELEMENTARY SCHOOL.

Personally, I now live immediately next to its planned area. To give a little background on my personal mission to prevent this, I would like you to know the following: I lived in New Jersey, close to Ciba Geigy, a chemical company that settled with many class action lawsuit parties for cancer-causing exposure to its chemical dyes buried in 55 gallon drums which, when decomposed, leached harmful chemicals into the ground water. As a result of that particular exposure, my husband of 29 years, died from bladder cancer that had metastasized to his liver. Without admitting fault, that company was forced to pay multiple very large claims, including our own. With that history, I want you to know that I will object to this plan on every level necessary to prevent its implementation. I will not wait to see what "might happen" years from now with the electromagnetic dangers that I have researched including the Israel study which found that "the risk of cancer was 4.15 for those living near the cell phone transmitter compared with the entire population of Israel." (See Increased incidence of Cancer Near a Cell-Phone Transmitter Station, PDF.) I will not put my family and neighborhood in harm's way by ignoring a hazard to our health.

As you can see, I am prepared to fight this armed with all information at my disposal, with the help of my neighbors and whatever else I can do to prevent this project.

I can be reached at: Cathi Franks, 41830 Vanchelle Ct., Hemet, CA 92544 (951) 765-2021.

Please make record of this communication and all that will follow.

May 21, 2013

County of Riverside Planning Department  
Attn: H. P. Kang  
P. O. Box 1409  
Riverside, CA 92502

RECEIVED  
MAY 22 2013

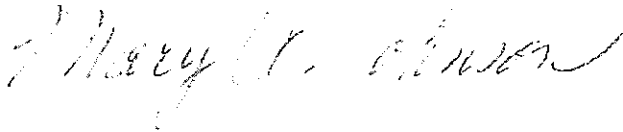
ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Re: Plot Plan No. 24928  
Applicant: Verizon Wireless

I am opposed to a wireless communication facility for Verizon Wireless in the Third Supervisorial District for the following reasons:

- 1) Too close to Little Lake Elementary School.
- 2) Location is on or close to the fault line.
- 3) Location is in a single family residential area

Regards,



Mrs. Mary A. Johnson  
41745 Erin Drive  
Hemet, CA 92544

**Kang, HP**

---

**From:** swilliams@rcoe.us  
**Sent:** Wednesday, May 29, 2013 9:23 AM  
**To:** Kang, HP  
**Subject:** Plot Plan 24928

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

I live West of the proposed plan on Acacia, My property backs up to the field where they are doing the building. I have used that field since August of 1995 to access the back of my property. That is the only access have to be able to get to my property. I hope that this project does not affect my access, as this is the only way to access the back of my property. I also am upset by research that shows if you live within a quarter mile of a cell phone antenna or tower, you may be at risk of serious harm to your health, and this project is almost in my backyard. I am concerned for the health of my child, and grandchild that live in my home. I feel this project site will be exposing hazards associated with electromagnetic frequencies from cell phone towers and other sources to my family. There are continued studies have found that levels of radiation emitted from cell phone towers can damage cell tissues and DNA, causing miscarriage, suppressing immune function, and causing other health problems. I bought a EMF detector to start documenting data from my backyard.

Sharyl williams

26070 Stanford Street

Hemet CA 92544

951-775-3767

Kang, HP

---

From: swilliams@rcoe.us  
Sent: Wednesday, May 29, 2013 9:23 AM  
To: Kang, HP  
Subject: Plot Plan 24928

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

I live West of the proposed plan on Acacia, My property backs up to the field where they are doing the building. I have used that field since August of 1995 to access the back of my property. That is the only access have to be able to get to my property. I hope that this project does not affect my access, as this is the only way to access the back of my property. I also am upset by research that shows if you live within a quarter mile of a cell phone antenna or tower, you may be at risk of serious harm to your health, and this project is almost in my backyard. I am concerned for the health of my child, and grandchild that live in my home. I feel this project site will be exposing hazards associated with electromagnetic frequencies from cell phone towers and other sources to my family. There are continued studies have found that levels of radiation emitted from cell phone towers can damage cell tissues and DNA, causing miscarriage, suppressing immune function, and causing other health problems. I bought a EMF detector to start documenting data from my backyard.

Sharyl williams

26070 Stanford Street

Hemet CA 92544

951-775-3767

May 21, 2013

County of Riverside Planning Department  
Attn: H. P. Kang  
P. O. Box 1409  
Riverside, CA 92502


**RECEIVED**  
MAY 22 2013  
ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Re: Plot Plan No. 24928  
Applicant: Verizon Wireless

I am opposed to a wireless communication facility for Verizon Wireless in the Third Supervisorial District for the following reasons:

- 1) Too close to Little Lake Elementary School.
- 2) Location is on or close to the fault line.
- 3) Location is in a single family residential area

Regards,



Mrs. Mary A. Johnson  
41745 Erin Drive  
Hemet, CA 92544

## Kang, HP

---

**From:** Randi Newton [RNewton@spectrumse.com]  
**Sent:** Wednesday, May 15, 2013 11:49 AM  
**To:** Kang, HP  
**Subject:** RE: Cell Phone Tower Plot Plan # 24928  
**Attachments:** doc02984620130515114556.pdf

HP:

Attached are letters of interest that we sent out to other properties in the area. Only Mr. Johnson called with any interest.

The fire station was not a viable candidate due to limited space as well as height limitations.

Jehovah's Witness and Mormon churches have historically shown no interest.

Thank you,

Randi Newton  
(909) 944-5471 ext 13

-----Original Message-----

**From:** Kang, HP [mailto:HPKANG@rctlma.org]  
**Sent:** Wednesday, May 15, 2013 11:23 AM  
**To:** Randi Newton  
**Subject:** RE: Cell Phone Tower Plot Plan # 24928

Randi:

Another question..do you have documentation that you looked at alternative in the vicinity for the antenna? One of the Commissioner is remembering that the alternative analysis was not done at the time. Also he is mentioning that there is the Stater brother's shopping center on the south side of Florida Ave and east of Standford St. Additionally, there is also a County Fire station on Standford St. that might be an alternative.

Please let me know if you have that information. If you have any questions, please let me know.

Sincerely,  
H. P.

-----Original Message-----

**From:** Randi Newton [mailto:RNewton@spectrumse.com]  
**Sent:** Wednesday, May 15, 2013 9:37 AM  
**To:** Kang, HP  
**Subject:** Re: Cell Phone Tower Plot Plan # 24928

We will wait until the hearing. We cannot, like the County, discuss possible health concerns.

I will pull up the section and send. I'm out in the field but will be back this afternoon.

On May 15, 2013, at 9:17 AM, "Kang, HP" <HPKANG@rctlma.org> wrote:

> Randi:

> It will be covered at the hearing. Would you send me the section of the Additionally, would you like to contact Ms. Franks to discuss the matter or just wait until the hearing day? Please let me know.

>

> Sincerely,

> H. P.

>

> -----Original Message-----

> From: Randi Newton [mailto:RNewton@spectrumse.com]

> Sent: Wednesday, May 15, 2013 8:52 AM

> To: Kang, HP

> Subject: Re: Cell Phone Tower Plot Plan # 24928

>

> Fabulous. Thank you. Are you able to let her know that the Planning Department cannot deny the project based on health concerns? Or will that be covered at the hearing?

>

> On May 15, 2013, at 8:36 AM, "Kang, HP" <HPKANG@rctlma.org> wrote:

>

>> Good Morning Randi:

>> I received this email and a letter (from the same person) who is in opposition of your project. This letter will be a part of the staff report addition as a memo. Just wanted to inform you so that you can prepare for the hearing and any information that might address or give some comfort to the resident. Her address is listed in the email and the letter.

>>

>> If you have any questions, please let me know.

>>

>> Sincerely,

>>

>> H. P. Kang

>> H. P. Kang, MBA

>> Project Planner

>> Riverside County Planning Department

>> 4080 Lemon St., 12th Fl.

>> Riverside, CA 92501-3634

>> (951)955-1888 O

>> (951)955-1811 F

>> hp kang@rctlma.org

>> [RC Logo]

>>

>>

>>

>> From: Cathi Franks [mailto:CathiFranks@roadrunner.com]

>> Sent: Friday, May 10, 2013 12:15 PM

>> To: Kang, HP

>> Subject: Cell Phone Tower Plot Plan # 24928

>>

>> I left a message this morning @ (951) 955-1888 to begin the process of objecting to the plan to erect a Verizon Cell Tower at the Eastern corner of Stanford and West of Meridian Sts. in Hemet. This location is within PROXIMITY of LITTLE LAKE ELEMENTARY SCHOOL!!!



>>

>> I want to GO ON RECORD as objecting to this project and plan to petition my entire neighborhood in preparation to challenge this project. I am also in communication with the Hemet Unified School District in this endeavor.

>>

>> Next, I will put in writing at all levels of your Planning Dept. stating our plans to stop this project!!! I am prepared to do whatever it takes to prevent this cell tower from being forced on our residential neighborhood, SO CLOSE TO AN ELEMENTARY SCHOOL.

>>

>> Personally, I now live immediately next to its planned area. To give a little background on my personal mission to prevent this, I would like you to know the following: I lived in New Jersey, close to Ciba Geigy, a chemical company that settled with many class action lawsuit parties for cancer-causing exposure to its chemical dyes buried in 55 gallon drums which, when decomposed, leached harmful chemicals into the ground water. As a result of that particular exposure, my husband of 29 years, died from bladder cancer that had metastasized to his liver. Without admitting fault, that company was forced to pay multiple very large claims, including our own. With that history, I want you to know that I will object to this plan on every level necessary to prevent its implementation. I will not wait to see what "might happen" years from now with the electromagnetic dangers that I have researched including the Israel study which found that "the risk of cancer was 4.15 for those living near the cell phone transmitter compared with the entire population of Israel." (See Increased incidence of Cancer Near a Cell-Phone Transmitter Station, PDF.) I will not put my family and neighborhood in harm's way by ignoring a hazard to our health.

>>

>> As you can see, I am prepared to fight this armed with all information at my disposal, with the help of my neighbors and whatever else I can do to prevent this project.

>>

>> I can be reached at: Cathi Franks, 41830 Vanchelle Ct., Hemet, CA 92544 (951) 765-2021.

>>

>> Please make record of this communication and all that will follow.

>>

>>

>>

>>

>>

>> <Cathie Franks 051413.pdf>

>> <image001.png>

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

DATE: November 3, 2011

**TO:**

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

P.D. Geology Section-D. Jones  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Surveyor- Bob Roberson  
Riv. Co. Information Technology-J. Sarkasian  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
County Service Area #69 c/o EDA

3rd District Supervisor  
3rd District Planning Commissioner  
City of Hemet  
Eastern Municipal Water Dist.  
Southern California Edison  
Verizon

**CHANGE OF ZONE NO. 7760, PLOT PLAN NO. 24928, AND VARIANCE NO. 1879 – EA42443 –**  
Applicant: Verizon Wireless – Engineer/Representative: Spectrum Surveying & Engineering - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CR:MDR) (2 – 5 Dwelling Units per Acre) – Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – 6.11 Acres - Zoning: One Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The **Change of Zone** proposes to change the zoning classification from Watercourse, Watershed & Conservation Areas (W-1) to One Family Dwellings (R-1). The **Plot Plan** proposes a wireless communication facility, for Verizon Wireless, disguised as a 57' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will contain a 184 square foot equipment shelter, a permanent generator, and two (2) GPS antennas. The **Variance** proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 57 feet, which there by raises the maximum height allowed by 7 feet. – APNs: 449-080-001.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on December 8, 2011.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070.**

COMMENTS:

**COPY**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



*Riverside County*  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

November 10, 2011

Damaris Abraham, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Plot Plan (PP) No. 24928**  
**Proposal: The PP proposes a wireless communication facility.**  
**APN: 449-080-001**

Dear Ms. Abraham:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Mayberry Avenue, south of Acacia Avenue, east of Stanford Street, and west of Meridian Street, in the San Jacinto Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a grading and/or building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to final building inspection**, evidence (i.e., receipts or other type of 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. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Damaris Abraham, Project Planner  
PP No. 24928  
November 10, 2011  
Page 2

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Ross', with a stylized flourish at the end.

Ryan Ross  
Planner IV

PD88468v46

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

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

**PLOT PLAN NO. 24928** – Intent to adopt a Negative Declaration – Applicant: Verizon Wireless – Third/Third Supervisorial District – Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – **REQUEST:** The Plot Plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, 30kw backup generator within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. (Quasi-Judicial)

TIME OF HEARING: 1:30 pm or as soon as possible thereafter.  
DATE OF HEARING: June 3, 2013  
PLACE OF HEARING: County Administrative Center  
1<sup>st</sup> Floor, Conference Room 2A  
4080 Lemon Street  
Riverside, CA 92501

For further information regarding this project, please contact project planner, H.P. Kang at (951) 955-1888 or e-mail [hpkang@rctlma.org](mailto:hpkang@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [www.tlma.co.riverside.ca.us/planning/dh.html](http://www.tlma.co.riverside.ca.us/planning/dh.html)

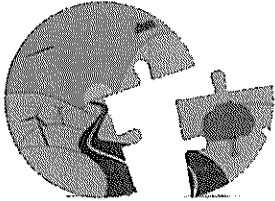
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the date, time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: H. P. Kang  
P.O. Box 1409, Riverside, CA 92502-1409



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

Set ID# CCDD6134

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN     
  CONDITIONAL USE PERMIT     
  TEMPORARY USE PERMIT  
 REVISED PERMIT     
  PUBLIC USE PERMIT     
  VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP24928      DATE SUBMITTED: 4-19-11

### APPLICATION INFORMATION

Applicant's Name: Los Angeles SMSA Limited Partnership, dba Verizon Wireless      E-Mail: \_\_\_\_\_

Mailing Address: 15505 Sand Canyon Avenue, Building D, First Floor  
Irvine, CA 92618  
City      State      ZIP

Daytime Phone No: (949) 286-7000      Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: Spectrum Surveying & Engineering, c/o Brianna Noler      E-Mail: bnoler@spectrumse.com

Mailing Address: 8390 Maple Pl #110  
Rancho Cucamonga, CA 91730  
City      State      ZIP

Daytime Phone No: (909) 944-5471 x15      Fax No: (909) 944-5971

Property Owner's Name: Robert + GLADYS Johnson      E-Mail: \_\_\_\_\_

Mailing Address: 39481 Newport Road  
Hemet, CA 92543  
City      State      ZIP

Daytime Phone No: (951) 285-0254      Fax No: ( ) \_\_\_\_\_

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.

~~EA 42443~~ EA 42443 / CFG05815

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"

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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.

Brianna Noer  
PRINTED NAME OF APPLICANT

*Brianna Noer*  
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.

Robert Johnson  
PRINTED NAME OF PROPERTY OWNER(S)

*Robert K Johnson*  
SIGNATURE OF PROPERTY OWNER(S)

GLADYS JOHNSON  
PRINTED NAME OF PROPERTY OWNER(S)

*Gladys C Johnson*  
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): 449-080-001

Section: 13 Township: 5S Range: 1W

Approximate Gross Acreage: 6.11 ac

General location (nearby or cross streets): North of Mayberry Avenue, South of

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Acacia Avenue, East of Stanford Street, West of Meridian Street.

Thomas Brothers map, edition year, page number, and coordinates: 2008, Pg 811, F-7

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

The proposal includes a new 65' monopine with antennas at a 55' centerline. A prefabricated shelter will be used to house equipment and the entire lease area will be screened with an 8' block wall. A permanent generator is also proposed.

Related cases filed in conjunction with this request:

None.

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

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 proposal 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

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: \_\_\_\_\_

Estimated amount of fill = cubic yards \_\_\_\_\_

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



**APPLICATION FOR LAND USE AND DEVELOPMENT**

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
\_\_\_\_\_

What is the anticipated route of travel for transport of the soil material?  
\_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

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

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

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

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

- Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Brian M. Nolan Date 4/1/11

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

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Riverside, CA 92501

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Attn: H. P. Kang  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**  
**PP24928**

I, Stella Spadafora, certify that on  
(Print Name)

7/24/2013 the attached property owners list  
(Date)

was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)

Distance Buffered: 600 Feet

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 300 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.

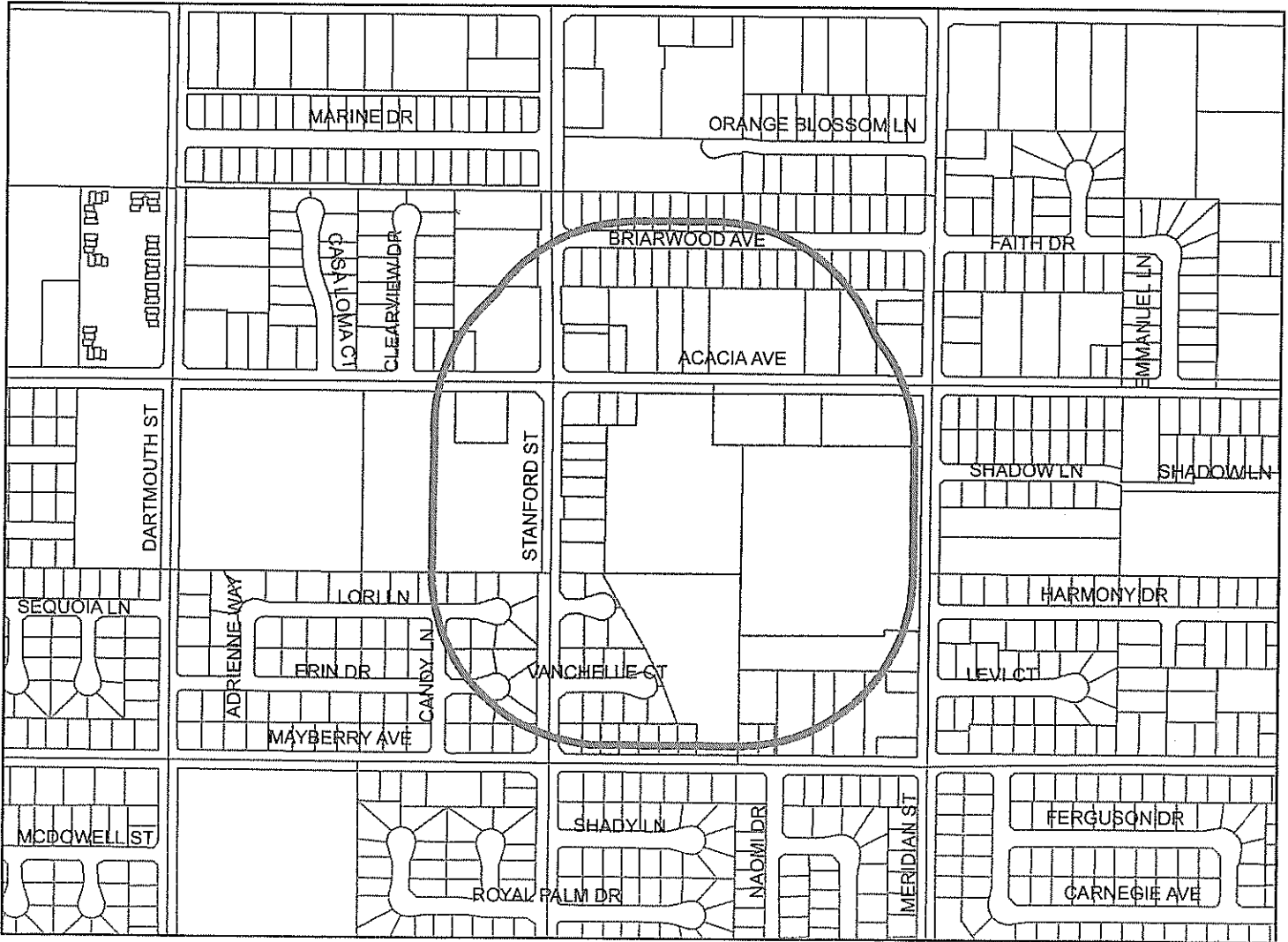
NAME: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

ADDRESS: 4080 Lemon St. 10<sup>th</sup> Floor  
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

# PP24928 (600 Feet Radius)



## Selected Parcels

449-071-018	449-080-031	449-080-037	449-080-028	449-071-028	449-080-003	449-071-024	438-130-024	449-071-021	438-122-011
438-122-033	438-122-034	438-121-004	438-121-005	449-080-023	438-121-009	438-121-002	438-122-036	438-122-031	438-122-032
449-080-034	438-122-014	449-080-021	449-080-011	449-071-029	449-071-020	438-130-050	449-090-020	449-090-021	449-080-006
449-080-029	438-122-001	449-071-026	449-090-012	449-080-026	438-121-007	449-080-030	449-080-038	438-122-016	438-122-017
449-071-019	438-130-023	449-080-009	438-130-049	449-080-033	438-121-011	438-122-003	449-080-015	438-122-008	449-080-017
438-122-004	449-080-007	449-071-033	449-090-011	438-122-005	449-071-017	449-090-019	449-080-010	438-122-028	438-122-029
449-080-019	449-071-016	438-121-001	438-121-012	449-080-035	438-122-010	438-122-024	449-080-022	449-080-024	449-071-025
438-122-027	449-090-001	449-080-027	438-122-013	449-090-007	438-121-006	438-122-002	449-080-020	449-071-027	449-080-001
438-122-006	449-080-018	449-090-006	449-090-009	449-090-010	438-122-012	438-122-035	449-071-014	438-122-037	438-122-015
449-090-008	449-080-002	449-080-005	449-080-032	449-071-015	438-121-003	449-080-008	449-080-025	438-121-010	438-122-009
438-122-007	449-080-036	438-121-008	449-090-002	449-060-003	449-060-004				



525 262.5 0 525 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: 438121001, APN: 438121001  
 MICKELINA BURRELL  
 25890 STANFORD ST  
 HEMET, CA. 92544

ASMT: 438121009, APN: 438121009  
 ROBERTA JONES, ETAL  
 P O BOX 4721  
 INCLINE VILLAGE NV 89450

ASMT: 438121002, APN: 438121002  
 HOLLY TIMMS, ETAL  
 5335 JAMESTOWN  
 SAN DIEGO CA 92117

ASMT: 438121010, APN: 438121010  
 STEVEN GEYER  
 1831 CLOVE ST  
 SAN DIEGO CA 92106

ASMT: 438121003, APN: 438121003  
 SPASM INV II  
 4900 SANTA ANITA AV NO 2C  
 EL MONTE CA 91732

ASMT: 438121011, APN: 438121011  
 LINDA ALDRIDGE  
 41880 BRIARWOOD AVE  
 HEMET, CA. 92544

ASMT: 438121005, APN: 438121005  
 ROSINA VARGAS, ETAL  
 5316 INGLESTONE DR  
 HEMET CA 92545

ASMT: 438121012, APN: 438121012  
 HANAN ENDRAWS, ETAL  
 28681 MALABAR RD  
 TRABUCO CANYON CA 92679

ASMT: 438121006, APN: 438121006  
 MARIA ROMERO, ETAL  
 25857 LAZY CLOUD WAY  
 SUN CITY CA 92585

ASMT: 438122001, APN: 438122001  
 JACK ROY  
 25962 STANFORD  
 HEMET CA 92544

ASMT: 438121007, APN: 438121007  
 JOHN CRAVEN  
 1308 E VINE ST  
 WEST COVINA CA 91790

ASMT: 438122002, APN: 438122002  
 LEIDY AGUILAR, ETAL  
 41781 BRIARWOOD DR  
 HEMET, CA. 92544

ASMT: 438121008, APN: 438121008  
 TIMOTHY SMITH  
 26670 WHARTON CT  
 HEMET CA 92544

ASMT: 438122003, APN: 438122003  
 PAUL BRAIMAN, ETAL  
 P O BOX 495  
 LAKE ARROWHEAD CA 92352

ASMT: 438122004, APN: 438122004  
 MARGUERITE AUGUSTINE  
 20401 BOWFONDS ST  
 ASHBURN VA 20147

ASMT: 438122012, APN: 438122012  
 JUDY HOLTE, ETAL  
 P O BOX 4020  
 HEMET CA 92546

ASMT: 438122005, APN: 438122005  
 MARNEL SAAVEDRA  
 41813 BRIARWOOD AVE  
 HEMET, CA. 92544

ASMT: 438122013, APN: 438122013  
 RAQUEL BARREDA, ETAL  
 895 BROWNING CT  
 SAN JACINTO CA 92583

ASMT: 438122006, APN: 438122006  
 ROBERT SCALES  
 632 PARNEVIK DR  
 HEMET CA 92545

ASMT: 438122014, APN: 438122014  
 ELVIRA LACSON  
 9728 HAMPSHIRE ST  
 RANCHO CUCAMONGA CA 91730

ASMT: 438122007, APN: 438122007  
 DONNA SCHAEFER, ETAL  
 1540 MISSION MEADOWS DR  
 OCEANSIDE CA 92057

ASMT: 438122015, APN: 438122015  
 RICHARD CAMPANELLA, ETAL  
 C/O JOSEPH RUSSO  
 28409 KING APACHE  
 MENIFEE CA 92584

ASMT: 438122008, APN: 438122008  
 CYNTHIA BANCHI, ETAL  
 26305 WISDOM DR  
 HEMET CA 92544

ASMT: 438122017, APN: 438122017  
 JOSEPH MINER  
 2576 NEWPORT BLV  
 COSTA MESA CA 92627

ASMT: 438122010, APN: 438122010  
 PACIFIC PARADISE ASSET MANAGEMENT  
 23052 ALICIA PK NO 456H  
 MISSION VIEJO CA 92692

ASMT: 438122024, APN: 438122024  
 DANIEL MCGIVNEY, ETAL  
 26691 LORE HEIGHTS CT  
 HEMET CA 92544

ASMT: 438122011, APN: 438122011  
 MELCHOR MAGDALENO, ETAL  
 543 TRANSIT AVE  
 RIVERSIDE CA 92507

ASMT: 438122027, APN: 438122027  
 SAN JACINTO, ETAL  
 41861 ACACIA AVE  
 HEMET CA 92544

ASMT: 438122029, APN: 438122029  
 MARY BISHARA, ETAL  
 6896 MAGNOLIA AVE  
 RIVERSIDE CA 92506

ASMT: 438130023, APN: 438130023  
 KEVIN DEENIK  
 20605 KASABA CT  
 WILDOMAR CA 92595

ASMT: 438122031, APN: 438122031  
 EAST CONGR JEHOVAHS WITNESSES HEMET  
 C/O DAVID R JOHNSON  
 P O BOX 5025  
 HEMET CA 92544

ASMT: 438130024, APN: 438130024  
 CLAIBORNE SHACKELFORD, ETAL  
 41704 ACACIA AVE  
 HEMET, CA. 92544

ASMT: 438122032, APN: 438122032  
 EASTERN MUNICIPAL WATER DIST  
 P O BOX 8300  
 PERRIS CA 92572

ASMT: 438130049, APN: 438130049  
 FRANCESCA INGARDIA, ETAL  
 39780 NOTTINGHILL DR  
 MURRIETA CA 92563

ASMT: 438122034, APN: 438122034  
 COUNTY OF RIVERSIDE  
 C/O REAL ESTATE DIVISION  
 P O BOX 1180  
 RIVERSIDE CA 92502

ASMT: 438130050, APN: 438130050  
 HEMET PROP  
 C/O RAYMOND J BADDOUR  
 1401 N PALM CANYON NO 200  
 PALM SPRINGS CA 92262

ASMT: 438122035, APN: 438122035  
 S H REVOCABLE LIVING TRUST  
 41858 ACACIA AVE  
 HEMET, CA. 92544

ASMT: 449060004, APN: 449060004  
 SHARON NELSON, ETAL  
 P O BOX 1377  
 HEMET CA 92546

ASMT: 438122036, APN: 438122036  
 MONICA HORN, ETAL  
 1304 FELIPE  
 SAN CLEMENTE CA 92673

ASMT: 449071014, APN: 449071014  
 SANDRA CLARKE HARO  
 41676 LORI LN  
 HEMET, CA. 92544

ASMT: 438122037, APN: 438122037  
 CORA DELAPENA, ETAL  
 P O BOX 28523  
 SAN DIEGO CA 92198

ASMT: 449071015, APN: 449071015  
 GARRY HAMDORF, ETAL  
 C/O GARRY ALLAN HAMDORF  
 6544 SALIZAR ST  
 SAN DIEGO CA 92111

ASMT: 449071016, APN: 449071016  
MICHAEL MACLEAN  
41718 LORI LN  
HEMET, CA. 92544

ASMT: 449071025, APN: 449071025  
MARGENE MANGABAT, ETAL  
41720 ERIN DR  
HEMET, CA. 92544

ASMT: 449071017, APN: 449071017  
ANNA PEVEHOUSE, ETAL  
41740 LORI LN  
HEMET, CA. 92544

ASMT: 449071026, APN: 449071026  
KATHERINE WARREN, ETAL  
41742 ERIN DR  
HEMET, CA. 92544

ASMT: 449071018, APN: 449071018  
MARIA GARCIA, ETAL  
41750 LORI LN  
HEMET, CA. 92544

ASMT: 449071027, APN: 449071027  
DEBORAH FELBINGER, ETAL  
41748 ERIN DR  
HEMET, CA. 92544

ASMT: 449071019, APN: 449071019  
JOSEPHINE DAUGHERTY  
41741 LORI LN  
HEMET, CA. 92544

ASMT: 449071028, APN: 449071028  
MARY JOHNSON, ETAL  
41745 ERIN DR  
HEMET, CA. 92544

ASMT: 449071020, APN: 449071020  
KAREN DUNN, ETAL  
C/O GREGORY DUNN  
2985 VISTA WAY  
HEMET CA 92544

ASMT: 449071029, APN: 449071029  
ANNETTE HILLIS, ETAL  
41725 ERIN DR  
HEMET, CA. 92544

ASMT: 449071021, APN: 449071021  
SALLY RIGDON, ETAL  
771 N HEMET ST  
HEMET CA 92544

ASMT: 449071033, APN: 449071033  
MARIO FATA  
221 FLOWER ST  
COSTA MESA CA 92627

ASMT: 449071024, APN: 449071024  
CHARLES HOOVER  
27505 PACHEA TR  
HEMET CA 92544

ASMT: 449080001, APN: 449080001  
GLADYS JOHNSON, ETAL  
39481 NEWPORT RD  
HEMET CA 92543



ASMT: 449080002, APN: 449080002  
SHARON OBUCHON STAUB  
41795 ACACIA AVE  
HEMET, CA. 92544

ASMT: 449080011, APN: 449080011  
ESEQUIEL SOTELO  
26138 STANFORD ST  
HEMET, CA. 92544

ASMT: 449080003, APN: 449080003  
BRITTANY CORDREY  
41785 ACACIA AVE  
HEMET, CA. 92544

ASMT: 449080015, APN: 449080015  
LOAN EMPORIUM INC  
2393 PACER DR  
NORCO CA 92860

ASMT: 449080005, APN: 449080005  
SHARYL ADAMS WILLIAMS  
26070 STANFORD ST  
HEMET, CA. 92544

ASMT: 449080017, APN: 449080017  
MARCO VARGAS  
41760 VAN LINDEN CT  
HEMET, CA. 92544

ASMT: 449080006, APN: 449080006  
JACQUELLINNE GOMEZ, ETAL  
26080 STANFORD ST  
HEMET, CA. 92544

ASMT: 449080018, APN: 449080018  
JANET SHAHAN, ETAL  
41800 VAN LINDEN CT  
HEMET, CA. 92544

ASMT: 449080007, APN: 449080007  
MARIA GODINEZ  
26052 GIRAD ST  
HEMET CA 92544

ASMT: 449080019, APN: 449080019  
DAWN GOW, ETAL  
41801 VAN LINDEN CT  
HEMET, CA. 92544

ASMT: 449080009, APN: 449080009  
LASHAWN DAWKINS  
26108 STANFORD ST  
HEMET, CA. 92544

ASMT: 449080020, APN: 449080020  
ROBERT BARBOT  
2601 MEMPHIS AVE  
HENDERSON NV 89052

ASMT: 449080010, APN: 449080010  
MARYANNE WHEELER  
26114 STANFORD ST  
HEMET, CA. 92544

ASMT: 449080021, APN: 449080021  
DINA ZAYAS, ETAL  
P O BOX 2463  
HEMET CA 92546

ASMT: 449080022, APN: 449080022  
MARY STANFORD, ETAL  
41760 VANCHILLE  
HEMET, CA. 92544

ASMT: 449080029, APN: 449080029  
DONALD SMESTAD, ETAL  
C/O DONALD R SMESTAD  
41773 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080023, APN: 449080023  
VIVIAN CAMP, ETAL  
41780 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080030, APN: 449080030  
JOSE HERNANDEZ  
41761 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080024, APN: 449080024  
PHEBE WORLEY, ETAL  
C/O WORLEY FAMILY TRUST  
41800 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080031, APN: 449080031  
ISABEL DIAZ, ETAL  
C/O ISABEL DIAZ  
41760 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449080025, APN: 449080025  
CATHERINE FRANKS, ETAL  
41830 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080032, APN: 449080032  
SHAWANDA ARRINGTON  
41774 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449080026, APN: 449080026  
JASON SPRAGG  
41833 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080033, APN: 449080033  
LAWRENCE PENA  
41792 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449080027, APN: 449080027  
RAFAEL ARMENDARIZ  
41799 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080034, APN: 449080034  
SAGRARIO URRUTIA, ETAL  
41808 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449080028, APN: 449080028  
BARBARA BRADLEY, ETAL  
41785 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080035, APN: 449080035  
OSCAR ESCOBAR  
41824 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449080036, APN: 449080036  
JANINE MONTGOMERY, ETAL  
41840 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449090009, APN: 449090009  
ROBERT THACKER  
41930 MAYBERRY  
HEMET, CA. 92544

ASMT: 449080037, APN: 449080037  
JTH REAL ESTATE, ETAL  
27068 LA PAZ RD STE 286  
ALISO VIEJO CA 92656

ASMT: 449090010, APN: 449090010  
ROBERT THACKER  
41930 MAYBERRY AVE  
HEMET CA 92544

ASMT: 449080038, APN: 449080038  
JOSE MALPARTIDA  
17411 JACQUELYN LN NO 3  
HUNTINGTON BEACH CA 92647

ASMT: 449090011, APN: 449090011  
MARJORIE MANDELLA  
41950 MAYBERRY AVE  
HEMET CA 92544

ASMT: 449090001, APN: 449090001  
SAN JACINTO, ETAL  
41861 ACACIA ST  
HEMET, CA. 92544

ASMT: 449090012, APN: 449090012  
JANET JONES  
26229 MERIDIAN ST  
HEMET, CA. 92544

ASMT: 449090002, APN: 449090002  
VIP TOTS INC  
41915 E ACACIA AVE  
HEMET, CA. 92544

ASMT: 449090019, APN: 449090019  
MARY PARMELEE  
26181 MERIDIAN ST  
HEMET, CA. 92544

ASMT: 449090007, APN: 449090007  
BLANCA YBANEZ, ETAL  
41890 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449090021, APN: 449090021  
HEMET UNIFIED SCHOOL DIST  
C/O RICHARD BECK  
2350 E LATHAM AVE  
HEMET CA 92545

ASMT: 449090008, APN: 449090008  
SFR 2012 1 U S WEST  
135 N LOS ROBLES 4TH FL  
PASADENA CA 91101

Pechanga Indian Reservation Council  
P.O. Box 1477  
Temecula, CA 93593

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Cultural Resources Committee, Pechanga  
Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Hemet Unified School District  
1791 W. Acacia Ave.  
Hemet, CA 92545

Lake Hemet Water District  
26385 Fairview Ave.  
P.O. Box 5039  
Hemet, CA 92544

ATTN: Michael McCann / David Barker  
Reg. Water Quality Control Board #9  
San Diego  
9174 Sky Park Court, Suite 100  
San Diego, CA 92123-4340

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

3rd Supervisor District  
Jeff Stone, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1003

ATTN: John Petty  
c/o Chantell Griffin, Planning Commission  
Secretary  
Planning Commission, Riverside County  
Mail Stop 1070

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

ATTN: Tim Pearce, Region Planner  
Southern California Gas Transmission  
251 E. 1st St.  
Beaumont, CA 92223-2903

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

Applicant:  
Los Angeles SMSA LP  
DBA: Verizon Wireless  
15505 Sand Canyon Avenue, Bldg. D, 1<sup>st</sup> Fl.,  
Irvine, CA 92618

Engineer:  
Randi Newton  
Spectrum Services, Inc.  
8390 Maple Place, Suite 110  
Rancho Cucamonga, CA 91730

Owner:  
Robert and Gladys Johnson  
39481 Newport Road  
Hemet, CA 92543



# 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.**

EA42443/Plot Plan No. 24928

*Project Title/Case Numbers*

H. P. Kang

*County Contact Person*

951-955-1888

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Los Angeles SMSA LP, dba Verizon Wireless

*Project Applicant*

15505 Sand Canyon Avenue, Building D, 1<sup>st</sup> Floor, Irvine, CA 92618

*Address*

The project is located on the southerly side of Acacia Avenue, easterly of Standford Street, more specifically 41825 Acacia Avenue near the City of Hemet.

*Project Location*

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on June 3, 2013, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$50.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the 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*

Project Planner  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

HK/hk  
Revised 8/25/2009  
Y:\Planning Case Files-Riverside office\PP24928\DH-PC-BOS Hearings\DH-PC\NOD Form.PP24928.docx

Please charge deposit fee case#: ZEA42443 ZCFG5815 \$.2,165.50

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

## NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24928

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment No. 42443).

COMPLETED/REVIEWED BY:

By: H. P. Kang Title: Project Planner Date: March 27, 2013

Applicant/Project Sponsor: Verizon Wireless Date Submitted: April 20, 1011

ADOPTED BY: Planning Director

Person Verifying Adoption: H. P. Kang Date: \_\_\_\_\_

The 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 H. P. Kang at (951) 955-1888.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25168\DH-PC-BOS Hearings\DH-PC\Negative Declaration.PP25168.docx

Please charge deposit fee case#: ZEA42443 ZCFG5815 \$2,156.25 +\$50

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1103691

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: VERIZON WIRELESS LOS ANGELES \$64.00  
paid by: CK 2104  
CA FISH AND GAME FOR EA42443  
paid towards: CFG05815 CALIF FISH & GAME: DOC FEE  
at parcel: 41825 ACACIA AVE HEM  
appl type: CFG3

By \_\_\_\_\_ Apr 20, 2011 16:43  
MGARDNER posting date Apr 20, 2011

\*\*\*\*\*  
\*\*\*\*\*

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 \* R1303000

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: VERIZON WIRELESS LOS ANGELES \$2,156.25  
paid by: CK 56803  
paid towards: CFG05815 CALIF FISH & GAME: DOC FEE  
CA FISH AND GAME FOR EA42443  
at parcel #: 41825 ACACIA AVE HEM  
appl type: CFG3

By \_\_\_\_\_ Apr 04, 2013 13:16  
MGARDNER posting date Apr 04, 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](http://www.rctlma.org)



Agenda Item No.: 3.2  
Area Plan: Southwest  
Zoning Area: French Valley and Rancho  
California  
Supervisory District: Third/Third  
Project Planner: Matt Straite  
Planning Commission: August 21, 2013

SPECIFIC PLAN NO. 312 AMENDMENT NO. 1  
CHANGE OF ZONE NO. 7769  
TENTATIVE TRACT MAP NO. 36418  
TENTATIVE TRACT MAP NO. 32289 MINOR  
CHANGE NO. 1  
Applicant: Riverside Maitland 03, LLC  
Engineer/Representative: Adrian Peters,  
Brookfield

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Specific Plan No. 312 Amendment No. 1** proposes to revise the Land Use Plan by reclassifying designations in some Planning Areas and reconfigure some Planning Area boundaries. Additionally, the Amendment proposes to rename all Planning Area Land Use Designations to be consistent with the current General Plan nomenclature and reduce the total unit count from 1,793 to 1,671. Additionally, a portion of the site is now in the City of Murrieta thus changing the boundary of the Specific Plan. For a more detailed project description see the EIR Addendum.

**Change of Zone No 7769** proposes to modify the zoning standards for Planning Area 8, 15, 16, 18A, 19 and 20/21, in addition the Planning Area boundaries would be formalized. For a more detailed project description see the EIR Addendum.

**Tentative Tract Map No. 36418** proposes a Schedule A subdivision of 10.06 gross acres into 50 residential lots, 1 water quality lot, and 3 open space lots in Planning Area 19, a site designated for a school which is no longer needed by the district. For a more detailed project description see the EIR Addendum.<sup>1</sup>

**Tentative Tract Map No. 32289 Minor Change No. 1** proposes to merge lots 181-183, 184-197 and 214-216. There will be a total of 179 residential lots, 18 open space lots, and 2 detention basin lots on 81.87 gross acres after all lots are merged, 19 total lots are being merged. For a more detailed project description see the EIR Addendum.

The project is located in the Southwest Area Plan, in the Community of French Valley; more specifically the project is easterly of Briggs Road, westerly of Highway 79 and Leon Road, southerly of Keller Road.

### ISSUES OF POTENTIAL CONCERN:

#### **School Site**

Planning Area 19, the location of TR36418, was intended to be a school site. The School District, however, elected to use a property just west of the Specific Plan limits. The District no longer needs Planning Area 19. The original Specific Plan featured a Public Facilities Designation on the site, with no provision to alter the designation besides a Specific Plan Amendment, which they are requesting now. The Amendment to the Specific Plan proposes to reclassify the site as Medium High Density Residential

<sup>1</sup> 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, then the Specific Plan conditions of approval would be included in the tract map conditions. The intent is to avoid 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').

D.M.

(MHDR). The site was used as a temporary park-and-ride lot that is no longer required. Additionally, the site contained some fill dirt stockpiles for a number of years that have been conditioned to be removed. The applicant has proposed higher density in this planning area which provides a mix of product types in the Specific Plan and places higher density near schools and parks.

**PA18A, 16, and 15**

In 2006 Tentative Tract Map No. 32289 was approved by the Board of Supervisors with smaller lots to east side of the Planning Areas, and larger lots to the west, intending to act as a buffer to development on the east side of the Specific Plan. The applicant is requesting to change these larger lots to open space, explaining that the larger lots will not sell, and the open space will act as an amenity to the area while still achieving the intended buffer.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Medium Density Residential (MDR), Medium High Density Residential (MHDR), Public Facilities (PF), Open Space- Recreation (OS-R), Open Space-Water (OS-W), Open Space- Conservation (OS-C) as reflected on the Land Use Plan for SP312A1 (for the entire Specific Plan).
2. Surrounding General Plan Land Use (Ex. #5): City of Murrieta to the south, Medium Density Residential (MDR) and Rural Residential (RR) to the west, Medium Density Residential (MDR), Low Density Residential (LDR), and Rural Residential (RR) to the east, and Rural Residential (RR) to the north.
3. Existing Zoning (Ex. #2): Specific Plan (SP)
4. Surrounding Zoning (Ex. #2): City of Murrieta to the south, One Family Dwellings (R-1), Rural Residential (RR), Heavy Agriculture-10 Acre Minimum (A-2-10) and Light Agriculture-10 Acre Minimum (A-1-10), and Residential Agricultural- 5 Acre Minimum (R-A-5) to the west.
5. Existing Land Use (Ex. #1): Single Family Dwellings and vacant land
6. Surrounding Land Use (Ex. #1): Single Family homes to the south, west and east, vacant land to the north.
7. Project Data:  
Total Acreage: 605.7  
Total Proposed Lots:  
For TR36418- 50 Residential  
For TR32289M1- 179 Residential  
Schedule: A (for both)
8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS TO THE RIVERSIDE COUNTY BOARD OF SUPERVISORS THE FOLLOWING ACTIONS:**

**CONSIDERATION** of a **ADDENDUM NO. 2** to **ENVIRONMENTAL IMPACT REPORT NO. 411**, based on the findings incorporated in the initial study and Addendum No. 2 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment beyond those identified in the EIR; and,

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 312, AMENDMENT NO. 1**, 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. 7769**, formalizing the Planning Area Boundaries for Planning Areas 1, 2a, 2b, 2c, 3a, 3b, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17a, 17b, 18a, 18b, and 19 of Specific Plan No. 312, 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. 36418**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT NO. 32289 MINOR CHANGE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**ADOPTION** of **PLANNING COMMISSION RESOLUTION NO. 2013-001** recommending adoption of Specific Plan No 312, Amendment No. 1 to the Board of Supervisors.

**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: Medium Density Residential (MDR), Medium High Density Residential (MHDR), Public Facilities (PF), Open Space- Recreation (OS-R), Open Space- Water (OS-W), Open Space- Conservation (OS-C) as reflected on the Land Use Plan for SP312A1 (for the entire Specific Plan).
2. The project site is surrounded by properties which are designated City of Murrieta to the south, Medium Density Residential (MDR) and Rural Residential (RR) to the west, Medium Density Residential (MDR), Low Density Residential (LDR), and Rural Residential (RR) to the east, and Rural Residential (RR) to the north.
3. The zoning for the subject site is Specific Plan (SP).
4. The project site is surrounded by properties which are zoned City of Murrieta to the south, One Family Dwellings (R-1), Rural Residential (RR), Heavy Agriculture- 10 Acre Minimum (A-2-10)

and Light Agriculture- 10 Acre Minimum (A-1-10), and Residential Agricultural- 5 Acre Minimum (R-A-5) to the west.

5. The project is consistent with the Specific Plan. Additionally, similar uses have been constructed and are operating in the project vicinity.
6. This Specific Plan is located within Criteria Areas 5572 and 5476 of the Western Riverside County Multiple Species Habitat Conservation Plan. MSHCP dedication of conservation area was required of the Specific Plan and has occurred. There are no additional land dedication requirements in order to comply with the MSHCP.
7. This project is within the City Sphere of Influence of Murrieta.
8. Pursuant to CEQA section 15164, overall, the proposed Project would result in impacts that are less than or equal to those addressed in EIR No. 411. Approval of the Project would result in a decrease in the total number of units allocated to the Specific Plan from 2,092 (studied in the EIR) to 1,793 dwelling units. As demonstrated in the accompanying Environmental Assessment, 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. 411 and addenda thereto. More specifically:

- A. The proposed Project would not require "major revisions" to the previous EIR because the Project will not involve any substantial increases in the severity of the previously identified significant environmental impacts. As indicated in the project description above, the majority of changes proposed as part of SP312A1 involve revisions to SP312 to provide consistency with previously-approved tentative tract maps, Substantial Conformance No. 1 to Specific Plan No. 312 (approved March 21, 2006), and current Riverside County General Plan land use nomenclature. These modifications to Specific Plan 312 do not have the potential to result in any physical environmental impacts beyond those previously disclosed in EIR 411. The aspects of proposed SP312A1 that are the focus of the EIR Addendum and that have the potential to result in physical changes to the environment that vary from the information disclosed in EIR 411 are limited to 91.9 acres encompassing proposed TR 32289M1 and TR 36418, which cover Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, and 19. In total, the 1,671 residential units that would be allowed pursuant to SP312A1 represent a reduction in the number of dwelling units allowed pursuant to the approved SP 312, and a concomitant reduction in environmental impact.

As demonstrated in the accompanying Environmental Assessment No. 42492 (EA42492), due to the proposed reduction in development intensity allowed on-site, 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 EIR 411. In fact, some of the impacts disclosed in EIR 411 would be reduced.

- B. Subsequent to the certification of Final EIR 411 and approval of SP 312 and Addendum No. 1 to EIR 411, no new information of substantial importance has become available which was not known or could not have been known with the exercise of reasonable diligence at the time the previous EIR was prepared.

- C. The Project proposes the same land uses analyzed by EIR 411 and its Addendum No. 1. The proposed Project would therefore not result in any new significant effects associated with land usage that were not previously identified.
  - D. Technical reports were prepared for TR 30694, TR 30696, and TR 30695 in conjunction with Addendum No. 1 for traffic, soils/geotechnical, biological resources, noise, and air quality (copies of which are contained within or appended to Addendum No. 1). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in Final EIR 411.
  - E. Technical reports for TR 36418 and TR 32289M1 were prepared for noise, soils/geotechnical, and hydrology/water quality, and greenhouse gas emissions (copies are contained within or appended to Addendum No. 2). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in Final EIR 411 and/or the Addenda.
  - F. Mitigation measures identified in EIR 411 and Addendum No. 1, other than those that have changed as a result of updated technical studies, changes in law, and/or as requirements of subsequently approved permits and authorizations, would still be appropriate and feasible for the proposed Project. Additional mitigation has been added through Addendum No. 2.
- 9. This land division is located within a CAL FIRE state responsibility area.
  - 10. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance Section 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
  - 11. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
  - 12. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 as reviewed by the Riverside County Fire Department with standards such as driveways less than 800 feet shall provide a turnout near a midpoint and driveway exceeding 800 feet shall provide turnouts at 400 feet apart with 10 feet minimum width and 30 feet minimum depth. Additional requirements such as fire brakes and fuel modification are incorporated in the Conditions of Approval.

**CONCLUSIONS:**

- 1. The proposed project is in conformance with the Community Development: Medium Density Residential (MDR), Medium High Density Residential (MHDR), Public Facilities (PF), Open Space- Recreation (OS-R), Open Space- Water (OS-W), Open Space- Conservation (OS-C) as

reflected on the Land Use Plan for SP312A1 (for the entire Specific 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. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. 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. Dam inundation area; or,
  - b. High Fire Area; or,
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
  - a. The city of Murrieta sphere of influence;
  - b. A 100-year flood plain and an area drainage plan; and,
  - c. The Valley Wide Recreation and Parks District; and,
  - d. An area of low liquefaction.
4. For a list of designated Assessor's Parcel numbers, please see attached sheet.

ORDINANCE NO. 348.XXXX

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the \_\_\_\_\_ area the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. \_\_\_\_\_, Change of Zone Case No. 7769," which map is made a part of this ordinance.

Section 2. Article XVIIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.120 to read as follows:

Section 17.120 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 312.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space and trails.

(2) The development standards for Planning Area 1 of Specific Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

b. Planning Areas 2A, 2B, 2C, 2D, 2E and 2F.

1           (1)     The uses permitted in Planning Areas 2A, 2B, 2C, 2D, 2E and 2F of Specific Plan  
2 No. 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.  
3 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and  
4 (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section  
5 8.100.a. shall also include open space and trails.

6           (2)     The development standards for Planning Areas 2A, 2B, 2C, 2D, 2E and 2F Specific  
7 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
8 Ordinance No. 348.

9           (3)     Except as provided above, all other zoning requirements shall be the same as those  
10 requirements identified in Article VIIIe of Ordinance No. 348.

11  
12 c.     Planning Areas 3A, 3B, 3C, 3D and 3E.

13           (1)     The uses permitted in Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No.  
14 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.  
15 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and  
16 (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section  
17 8.100.a. shall also include open space detention facilities and trails.

18           (2)     The development standards for Planning Areas 3A, 3B, 3C, 3D and 3E of Specific  
19 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
20 Ordinance No. 348.

21           (3)     Except as provided above, all other zoning requirements shall be the same as those  
22 requirements identified in Article VIIIe of Ordinance No. 348.

23  
24 d.     Planning Areas 5, 6, 9, 11, and 13.

25           (1)     The uses permitted in Planning Areas 5, 6, 9, 11 and 13 of Specific Plan No. 312  
26 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
27  
28



1 that the uses permitted pursuant to Section 6.1.a.(3) and (4), b.(1) and (3) and e. shall not be  
2 permitted.

3 (2) The development standards for Planning Areas 5, 6, 9, 11 and 13 of Specific Plan  
4 No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
5 348, except that the development standards set forth in Article VI, Section 6.2.b., and e.(4) shall be  
6 deleted and replaced by the following:

7  
8 A. Lot area shall not be less than six thousand (6,000) square feet. The  
9 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
10 for access to the portion of a lot used as a building site.

11 B. Chimneys and fireplaces shall be allowed to encroach into side yards a  
12 maximum of two feet (2'). No other structural encroachments shall be permitted in the  
13 front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

14 In addition, the following development standards shall also apply:

15 AA. Interior side yards may be reduced to accommodate zero lot line  
16 situations, except that in no case shall the reduction in the side yard areas reduce  
17 the separation between structures to less than ten feet (10').

18 (3) Except as provided above, all other zoning requirements shall be the same as those  
19 requirements identified in Article VI of Ordinance No. 348.

20 e. Planning Areas 14, 17A, 20/21, 23, 27, and 31.

21 (1) The uses permitted in Planning Areas 14, 17A, 20/21, 23, 27, and 31 of Specific  
22 Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.  
23 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1), (3) and (5); and e.  
24 shall not be permitted. In addition, the permitted uses identified under Section 6.1.b. shall also  
25 include community recreation centers.  
26  
27  
28

1           (2)     The development standards for Planning Areas 14, 17A, 20/21, 23, 27, and 31 of  
2 Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of  
3 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,  
4 and e.(4) shall be deleted and replaced by the following:

5                   A.     Lot area shall not be less than six thousand (6,000) square feet. The  
6                   minimum lot area shall be determined by excluding that portion of a lot that is used solely  
7                   for access to the portion of a lot used as a building site.

8                   B.     Chimneys and fireplaces shall be allowed to encroach into side yards a  
9                   maximum of two feet (2'). No other structural encroachments shall be permitted in the  
10                  front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

11  
12 In addition, the following development standards shall also apply:

13                   AA.    Interior side yards may be reduced to accommodate zero lot line  
14                   situations, except that in no case shall the reduction in the side yard areas reduce  
15                   the separation between structures to less than ten feet (10').

16  
17           (3)     Except as provided above, all other zoning requirements shall be the same as those  
18 requirements identified in Article VI of Ordinance No. 348.

19     f.     Planning Areas 10, 12, 17B, 18B, 25, 26, 28, 29 and 30.

20           (1)     The uses permitted in Planning Areas 10, 12, 17B, 18B, 25, 26, 28, 29 and 30 of  
21 Specific Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of  
22 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and  
23 (3); and e. shall not be permitted.

24  
25           (2)     The development standards for Planning Areas 10, 12, 17B, 18B, 25, 26, 28, 29 and  
26 30 of Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section  
27 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI, Section  
28

1 6.2.e.(4) shall be deleted and replaced by the following:

2 A. Chimneys and fireplaces shall be allowed to encroach into side yards a  
3 maximum of two feet (2'). No other structural encroachments shall be permitted in the  
4 front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

5 In addition, the following development standards shall also apply:

6 AA. The interior side yards may be reduced to accommodate zero lot line  
7 or common wall situations, except that in no case shall the reduction in the side  
8 yard areas reduce the separation between structures to less than ten feet (10').

9 (3) Except as provided above, all other zoning requirements shall be the same as those  
10 requirements identified in Article VI of Ordinance No. 348.

11 g. Planning Areas 7, 32 and 33.

12 (1) The uses permitted in Planning Areas 7, 32 and 33 of Specific Plan No. 312 shall  
13 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
14 the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be  
15 permitted.

16 (2) The development standards for Planning Areas 7, 32 and 33 of Specific Plan No.  
17 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
18 348, except that the development standards set forth in Article VI, Section 6.2.b. and e.(4) shall be  
19 deleted and replaced by the following:

20 A. Lot area shall be not less than eight thousand (8,000) square feet. The  
21 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
22 for access to the portion of a lot used as a building site.

23 B. Chimneys and fireplaces shall be allowed, to encroach into side yards a  
24 maximum of two feet (2'). No other structural encroachments shall be permitted in the  
25

1 front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

2 (3) Except as provided above, all other zoning requirements shall be the same as those  
3 requirements identified in Article VI of Ordinance No. 348.

4 h. Planning Area 15.

5 (1) The uses permitted in Planning Area 15 of Specific Plan No. 312. shall be the same  
6 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses  
7 permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), and (9); b.(1); and c.(1) shall  
8 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also  
9 include trails and water quality/detention basins.

10 (2) The development standards for Planning Area 15 of Specific Plan No. 312 shall be  
11 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

12 (3) Except as provided above, all other zoning requirements shall be the same as those  
13 requirements identified in Article VIIe of Ordinance No. 348.

14 i. Planning Area 8.

15 (1) The uses permitted in Planning Areas 8 of Specific Plan No. 312. shall be the same  
16 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses  
17 permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall not be permitted.  
18 In addition, the permitted uses identified under Section 8.100.a. shall also include public parks and  
19 trails.

20 (2) The development standards for Planning Areas 8 of Specific Plan No. 312 shall be  
21 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

22 (3) Except as provided above, all other zoning requirements shall be the same as those  
23 requirements identified in Article Vile of Ordinance No. 348.

24 j. Planning Areas 16, 18A, 22, and 34.

1 (1) The uses permitted in Planning Areas 16, 18A, 22, and 34 of Specific Plan No. 312  
2 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,  
3 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall  
4 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also  
5 include public parks, private parks, dog parks, and trails.

6 (2) The development standards for Planning Areas 16, 18A, 22, and 34 of Specific  
7 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
8 Ordinance No. 348.

9 (3) Except as provided above, all other zoning requirements shall be the same as those  
10 requirements identified in Article Vile of Ordinance No. 348.

11 k. Planning Area 19.

12 (1) The uses permitted in Planning Area 19 of Specific Plan No. 312 shall be the same  
13 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses  
14 permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1); and  
15 e.(1) shall not be permitted.

16 (2) The development standards for Planning Area. 19 of Specific Plan No. 312 shall be  
17 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
18 the development standards set forth in Section 6.2.b., c., d., e.(1),(2),(3), and e.(4) shall be deleted  
19 and replaced by the following.

20 A. Lot area shall not be less than five thousand (5,000) square feet. The  
21 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
22 for access to the portion of a lot used as a building site.

23 B. The minimum average lot width of a standard lot shall be forty five feet  
24 (45'). The minimum lot width fronting on a cul-de-sac or knuckle shall be thirty five feet  
25  
26  
27  
28

1 (35'). The minimum average lot depth shall be one hundred feet (100').

2 C. The minimum front yard setback (to a habitable portion of the main  
3 structure) shall be ten feet (10'). The minimum front yard setback to covered porches,  
4 courtyards, and balconies shall be ten feet (10'). The minimum front yard setback to the  
5 garage shall be twenty feet (20'). No other structural encroachments shall be permitted in  
6 the front yard except as provided for in Section 18.19 of Ordinance No. 348.

7 D. The minimum side yard setback shall be five feet (5') for interior lots. The  
8 minimum side yard setback for corner lots (facing street) shall be ten feet (10').  
9 Chimneys, fireplaces, media centers, and air conditioning units may encroach into the  
10 required side yard setback a maximum of two feet (2'). No other structural encroachments  
11 shall be permitted in the side or rear yard except as provided for in Section 18.19 of  
12 Ordinance No. 348.

13 E. The minimum rear yard setback shall be fifteen feet (15'), except that  
14 homes with a minimum front yard setback (to a habitable portion of the main structure) of  
15 ten feet (10') shall provide a minimum rear yard setback of twenty feet (20'). Covered  
16 patios, balconies and decks may encroach into the required rear yard setback a maximum  
17 of five feet (5'). No other structural encroachments shall be permitted in the rear yard  
18 except as provided for in Section 18.19 of Ordinance No. 348.

19 (3) Except as provided above, all other zoning requirements shall be the same as those  
20 requirements identified in Article VI of Ordinance No. 348.

21  
22  
23  
24 l. Planning Area 24.

25 (1) The uses permitted in Planning Area 24 of Specific Plan No. 312 shall be the same  
26 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
27 permitted pursuant to Section 6.1.a.(3) and (4); and b.(1) and (3) shall not be permitted. In  
28

1 addition, the permitted uses identified under Section 6.1.a. shall include public schools.

2 (2) The development standards for Planning Area 24 of Specific Plan No. 312 shall be  
3 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
4 the development standards set forth in Section 6.2.e.(4) shall be deleted and replaced by the  
5 following:

6 A. Chimneys and fireplaces -shall be allowed to encroach into side yards a  
7 maximum of two feet (2'). No other structural encroachments shall be permitted in the  
8 front, side or rear yard except as provided for in Section 18.19 or Ordinance No. 348.

9 In addition, the following development standard shall apply:

10 AA. Interior side yards may be reduced to accommodate zero lot line or  
11 common wall situations, except that in no case shall the reduction in the side yard  
12 areas reduce the separation between structures to less than ten feet (10').  
13

14 (3) Except as provided above, all other zoning requirements shall be the same as those  
15 requirements identified in Article VI of Ordinance No. 348.  
16

17  
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25 ///  
26 ///  
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1        Section 3.        This ordinance shall take effect 30 days after its adoption.

2  
3                        BOARD OF SUPERVISORS OF THE COUNTY  
4                        OF RIVERSIDE, STATE OF CALIFORNIA

5                        By: \_\_\_\_\_  
6                                Chairman, Board of Supervisors

7  
8        ATTEST:  
9        KECIA HARPER-IHEM  
10        CLERK OF THE BOARD

11  
12        By: \_\_\_\_\_  
13                        Deputy

14                        (SEAL)

15  
16        APPROVED AS TO FORM:  
17        July \_\_\_\_, 2013

18  
19  
20        By: \_\_\_\_\_  
21                        Michelle Clack  
                                Deputy County Counsel

22        MPC:md  
23        07/03/13

24        G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 312 CZ 7769.DOCX



2 RESOLUTION 2013-001

3 RECOMMENDING ADOPTION OF  
4 SPECIFIC PLAN NO. 312 AMENDMENT NO. 1  
5

6  
7 WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a  
8 public hearing was held before the Riverside County Planning Commission in Riverside, California on  
9 August 21, 2013, to consider the above-referenced matter; and,

10 WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside  
11 County Rules to Implement the Act have been met and the environmental documents prepared or relied  
12 on are sufficiently detailed so that all the potentially significant effects of the project on the environment  
13 and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance  
14 with the above-referenced Act and Rules; and,

15  
16 WHEREAS, the matter was discussed fully with testimony and documentation presented by the  
17 public and affected government agencies; now, therefore,

18 BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning  
19 Commission of the County of Riverside, in regular session assembled on August 21, 2013, that it has  
20 reviewed and considered the environmental documents prepared or relied on and recommends the  
21 following based on the staff report and the findings and conclusions stated therein:  
22

23 CONSIDERATION of the environmental documents, including Environmental Impact Report  
24 No. 411 (State Clearinghouse No. 1999041068) and Addendum No. 1 and 2;

25 ADOPTION of Specific Plan No. 312 Amendment No. 1.  
26  
27  
28

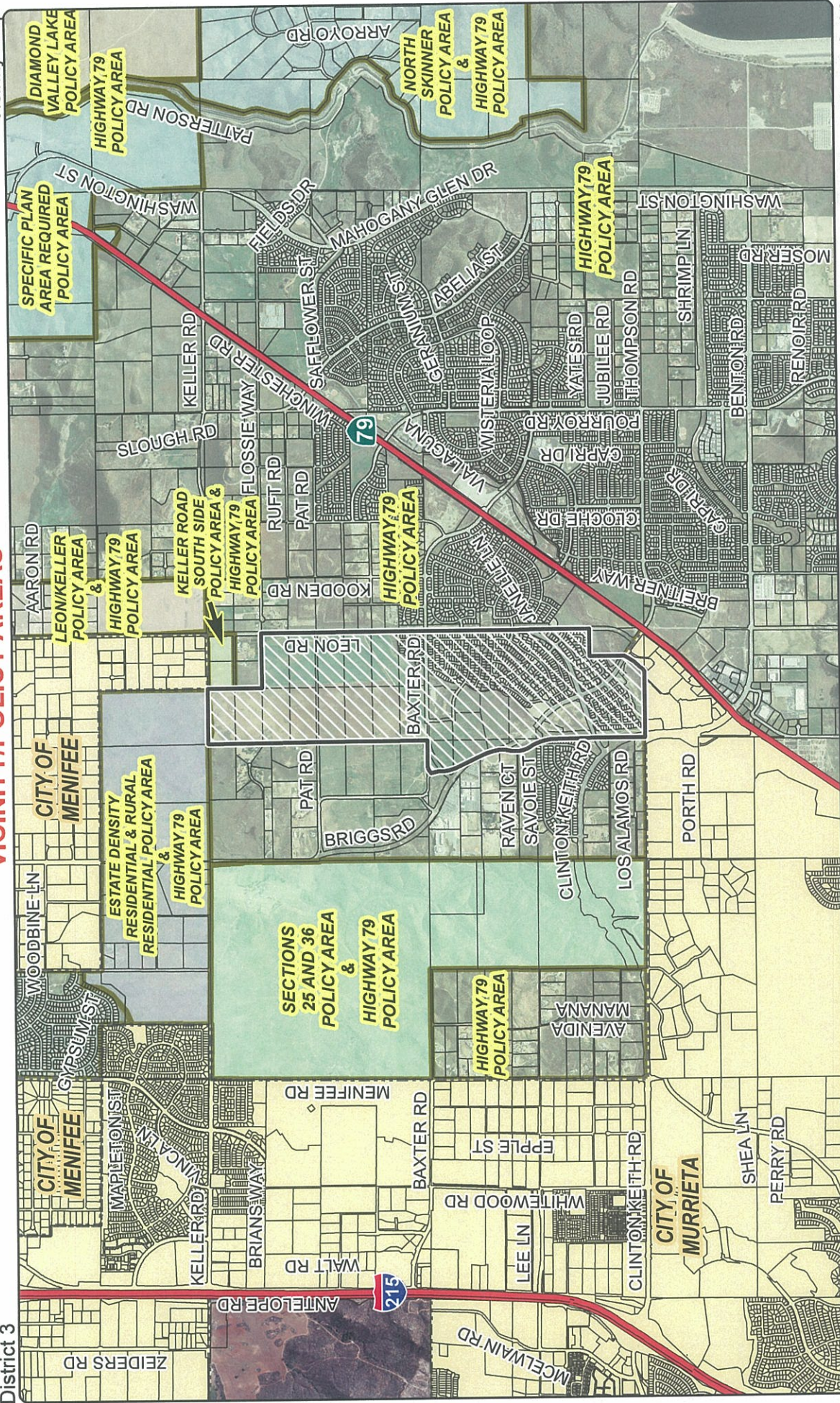
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## SP00312A1/CZ07769/TR36418/TR32289M1

### VICINITY/POLICY AREAS

Date Drawn: 6/20/13  
Vicinity Map

Supervisor Stone  
District 3



Assessors Bk. Pg. 480-02 & 09  
Thomas Bros. Pg. 899 B5  
Edition 2009



Zoning Area: Rancho California  
Township/Range: T6SR2W  
Section: 30 & 31

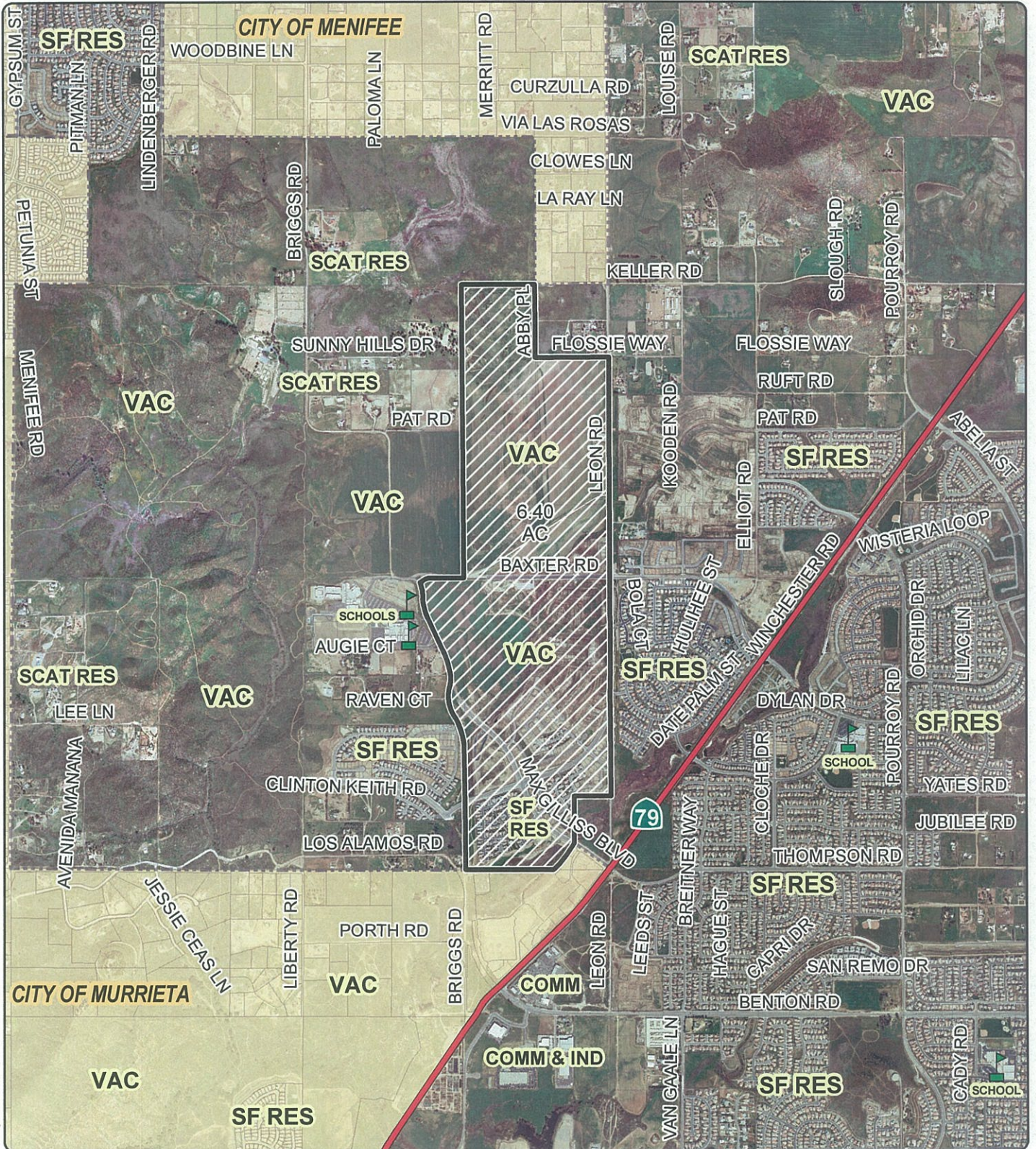
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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.dlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
 SP00312A1/CZ07769/TR36418/TR32289M1

Supervisor Stone  
 District 3

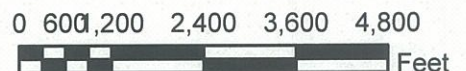
Date Drawn: 6/20/13  
 Exhibit 1

**LAND USE**



Zoning Area: Rancho California  
 Township/Range: T6SR2W  
 Section: 30 & 31

Assessors Bk. Pg. 480-02 & 09  
 Thomas Bros. Pg. 899 B5  
 Edition 2009



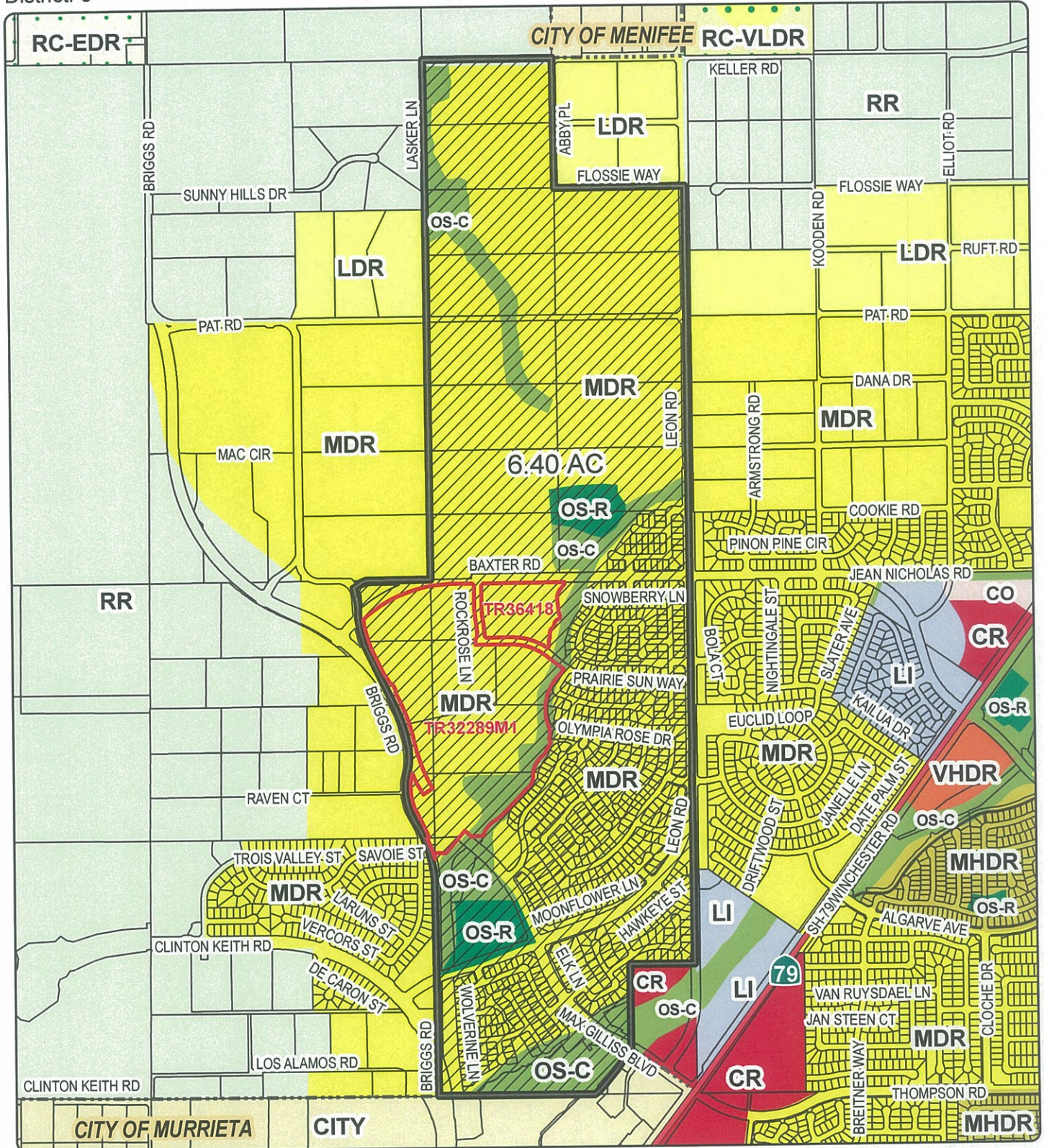
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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  
 SP00312A1/CZ07769/TR36418/TR32289M1

Date Drawn: 6/20/13  
 Exhibit 5

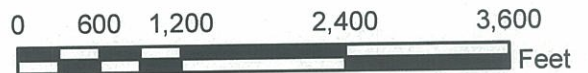
Supervisor Stone  
 District: 3

**EXISTING GENERAL PLAN**



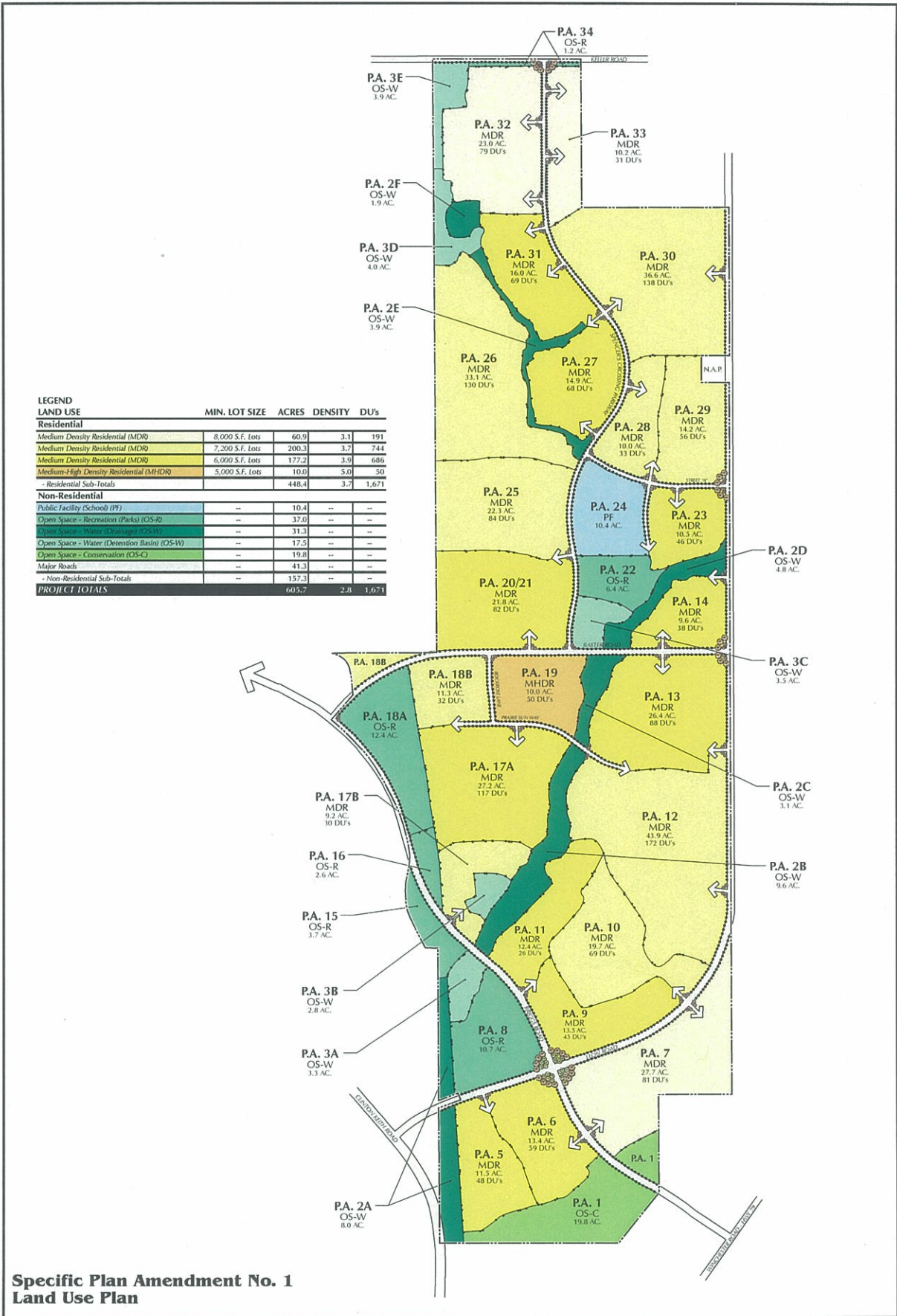
Zoning Area: Rancho California  
 Township/Range: T8SR2W  
 Section: 30 & 31

Assessors Bk. Pg. 480-02 & 09  
 Thomas Bros. Pg. 899 B5  
 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>





Specific Plan Amendment No. 1  
Land Use Plan

Figure III.A-1

# French Valley (SP 312 A1)



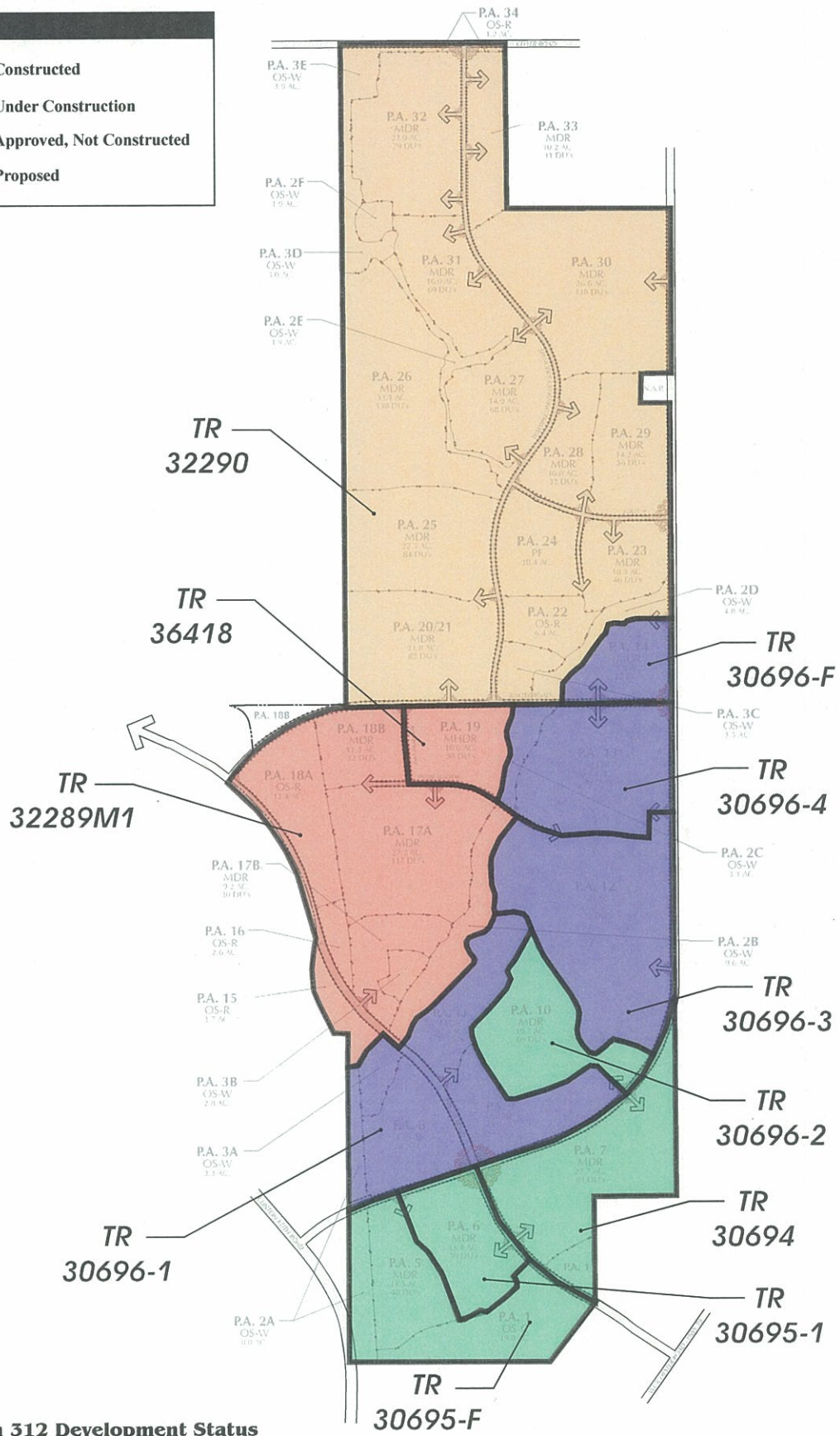
**Table III.A-1 DETAILED LAND USE SUMMARY**

Land Use	Planning Area	Acres	Density Range <sup>1</sup>	Target Density	Maximum DUs
<b>Residential</b>					
Medium Density Residential (MDR)	7	27.7	2-5 du/ac	2.9	81
8,000 s.f. min. lots	32	23.0	2-5 du/ac	3.4	79
	33	10.2	2-5 du/ac	3.0	31
<i>Subtotal MDR – 8,000 s.f. min. lots</i>		<i>60.9</i>	<i>2-5 du/ac</i>	<i>3.1</i>	<i>191</i>
Medium Density Residential (MDR)	10	19.7	2-5 du/ac	3.5	69
7,200 s.f. min. lots	12	43.9	2-5 du/ac	3.9	172
	17B	9.2	2-5 du/ac	3.3	30
	18B	11.3	2-5 du/ac	2.8	32
	25	22.3	2-5 du/ac	3.8	84
	26	33.1	2-5 du/ac	3.9	130
	28	10.0	2-5 du/ac	3.3	33
	29	14.2	2-5 du/ac	3.9	56
	30	36.6	2-5 du/ac	3.8	138
<i>Subtotal MDR – 7,200 s.f. min lots</i>		<i>200.3</i>	<i>2-5 du/ac</i>	<i>3.7</i>	<i>744</i>
Medium Density Residential (MDR)	5	11.5	2-5 du/ac	4.2	48
6,000 s.f. min. lots	6	13.4	2-5 du/ac	4.4	59
	9	13.5	2-5 du/ac	3.3	45
	11	12.4	2-5 du/ac	2.1	26
	13	26.4	2-5 du/ac	3.3	88
	14	9.6	2-5 du/ac	4.0	38
	17A	27.2	2-5 du/ac	4.3	117
	20/21	21.8	2-5 du/ac	3.8	82
	23	10.5	2-5 du/ac	4.4	46
	27	14.9	2-5 du/ac	4.6	68
	31	16.0	2-5 du/ac	4.3	69
<i>Subtotal MDR – 6,000 s.f. min. lots</i>		<i>177.2</i>	<i>2-5 du/ac</i>	<i>3.9</i>	<i>686</i>
Medium-High Density Residential (MHDR)	19	10.0	5-8du/ac	5.0	50
5,000 s.f. min. lots					
<i>Residential Subtotals</i>		<i>448.4</i>	<i>--</i>	<i>3.7</i>	<i>1,671</i>
<b>Non-Residential</b>					
Open Space-Recreation (Parks & Open Space)	8	10.7	--	--	--
	15	3.7	--	--	--
	16	2.6	--	--	--
	18A	12.4	--	--	--
	22	6.4	--	--	--
	34	1.2	--	--	--
<i>Subtotal Open Space-Recreation (Parks)</i>		<i>37.0</i>	<i>--</i>	<i>--</i>	<i>--</i>
Open Space-Water (Detention Basin)	3A	3.3	--	--	--
	3B	2.8	--	--	--
	3C	3.5	--	--	--
	3D	4.0	--	--	--
	3E	3.9	--	--	--
<i>Subtotal Open Space-Water (Detention Basin)</i>		<i>17.5</i>	<i>--</i>	<i>--</i>	<i>--</i>
Public Facility (School)	24	10.4	--	--	--
Open Space-Water (Drainage)	2A	8.0	--	--	--
	2B	9.6	--	--	--
	2C	3.1	--	--	--
	2D	4.8	--	--	--
	2E	3.9	--	--	--
	2F	1.9	--	--	--
<i>Subtotal Open Space-Water (Drainage)</i>		<i>31.3</i>	<i>--</i>	<i>--</i>	<i>--</i>
Open Space-Conservation	1	19.8	--	--	--
Major Roads	--	41.3	--	--	--
<i>Non-Residential Subtotals</i>		<i>157.3</i>	<i>--</i>	<i>--</i>	<i>--</i>
<b>Project Totals</b>		<b>605.7</b>	<b>--</b>	<b>2.8</b>	<b>1,671</b>

<sup>1</sup>du/ac = dwelling unit per acre

**Legend**

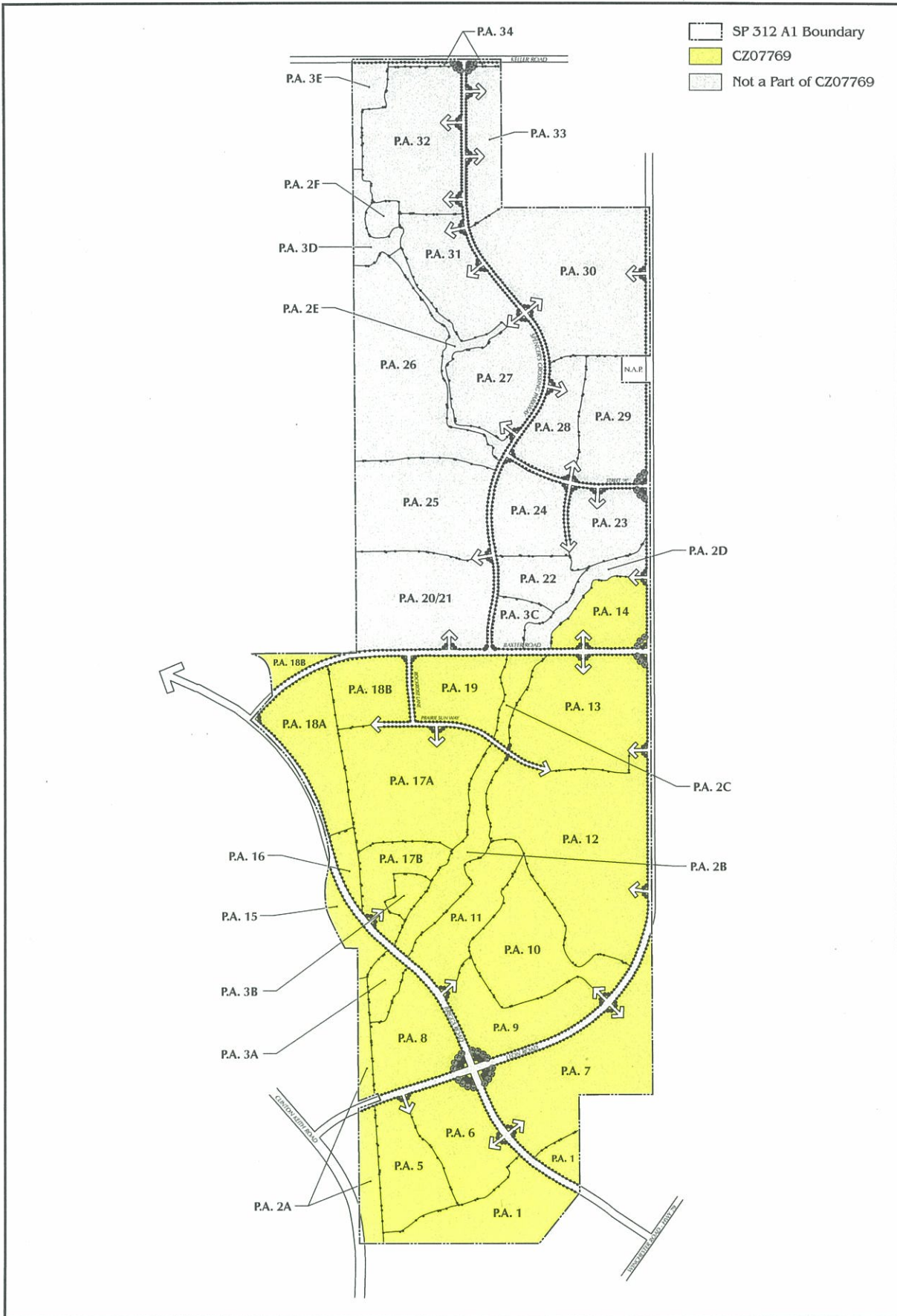
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- Under Construction
- Approved, Not Constructed
- Proposed



**Specific Plan 312 Development Status**

**French Valley (SP 312 A1)**





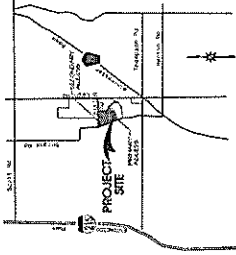
# Change of Zone 07769

# SPENCER'S CROSSING

**Tentative Tract No. 32289**  
County of Riverside, State of California

**SP-312**  
**Planning Areas 2B, 3B, 15, 16, 17, & 18**  
**Amendment 2**  
Minor Change - Case No. \_\_\_\_\_

MURRIETA



## Vicinity Map

## General Information

1. PROJECT NAME: SPENCER'S CROSSING
2. PROJECT NO.: 32289
3. PROJECT AREA: 11.5 AC
4. PROJECT TYPE: RESIDENTIAL
5. PROJECT PHASE: PHASE 1
6. PROJECT STATUS: TENTATIVE
7. PROJECT OWNER: SPENCER'S CROSSING LLC
8. PROJECT ARCHITECT: [Name]
9. PROJECT ENGINEER: [Name]
10. PROJECT DATE: [Date]
11. PROJECT LOCATION: [Address]
12. PROJECT ZONING: [Zoning Code]
13. PROJECT PERMITS: [Permit Type]
14. PROJECT REGULATIONS: [Regulation Type]
15. PROJECT NOTES: [Notes]

## Legend

- 1. [Symbol] [Description]
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- 100. [Symbol] [Description]

## Project Areas Residential Lots

Project Area	Area (Ac)	Max. Units	Min. Lot Area	Avg. Lot Area
PA 15	1.5	15	1,000	1,200
PA 16	2.0	20	1,000	1,200
PA 17	3.0	30	1,000	1,200
PA 18	4.0	40	1,000	1,200
PA 2B	5.0	50	1,000	1,200
PA 3B	6.0	60	1,000	1,200

Tentative Tract No. 32289

Prepared by: [Name]

Project Area: [Name]

Project No.: [Name]

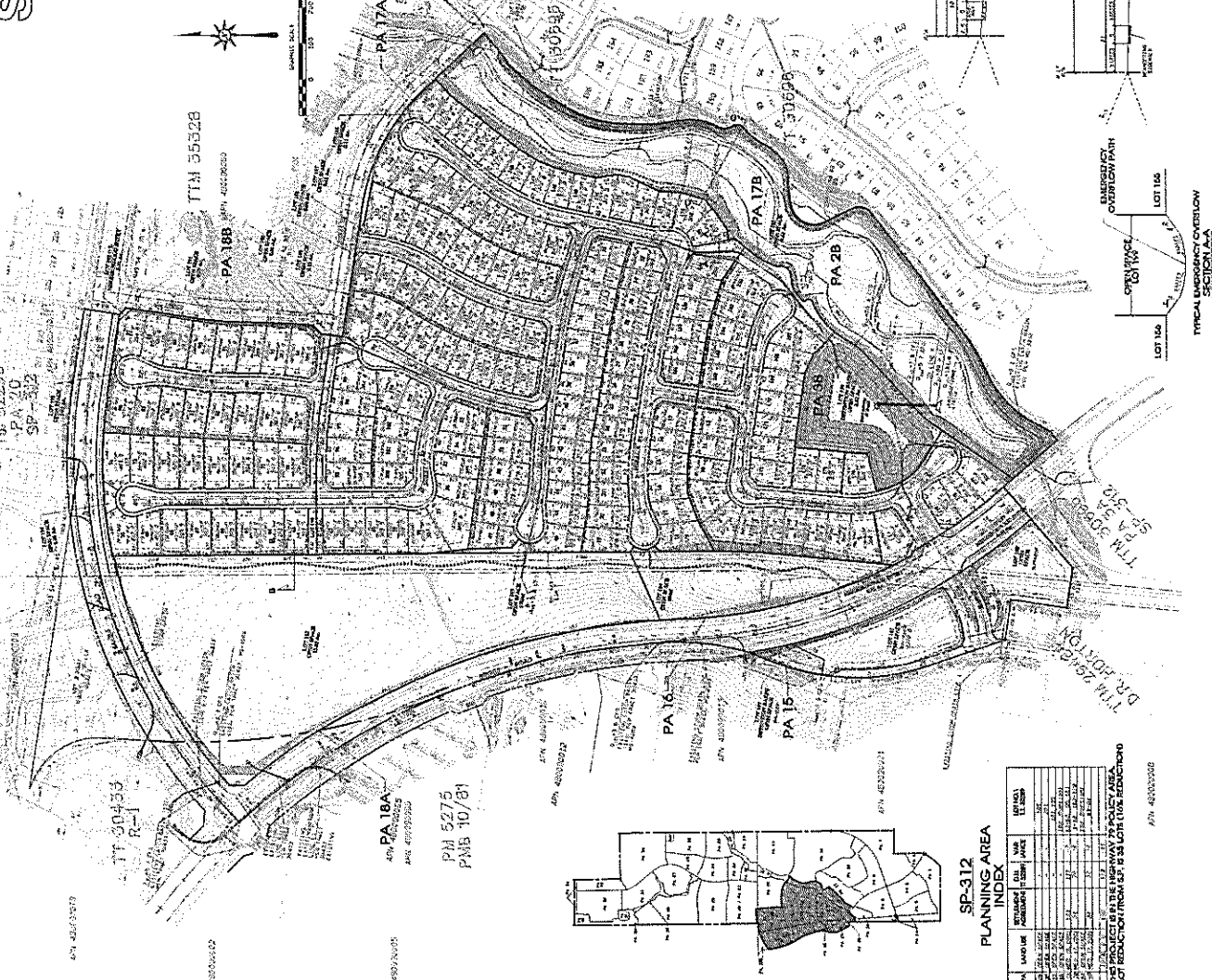
Project Date: [Name]

Project Status: [Name]

Project Owner: [Name]

Project Architect: [Name]

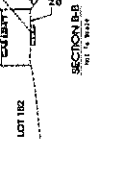
Project Engineer: [Name]



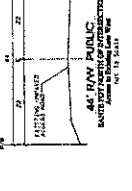
## Legal Description

LEGAL DESCRIPTION OF THE PROJECT AREA, PART OF THE TRACT NO. 32289, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 32289, AS FILED FOR RECORD IN THE COUNTY OF RIVERSIDE, CALIFORNIA, ON [Date].

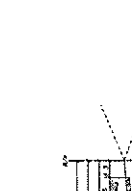
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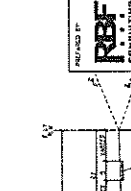
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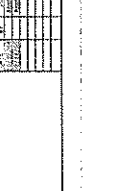
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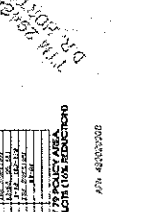
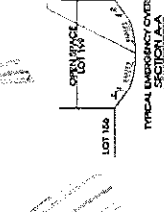
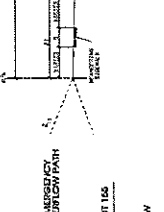
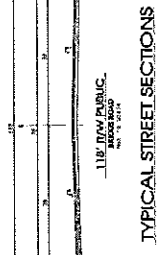
## SECTION C-C



## SECTION D-D



## SECTION E-E



## SP-312 PLANNING AREA INDEX

Lot No.	Area (Ac)	Max. Units	Min. Lot Area	Avg. Lot Area
1	1.5	15	1,000	1,200
2	2.0	20	1,000	1,200
3	3.0	30	1,000	1,200
4	4.0	40	1,000	1,200
5	5.0	50	1,000	1,200
6	6.0	60	1,000	1,200
7	7.0	70	1,000	1,200
8	8.0	80	1,000	1,200
9	9.0	90	1,000	1,200
10	10.0	100	1,000	1,200

Project No.: [Name]

Project Date: [Name]

Project Status: [Name]

Project Owner: [Name]

Project Architect: [Name]

Project Engineer: [Name]

Project Surveyor: [Name]

Project Planner: [Name]



# French Valley

Addendum No. 2 to  
Environmental Impact Report (EIR) No. 411  
for:

Specific Plan 312, Amendment No. 1  
Tentative Tract Map No. 36418  
Tentative Tract Map No. 32289 Minor Change No. 1  
Change of Zone No. 07769

*Prepared for:*

**COUNTY OF RIVERSIDE**  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-3200

*Developed by:*

**RIVERSIDE MITLAND 03, LLC**  
3090 Bristol Street, Suite 200  
Costa Mesa, CA 92626  
(714) 200-1500

*Prepared by:*

**T&B PLANNING, INC.**  
17542 East 17<sup>th</sup> Street, Suite 100  
Tustin, CA 92780  
(714) 505-6360  
Contact: Joel Morse  
JOB NUMBER: 292-091

**JUNE 20, 2013**

## I. Addendum Introduction

### A. Document Purpose

This document is Addendum No. 2. to Environmental Impact Report (EIR) No. 411 (SCH No. 1999041068), prepared in accordance with the California Environmental Quality Act (CEQA). This EIR Addendum was prepared by the Planning Department of the Riverside County Transportation & Land Management Agency, serving as the Lead Agency for the proposed Project as defined by CEQA Guidelines §15050.

This introduction provides general information regarding: 1) the principal requirements of CEQA; 2) the history of Specific Plan No. 312 and Final EIR No. 411; 3) a summary of the proposed Project; 4) the purpose of an Addendum to an Environmental Impact Report (Addendum); 5) standards for adequacy of an EIR Addendum under CEQA; 6) a description of the format and content of this Addendum; and 7) the processing requirements for the proposed Project. Following this introductory information is Riverside County's Environmental Assessment Form, which serves as the CEQA Initial Study for the proposed Project and provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously and adequately analyzed in Final EIR No. 411.

#### 1. The California Environmental Quality Act

CEQA, a statewide environmental law contained in Public Resources Code §§21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse effects when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information. If significant adverse effects cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an EIR and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

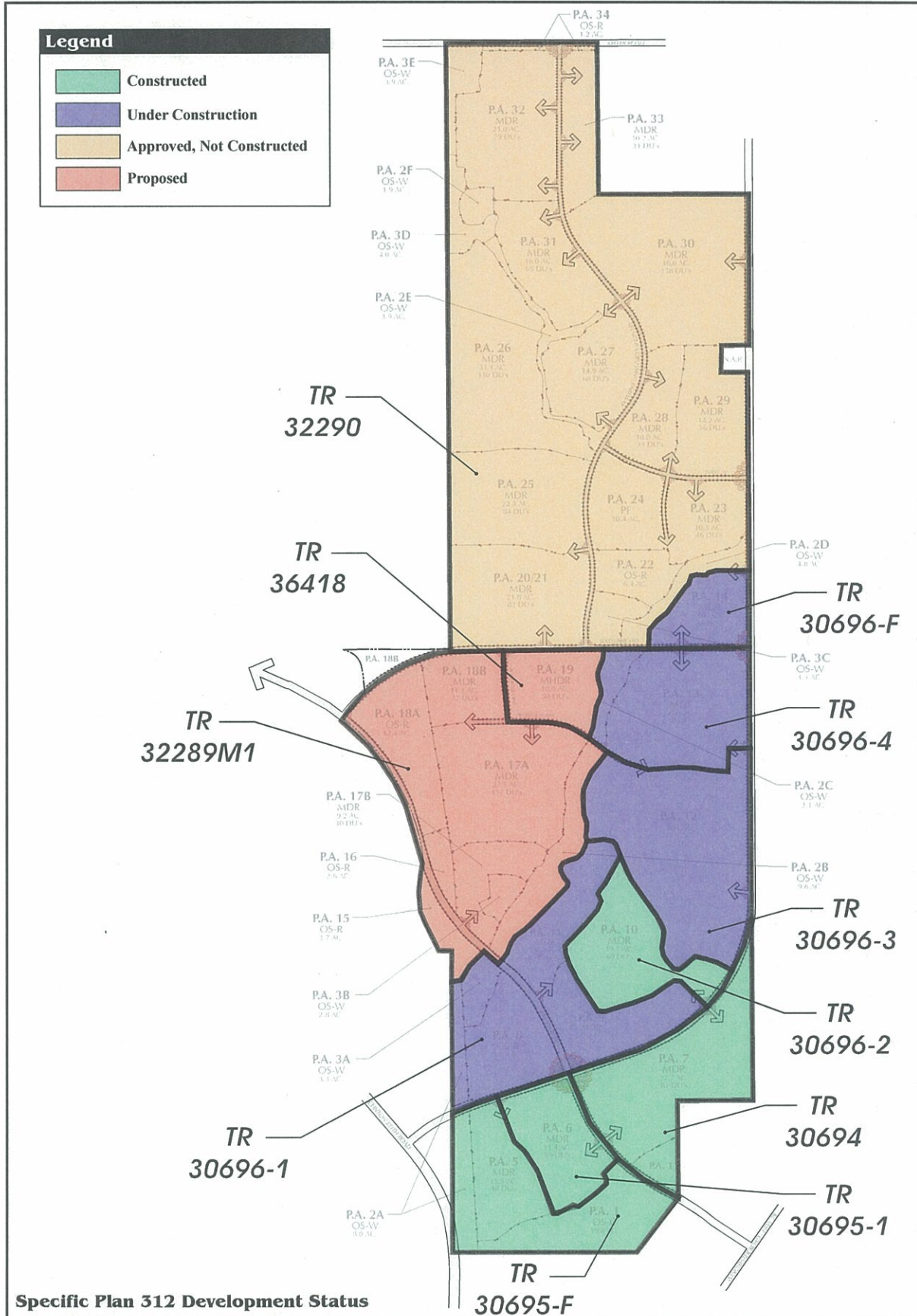
#### 2. History of Specific Plan No. 312 and Final Environmental Impact Report No. 411

On June 5, 2001, the County of Riverside approved FRENCH VALLEY Specific Plan No. 312 and certified the associated Final Environmental Impact Report (EIR No. 411, SCH No. 1999041068). The approved Specific Plan provided for the development of the 607.8-acre site with 1,793 residential units; a 1.7-acre commercial site; two school sites totaling 20.0 acres; 16.0 acres of parks; 79.4 acres of open space, greenbelts and detention areas; and 41.3 acres of major roadways. It should be noted that although 1,793 residential dwelling units were authorized for development by the Specific Plan, FEIR No. 411 evaluated a total of 2,092 dwelling units.

At the present time (2013), the Specific Plan area is under development. As shown on Figure 1, *Specific Plan 312 Development Status*, Planning Areas 1, 5, 6, 7, and 10 are constructed, while the southern portion of Planning Area 2A has been preserved as open space. Planning Areas 8, 9, 11, 12,

# French Valley

Specific Plan No. 312, Amendment No. 1/EIR No. 411



**T&B PLANNING, INC.**  
 17522 E. 176th Street, Suite 200, Torrance, CA 90780  
 P: 714.564.5300 F: 714.564.5341  
 www.tbplanning.com

Figure 1

### Specific Plan No. 312, Amendment No. 1/EIR No. 411

13 and 14 are under construction, and Planning Areas 2C and 3A, in addition to the northern portion of Planning Area 2A, have been preserved as open space. Planning Areas 2D-2F, 3C-3E, and 20-33 have approved tract maps, but construction has not yet begun within the residential and recreation planning areas. Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, and 19 also have approved tract maps, but the Project Applicant is proposing to modify those maps as part of the Project evaluated by this EIR Addendum. The timeline of approvals and actions associated with the Specific Plan's implementation is provided below.

On July 14, 2004, the Riverside County Planning Commission approved Addendum No. 1 to EIR No. 411 ("Addendum No. 1") and associated Environmental Assessment No. 38866, which evaluated three (3) implementing tentative tract maps (TR 30694, TR 30696, and TR 30695). Addendum No. 1 identified mitigation measures associated with TRs 30694, 30696, and 30695, as required pursuant to EIR No. 411.

- TR 30694 was approved by the Riverside County Planning Commission on July 14, 2004, to implement the land uses allowed by SP 312 within Planning Area 7 and the eastern portion of Planning Area 1. The map provided for 81 single-family residential lots and open space. Since that time, PA 7 has been fully constructed with 79 dwelling units.
- TR 30696 was approved by the Riverside County Planning Commission on July 14, 2004, to implement the land uses within Planning Areas 2A (northern portion only), 2C, 3A, 8, 9, 10, 11, 12, 13, 14, and 19. The map provided for 438 single-family residential lots, a 10-acre elementary school, and a 12.8-acre park site on 173.1 acres. Since that time, 199 dwelling units have been constructed within the area comprising TR 30696: PA 10 has been fully constructed with 69 dwelling units; PAs 9 & 11 have been partially constructed with 40 dwelling units (out of 71); and PA 12 has been partially constructed with 90 dwelling units (out of 172).
- TR 30695 was approved by the Riverside County Planning Commission on October 20, 2004, along with a Notice of Exemption (NOE No. 30695) to implement the land uses within Planning Areas 1 (western portion only), 2A (southern portion only), 5, and 6. TR 30695 provided for 107 single-family residential lots and 18 open space lots on 49.92 acres. Since that time, TR 30695 has been fully built out, with 48 dwelling units provided in PA 5 and 59 dwelling units provided in PA 6.

On March 1, 2006, the Riverside County Planning Commission approved TR 32290 to implement the land uses allowed within Planning Areas 2D-2F, 3C-3E, and 20-33. Riverside County found TR 32290 to be fully consistent with EIR No. 411 and determined that this action was exempt from further CEQA review. The map provided for 808 single-family residential lots, 68 open space lots, one (1) park site, one (1) school site and three (3) detention basins on 267.4 acres. Since that time, no construction has occurred within the area comprising TR 32290.

On March 21, 2006, the Riverside County Board of Supervisors took two (2) additional implementing actions. One tract maps was approved (TR 32289), along with Substantial Conformance No. 1 to Specific Plan No. 312. Riverside County found these actions to be fully consistent with EIR No. 411 and determined that the actions were exempt from further CEQA review.

- TR 32289 was approved by the Riverside County Planning Commission to implement the land uses within Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, and 18B. The map provided for 197 single-family residential lots, 21 open space lots, and 2 detention basins on approximately 81.9 acres. Since that time, no construction has occurred in within the area comprising TR 32289.

Substantial Conformance No. 1 to SP 312 was approved to modify the Specific Plan to reflect a number of changes that were made to planning area boundaries and dwelling unit allocations associated with the four (4) previously approved tract maps (TR 30694, TR 30696, TR 30695, and TR 32290), as well as the one concurrently approved tract map (TR 32289). Substantial Conformance No. 1 did not change the approved pattern of land use or the total authorized number of residential dwelling units (1,793). However, the allocation of dwelling units within individual residential planning areas and the physical boundaries of many of the residential planning areas were adjusted to match the implementing subdivision maps. In addition, Substantial Conformance No. 1 increased park land within the Specific Plan area from 16.0 acres to 17.1 acres; decreased the area reserved for open space, greenbelts, and detention from 79.4 acres to 70.6 acres; and increased the area reserved for schools from 20.0 acres to 20.4 acres.

### 3. Project Description

Amendment No. 1 to the FRENCH VALLEY Specific Plan (Specific Plan No. 312, SP312A1) proposes to amend the Specific Plan's land use plan to accomplish the following: a) modify Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, and 19 to reflect changes proposed by two tentative tract maps (TR 36418 and TR 32289M1); b) create a new planning area, Planning Area 34, adjacent to Keller Road; c) in all other planning areas, adjust the planning area boundaries, range of residential lot sizes, and/or number of permitted residential lots to bring the Specific Plan into full consistency with previously approved subdivision maps; and d) modify the Specific Plan's boundary to remove a 2.1-acre area that was annexed into the City of Murrieta in 2007 (LAFCO Action 2007-35-3). In addition, SP312A1 proposes to modify the nomenclature used for land use designations throughout the Specific Plan to be consistent with nomenclature used in the adopted Riverside County General Plan.

Overall, SP312A1 would decrease the total acreage within the Specific Plan boundaries by 2.1 acres from 607.8 to 605.7; decrease the residential acreage within the Specific Plan area from 456.7 to 448.4 acres; and reduce the total number of residential dwelling units permitted within the community from 1,793 to 1,671, as compared to approved Substantial Conformance No. 1<sup>1</sup>. SP312A1 also proposes to reduce the acreage reserved for schools from 20.4 acres to 10.4 acres, increase the acreage reserved for parks from 17.1 acres to 33.3 acres, and reduce the area designated for stormwater drainage and detention facilities from 50.8 acres to 48.8 acres. A summary of the land uses implemented by SP312A1 is provided in Table 1, *Summary of Changes Proposed as Part of SP 312, Amendment No. 1*. Figure 2, *Specific Plan No. 312, Amendment No. 1 Land Use Plan*, depicts the land uses proposed as part of SP312A1.

---

<sup>1</sup> Although SP No. 312 authorized the development of only 1,793 dwelling units, EIR 411 analyzed the environmental impacts associated with the development of 2,092 dwelling units.



# French Valley

## I. ADDENDUM INTRODUCTION

Specific Plan No. 312, Amendment No. 1/EIR No. 411

**Table 1 Summary of Changes Proposed as Part of SP 312, Amendment No. 1**

Planning Area	Existing Approved Substantial Conformance No. 1				Proposed SP 312, Amendment No. 1 (SP312A1)			
	Land Use	Acres	Density	Units	Land Use	Acres	Density	Units
1	Natural Open Space	19.8	0.0	0	OS-C	19.8	0.0	0
2A-2F	Open Space/Drainage	33.9	0.0	0	OS-W (Drainage)	31.3	0.0	0
3A-3E	Open Space/Detention Basin	16.9	0.0	0	OS-W (Detention Basin)	17.5	0.0	0
4	Commercial	1.7	0.0	0	N/A	--	--	--
5	Medium (6,000 s.f. lot sizes)	11.5	4.6	53	MDR (6,000 s.f. lot sizes)	11.5	4.2	48
6	Medium (6,000 s.f. lot sizes)	13.4	4.7	63	MDR (6,000 s.f. lot sizes)	13.4	4.4	59
7	Medium (8,000 s.f. lot sizes)	27.7	3.0	84	MDR (8,000 s.f. lot sizes)	27.7	2.9	81
8	Park	10.7	0.0	0	OS-R	10.7	0.0	0
9	Medium (6,000 s.f. lot sizes)	13.5	3.6	49	MDR (6,000 s.f. lot sizes)	13.5	3.3	45
10	Medium (7,200 s.f. lot sizes)	19.7	3.6	71	MDR (7,200 s.f. lot sizes)	19.7	3.5	69
11	Medium (6,000 s.f. lot sizes)	12.4	2.5	31	MDR (6,000 s.f. lot sizes)	12.4	2.1	26
12	Medium (7,200 s.f. lot sizes)	43.9	3.7	164	MDR (7,200 s.f. lot sizes)	43.9	3.9	172
13	Medium (6,000 s.f. lot sizes)	26.4	4.2	112	MDR (6,000 s.f. lot sizes)	26.4	3.3	88
14	Medium (6,000 s.f. lot sizes)	9.6	4.5	43	MDR (6,000 s.f. lot sizes)	9.6	4.0	38
15	Low (20,000 s.f. lot sizes)	3.7	1.1	4	OS-R	3.7	0.0	0
16	Low (20,000 s.f. lot sizes)	2.6	1.5	4	OS-R	2.6	0.0	0
17A	Medium (6,000 s.f. lot sizes)	26.2	4.7	124	MDR (6,000 s.f. lot sizes)	27.2	4.3	117
17B	Medium (7,200 s.f. lot sizes)	8.2	3.9	32	MDR (7,200 s.f. lot sizes)	9.2	3.3	30
18A	Low (20,000 s.f. lot sizes)	12.8	1.4	18	OS-R	12.4	0.0	0
18B	Medium (7,200 s.f. lot sizes)	11.3	3.0	34	MDR (7,200 s.f. lot sizes)	11.3	2.8	32
19	School	10.0	0.0	0	MHDR (5,000 s.f. lot sizes)	10.0	5.0	50
20/21	Medium (6,000 s.f. lot sizes)	21.8	5.0	109	MDR (6,000 s.f. lot sizes)	21.8	3.8	82
22	Park	6.4	0.0	0	OS-R	6.4	0.0	0
23	Medium (6,000 s.f. lot sizes)	10.5	5.0	52	MDR (6,000 s.f. lot sizes)	10.5	4.4	46
24	School	10.4	0.0	0	PF (School)	10.4	0.0	0
25	Medium (7,200 s.f. lot sizes)	22.3	4.1	91	MDR (7,200 s.f. lot sizes)	22.3	3.8	84
26	Medium (7,200 s.f. lot sizes)	33.1	4.3	141	MDR (7,200 s.f. lot sizes)	33.1	3.9	130
27	Medium (6,000 s.f. lot sizes)	14.9	5.0	74	MDR (6,000 s.f. lot sizes)	14.9	4.6	68
28	Medium (7,200 s.f. lot sizes)	10.0	4.1	41	MDR (7,200 s.f. lot sizes)	10.0	3.3	33
29	Medium (7,200 s.f. lot sizes)	14.2	4.2	60	MDR (7,200 s.f. lot sizes)	14.2	3.3	56
30	Medium (7,200 s.f. lot sizes)	36.6	4.2	154	MDR (7,200 s.f. lot sizes)	36.6	3.8	138
31	Medium (6,000 s.f. lot sizes)	16.0	5.0	80	MDR (6,000 s.f. lot sizes)	16.0	4.3	69
32	Medium (8,000 s.f. lot sizes)	23.9	3.1	75	MDR (8,000 s.f. lot sizes)	23.0	3.4	79
33	Medium (8,000 s.f. lot sizes)	10.5	2.9	30	MDR (8,000 s.f. lot sizes)	10.2	3.0	31
34	N/A	--	--	--	OS-R	1.2	0.0	0
--	Roadways	41.3	0.0	0	Roadways	41.3	0.0	0
<b>Total – Substantial Conformance No. 1:</b>		<b>607.8</b>	<b>2.9</b>	<b>1,793</b>	<b>Total – SP312A1:</b>	<b>605.7</b>	<b>2.8</b>	<b>1,671</b>

Notes: Lot sizes indicate minimum required lot sizes for each respective planning area.

OS-C = Open Space – Conservation; OS-W = Open Space – Water; MDR = Community Development – Medium Density Residential; VLDR = Community Development – Very Low Density Residential; OS-R = Open Space – Recreation; MHDR = Community Development – Medium High Density Residential; PF = Public Facilities.

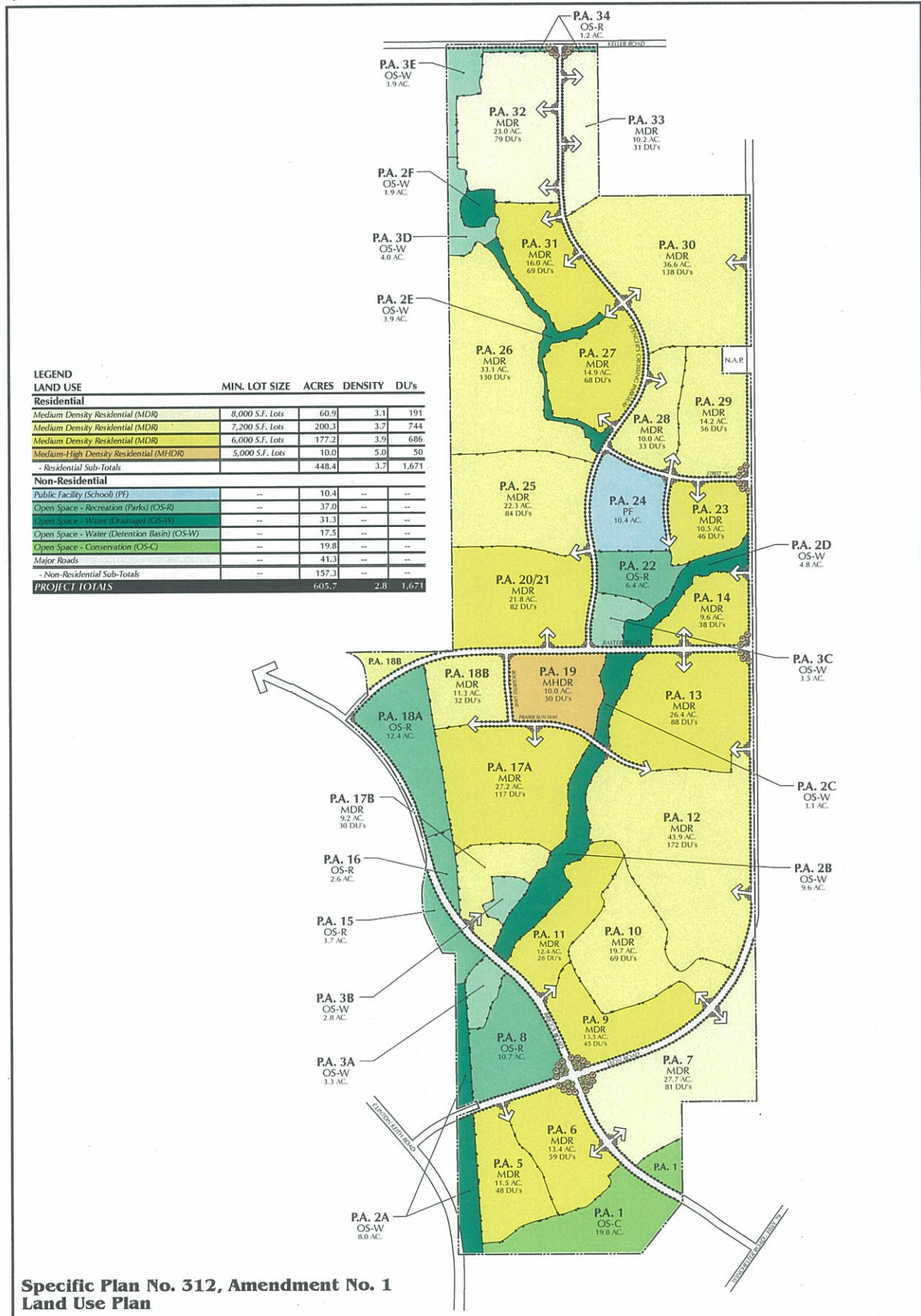
Specifically, SP312A1 provides the following modifications to the Specific Plan’s approved land use plan (based on approved Substantial Conformance No. 1):

### General Changes Included as Part of SP312A1

- A new 1.2-acre planning area designated for “Open Space-Recreation” land uses, Planning Area 34, would be created south of and adjacent to Keller Road (between Planning Area 3E and the eastern boundary of the Specific Plan area) to visually buffer residential land uses in Planning Areas 32 and 33. SP312A1 provides for the development of Planning Area 34 as a linear park with an equestrian trail.

# French Valley

Specific Plan No. 312, Amendment No. 1/EIR No. 411



Specific Plan No. 312, Amendment No. 1  
Land Use Plan



Figure 2

Specific Plan No. 312, Amendment No. 1/EIR No. 411

Proposed SP312A1 Changes Associated with Proposed TR 32289M1

- The authorized number of dwelling units and land use designation for Planning Area 15 is proposed to be modified to reflect proposed TR32289M1. The number of dwelling units allowed within Planning Area 15 would be reduced from four (4) to zero (0) and the land use designation for this planning area would be changed from “Low Residential” to “Open Space-Recreation.” SP312A1 proposes that Planning Area 15 may be developed with a pedestrian pathway, landscaping, and/or water quality detention basin. The acreage for Planning Area 15 is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 16 would be changed from “Low Density” residential uses to “Open Space – Recreation” to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). SP312A1 provides for the development of a park in this planning area. The acreage for Planning Area 16 is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 18A is proposed to be changed from “Low Density” residential uses to “Open Space – Recreation” to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). SP312A1 provides for the development of a park in this planning area. In addition, the acreage for Planning Area 18A would be reduced from 12.8 acres to 12.4 acres.
- The number of dwelling units in Planning Area 18B would be reduced from 34 to 32 to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The minimum residential lot size to Planning Area 18B is unchanged from the approved Substantial Conformance No. 1.

Proposed SP312A1 Changes Associated with Proposed TR 36418

- The land use for Planning Area 19 is proposed to be changed from public facility (school) uses to residential land uses. Planning Area 19 provides for the target development of 50 dwelling units on minimum 5,000 s.f. lots at a maximum density of 5.0 dwelling units per acre. The land use designation for this area is “Medium-High Density Residential.” The acreage for Planning Area 19 is unchanged from the approved Substantial Conformance No. 1.

In addition, SP312A1 provides for the following changes to the Specific Plan’s land use plan to reflect approved subdivision maps, Substantial Conformance No. 1 to Specific Plan No. 312 (approved March 21, 2006), and/or current County General Plan nomenclature. No physical environmental impacts would occur as a result of updating the Specific Plan for consistency. Accordingly, the following updates associated with SP312A1 do not factor into the consideration of the Project’s potential for creating environmental impacts within this Initial Study, except when comparing proposed SP312A1 to the range of land uses and land use intensity evaluated as part of EIR No. 411 and its Addendum No. 1:

Specific Plan No. 312, Amendment No. 1/EIR No. 411

- The land use designation for Planning Area 1 would be changed from “Natural Open Space” to “Open Space – Conservation” to reflect the County General Plan nomenclature. The acreage for Planning Area 1 is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Areas 2A through 2F have been changed from “Open Space/Drainage” to “Open Space – Water” to reflect the County General Plan nomenclature. The acreage for Planning Areas 2B would be decreased from 12.2 acres to 9.6 acres to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage for Planning Areas 2A and 2C through 2F is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Areas 3A through 3E have been changed from “Open Space/Detention” to “Open Space – Water” to reflect the County General Plan nomenclature. The acreage for Planning Area 3B would be increased from 2.2 acres to 2.8 acres to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage for Planning Areas 3A and 3C through 3E is unchanged from the approved Substantial Conformance No. 1.
- The 1.7-acre parcel reserved for Planning Area 4 would be removed from the Specific Plan area as this area was annexed into the City of Murrieta and is no longer within County of Riverside jurisdiction. Removal of this parcel from the Specific Plan would not affect the Project’s mitigation requirements, as all mitigation measures associated with Planning Area 4 would be required in association with future development of Planning Area 4 under the jurisdictional approval authority of the City of Murrieta.
- The target number of dwelling units in Planning Area 5 would be reduced from 53 to 48 to reflect an approved subdivision map (TR 30695). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 5 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 6 would be reduced from 63 to 59 to reflect an approved subdivision map (TR 30695). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 6 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 7 would be reduced from 84 to 81 to reflect an approved subdivision map (TR 30694). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 7 are unchanged from the approved Substantial Conformance No. 1.

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- The land use designation for Planning Area 8 would be changed from “Park” to “Open Space - Recreation” to reflect the County General Plan nomenclature. The acreage for Planning Area 8 is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 9 would be reduced from 49 to 45 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 9 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 10 would be reduced from 71 to 69 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 10 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 11 would be reduced from 31 to 26 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 11 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 12 would be increased from 164 to 172 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 12 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 13 would be reduced from 112 to 88 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 13 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 14 would be reduced from 43 to 38 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 14 are unchanged from the approved Substantial Conformance No. 1.

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- The acreage and number of dwelling units in Planning Area 17A have been modified to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage would be increased from 26.2 acres to 27.2 acres and the target number of dwelling units was reduced from 124 to 117. In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The minimum residential lot size for Planning Area 17A is unchanged from the approved Substantial Conformance No. 1.
- The acreage and number of dwelling units in Planning Area 17B have been modified to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage would be increased from 8.2 acres to 9.2 acres and the target number of dwelling units was reduced from 32 to 30. In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The minimum residential lot size for Planning Area 17B is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 20/21 would be reduced from 109 to 82 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 20/21 are unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 22 would be changed from “Park” to “Open Space – Recreation” to reflect County General Plan nomenclature. The acreage for this planning area is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 23 would be reduced from 52 to 46 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 23 are unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 24 would be changed from “Elementary School” to “Public Facility” to reflect County General Plan nomenclature. The acreage for this planning area is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 25 would be reduced from 91 to 84 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 25 are unchanged from the approved Substantial Conformance No. 1.

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- The target number of dwelling units in Planning Area 26 would be reduced from 141 to 130 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 26 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 27 would be reduced from 74 to 68 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 27 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 28 would be reduced from 41 to 33 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 28 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 29 would be reduced from 60 to 56 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 30 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 30 would be reduced from 154 to 138 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 30 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 31 would be reduced from 80 to 69 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 31 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 32 would be increased from 75 to 79. In addition, the total area of Planning Area 32 would be reduced from 23.9 acres to 23.0 acres to accommodate the creation of Planning Area 34. Also, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The

### Specific Plan No. 312, Amendment No. 1/EIR No. 411

minimum residential lot size for Planning Area 32 are unchanged from the approved Substantial Conformance No. 1.

- The target number of dwelling units in Planning Area 33 would be increased from 30 to 31. In addition, the total area of Planning Area 33 would be reduced from 10.5 acres to 10.2 acres to accommodate the creation of Planning Area 34. Also, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The minimum residential lot size for Planning Area 33 are unchanged from the approved Substantial Conformance No. 1.

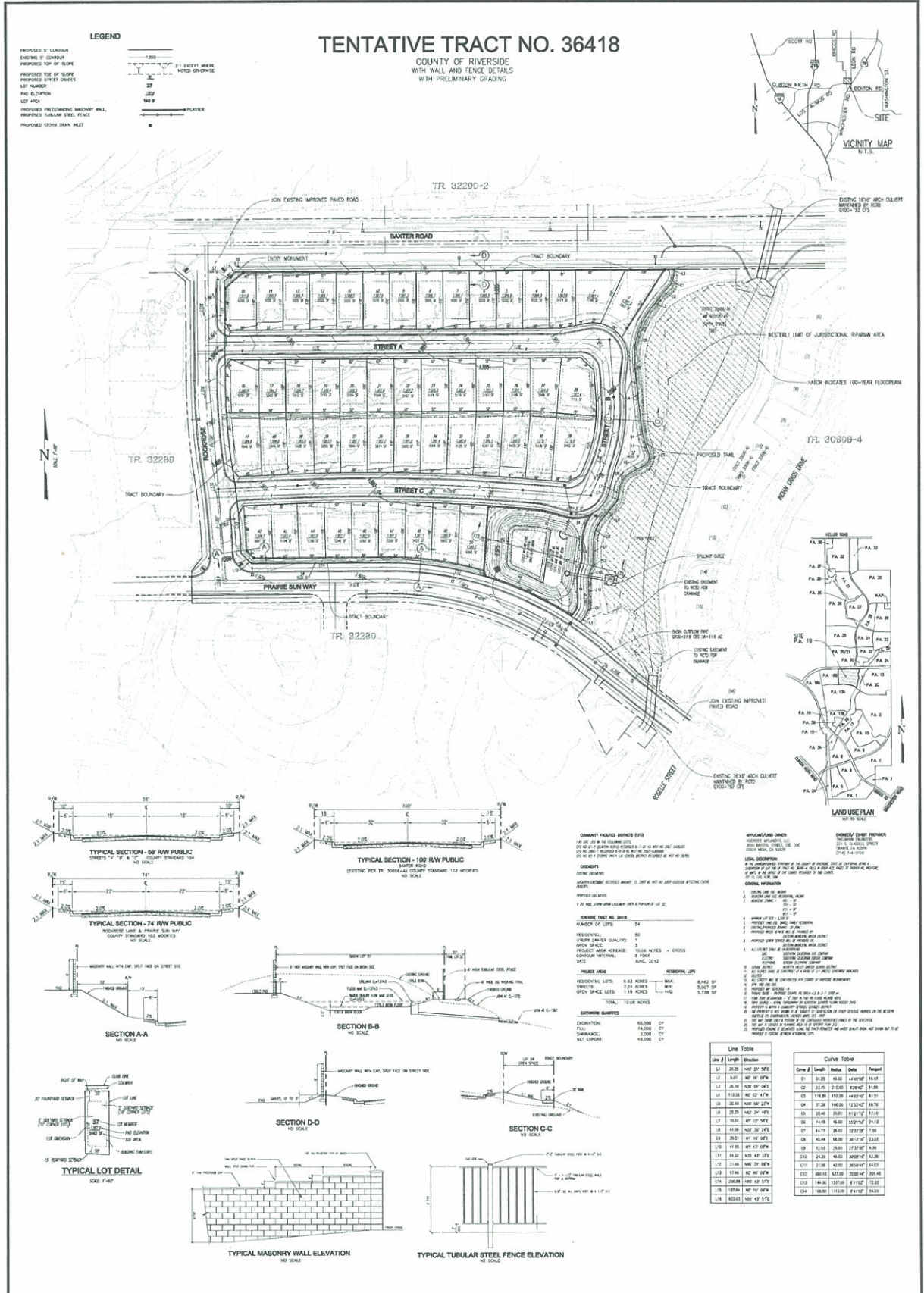
As indicated in the above description, the majority of changes proposed as part of SP312A1 involve revisions to the FRENCH VALLEY Specific Plan to provide consistency with previously-approved subdivision maps, previously-approved Substantial Conformance No. 1 to Specific Plan No. 312, and/or to reflect the current land use nomenclature used by the 2003 Riverside County General Plan. These changes are for consistency only, and would not result in any physical changes to the environment beyond what was previously disclosed in EIR 411, which was certified by the Riverside County Board of Supervisors on June 5, 2001 (SCH No. 1999041068). EIR No. 411 and its Addendum No. I are hereby incorporated by reference and available for review at the County of Riverside, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

The aspects of proposed SP312A1 that are the focus of this EIR Addendum and that have the potential to result in physical changes to the environment that vary from the information disclosed in EIR 411 include Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, 19, and 34. Planning Area 34 is a new planning area proposed to serve as a buffer adjacent to Keller Road. In the other listed planning areas, two tentative tract maps (TR 36418 and TR 32289M1) are proposed to replace previously-approved subdivision maps. As shown on Figure 3, *Tentative Tract Map No. 36418*, TR 36418, which encompasses Planning Area 19 of SP312A1, proposes to subdivide approximately 9.97 acres into 56 residential lots along with an additional lot for detention purposes. As shown on Figure 4, *Tentative Tract Map No. 32289M1*, TR 32289M1, which encompasses Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, and 18B of SP312A1, proposes to subdivide 36.19 acres into 181 residential lots, provides 20 open space lots on 28.10 acres (including one lot for a detention basin), and accommodate 18.58 acres for roadways. A change of zone application (CZ 07769) also is proposed to formalize the revised Planning Area boundaries, and modify the approved Specific Plan Zoning Ordinance in a manner consistent with the revised land use plan included as part of SP312A1 and as necessary to ensure consistency with previously-approved subdivision maps. Changes to the Specific Plan Zoning Ordinance to provide such consistency also would not result in any physical changes to the environment beyond what was previously disclosed in EIR 411.

#### 4. California Environmental Quality Act (CEQA) Requirements

The CEQA Guidelines allow for the updating and use of an existing, previously certified 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.





Tentative Tract Map No. 36418

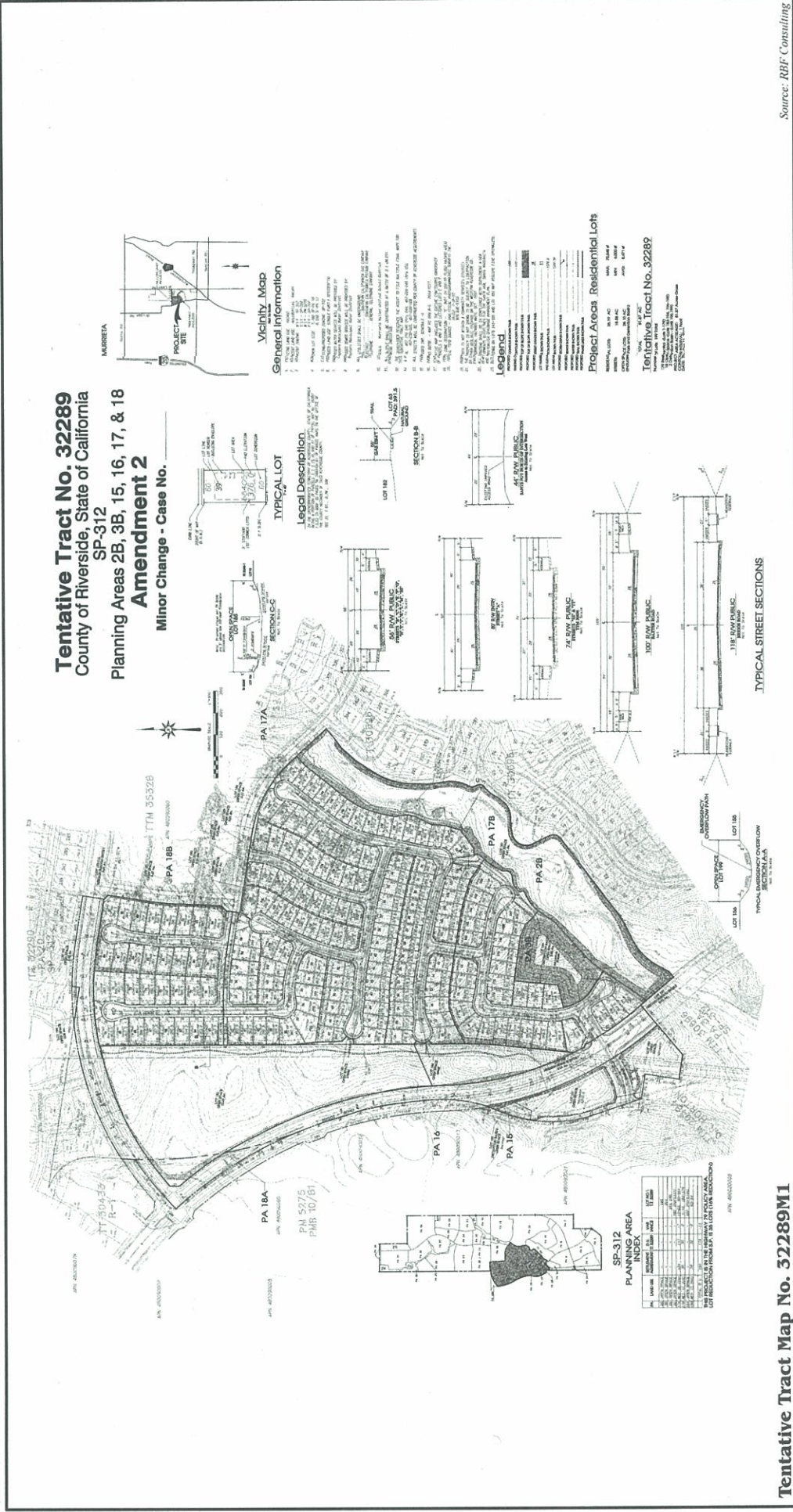
Source: Thielmann Engineers



Figure 3

# French Valley

Specific Plan No. 312, Amendment No. 1/EIR No. 411



Source: RBF Consulting

Figure 4

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### Specific Plan No. 312, Amendment No. 1/EIR No. 411

This Addendum No. 2 to EIR 411 is an informational document used as part of a comprehensive planning process associated with Riverside County's deliberations associated with proposed SP312A1, TR 36418, TR 32289M1, and CZ 07769. 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.

## 5. Type of EIR and Level of Analysis

This document is Addendum No. 2 to previously-certified EIR 411, which evaluated and disclosed the environmental impacts associated with the approval and implementation of Specific Plan No. 312.<sup>2</sup> As such, this Addendum provides the additional environmental information necessary for the County of Riverside to comply with CEQA and make a final decision on the currently proposed implementing actions (SP312A1, TR 36418, TR 32289M1, and CZ 07769; collectively hereafter called “the proposed Project”).

This EIR Addendum provides the environmental information necessary for Riverside County to make an informed decision about the environmental effects of the proposed Project, which consists of the actions summarized above in Section I.A.3 and more fully described in the associated Project application materials on file with the Riverside County Planning Department. Serving as the CEQA Lead Agency (*see* CEQA Guidelines § 15050), 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 because the Project will not involve any substantial increases in the severity of the previously identified significant environmental impacts. As indicated in Section I.A.3., the majority of changes proposed as part of SP312A1 involve revisions to the FRENCH VALLEY Specific Plan to provide consistency with previously-approved tentative tract maps, Substantial Conformance No. 1 to Specific Plan No. 312 (approved March 21, 2006), and current Riverside County General Plan land use nomenclature. These modifications to Specific Plan 312 do not have the potential to result in any physical environmental impacts beyond those previously disclosed in EIR 411. The aspects of proposed SP312A1 that are the focus of this EIR Addendum and that have the potential to result in physical changes to the environment that vary from the information disclosed in EIR 411 are limited to 91.9 acres encompassing proposed TR 32289M1 and TR 36418, which cover Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, and 19. In total, the 1,671 residential units that would be allowed pursuant to SP312A1 represent a reduction in the number of dwelling units allowed pursuant to the approved SP 312, and a concomitant reduction in environmental impact.

Changes to the Specific Plan proposed as part of the current Project and that are the subject of this Addendum to FEIR 411 are limited to the changes described in Section I.A.3. for Planning Areas 15, 16, 17A, 17B, 18A, 18B, and 19. In summary, with approval of SP312A1 the following changes would occur:

- o Total residential acreage would decrease from 456.7 acres to 448.4 acres, and the total number of authorized dwelling units within the Specific Plan area would

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<sup>2</sup> Although SP No. 312 authorized the development of only 1,793 dwelling units, EIR 411 analyzed the environmental impacts associated with the development of 2,092 dwelling units.

### Specific Plan No. 312, Amendment No. 1/EIR No. 411

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- decrease from 1,793 to 1,671, resulting in a reduction in gross project density from 2.9 to 2.8 dwelling units per acre (du/ac);
- Total Specific Plan acreage would decrease from 607.8 acres to 605.7 acres (due to the elimination of Planning Area 4 from the Specific Plan area). Commercial retail on 1.7 acres would be eliminated from the Specific Plan area (although this area still is expected to be developed with commercial retail uses under the jurisdictional authority of the City of Murrieta);
  - Areas devoted to public facilities (schools) would decrease from 20.4 acres to 10.4 acres with the elimination of school uses within Planning Area 19;
  - Areas devoted to parks (OS-R) would increase from 17.1 acres to 37.0 acres;
  - Areas devoted to drainage facilities and detention basins (OS-W) would decrease from 50.8 acres to 48.8 acres;
  - Areas devoted to natural open space (OS-C) would remain unchanged at 19.8 acres; and
  - Areas devoted to major roadways would remain unchanged at 41.3 acres.

As demonstrated in the accompanying Environmental Assessment No. 42492 (EA42492), due to the proposed reduction in development intensity allowed on-site, 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 EIR 411. In fact, some of the impacts disclosed in EIR 411 would be reduced.

- b. Subsequent to the certification of Final EIR 411 and approval of SP 312 and Addendum No. 1 to EIR 411, no new information of substantial importance has become available which was not known or could not have been known with the exercise of reasonable diligence at the time the previous EIR was prepared.
- c. The Project proposes the same land uses analyzed by EIR 411 and its Addendum No. 1. The proposed Project would therefore not result in any new significant effects associated with land usage that were not previously identified.
- d. Technical reports were prepared for TR 30694, TR 30696, and TR 30695 in conjunction with Addendum No. 1 for traffic, soils/geotechnical, biological resources, noise, and air quality (copies of which are contained within or appended to Addendum No. 1). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in Final EIR 411.
- e. Technical reports for TR 36418 and TR 32289M1 were prepared for noise, soils/geotechnical, and hydrology/water quality, and greenhouse gas emissions (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 Final EIR 411 and/or Addendum No. 1. Specifically, these updated technical reports concluded as follows:
  - 1. The noise impact analysis technical reports for TR 36418 and TR 32289M1 fulfill the requirement of EIR 411 Noise Mitigation Measure 43, which requires 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 technical reports, the noise studies conclude that no new impacts to noise would occur as a result of the Project;
2. The soils/geotechnical report for TR 36418 and TR 32289M1 fulfills the requirement of FEIR Geology and Seismicity Mitigation Measure 22, which required the preparation of detailed geologist's reports prior to approval of implementing tract maps. With mandatory adherence to the recommendations included in the soils/geotechnical report, there would be no new or increased impacts to geology and seismicity as a result of the Project;
  3. The hydrology/water quality reports for TR 36418 and TR 32289M1 fulfill the mitigation requirements of FEIR 411, 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
  4. The greenhouse gas analysis report for SP312A1 fulfills the County's current requirements for evaluating greenhouse gas emissions. At the time EIR No. 411 was certified and Addendum No. 1 was approved, the issue of greenhouse gas emissions was not evaluated under CEQA. The greenhouse gas analysis technical report did not identify any new environmental impacts associated with greenhouse gas emissions.
- f. Mitigation measures identified in EIR 411 and Addendum No. 1, other than those that have changed as a result of updated technical studies, changes in law, and/or as requirements of subsequently approved permits and authorizations, would still be appropriate and feasible for the proposed Project. Specifically, the following new or modified mitigation measures would apply to the proposed Project:
1. MM-1 (Condition of Approval 90.Planning.17 for TR 36418): Prior to the final building inspection within TR 36418, the developer shall construct at least a 5-foot tall noise barrier along the perimeter of all lots that abut Prairie Sun Way, Rockrose Lane, and/or Baxter Road. 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 barriers 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;
    - Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot;
    - Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot;
    - Earthen berm; or
    - Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.

2. MM-2 (Condition of Approval 90.Planning.17 for TR 32289M1): Prior to the final building inspection within TR 32289M1, the developer shall construct at least a 6-foot tall noise barrier along the western perimeter of Lots 2-8, 18-19, 46-47, and 57-70; at least a 6.0-foot tall noise barrier along the northern perimeter of Lots 70-71, 86-87, 105, 122-123, and 140-141; at least a 6.0-foot tall noise barrier along the eastern perimeter of Lots 87-94; at least a 6.5-foot noise barrier along the western perimeter of Lot 1; and at least an 8.0-foot tall noise barrier along the western perimeter of Lots 177-179. The noise barriers 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 4.0 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;
  - Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot;
  - Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot;
  - Earthen berm; or
  - Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.
  
3. MM-3 (Condition of Approval 80.Planning.21 for TR 36418): Prior to the issuance of building permits within TR 36418, the Project applicant or developer shall prepare a Final Noise Study to evaluate proposed on-site structures and as necessary to determine whether the interiors of all perimeter structures would achieve the County's interior noise standard of 45 dBA CNEL. In the event that interior noise levels are projected to exceed the required standard, then additional measures shall be incorporated into the building plans to reduce the interior noise levels to below 45 dBA CNEL. Such measures shall be as specified in the Final Noise Study, and may include, but are not necessarily limited to, the following:
  - 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 1/2-inch plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.

4. MM-4 (Condition of Approval 80.Planning.21 for TR 32289M1): Prior to the issuance of building permits for Lots 1-8, 18-19, 46-47, 57-71, 86-94, 105, 122-123, 140-141, or 177-179 within TR 32289M1, the Project applicant or developer shall prepare a Final Noise Study to evaluate proposed on-site structures and as necessary to determine whether the interiors of all perimeter structures would achieve the County's interior noise standard of 45 dBA CNEL. In the event that interior noise levels are projected to exceed the required standard, then additional measures shall be incorporated into the building plans to reduce the interior noise levels to below 45 dBA CNEL. Such measures shall be as specified in the Final Noise Study, and may include, but are not necessarily limited to, the following:
  - Standard dual-glazed windows shall have a Sound Transmission Class (STC) rating of 26 or higher for lots 3-8, 18-19, 46-47, 57-71, 86-94, 105, 122-123, and 140-141;
  - Upgrade dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 32 or higher for lots 1-2 and 177-179;
  - A "windows closed" means of mechanical ventilation (e.g., air conditioning);
  - 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. Typical walls with this rating will have 2x4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board; and
  - 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.
  
5. MM-5 (Condition of Approval 10.Trans.001 for TR 36418 and TR 32289M1): Prior to the final building inspection within TR 36418 or TR 32289M1, the developer shall install a northbound right-turn overlap is warranted at the intersection of Winchester (SR-79) at Benton Road.

Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified Environmental Impact Report 411 (EIR 411) is the appropriate type of CEQA document for the proposed Project. Its focus is to evaluate the environmental effects of the proposed Project in relation to the approved Specific Plan and EIR.

## 6. 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.

The following components comprise the EIR Addendum in its totality:

- a. This Introduction (Section I).



Specific Plan No. 312, Amendment No. 1/EIR No. 411

- b. The completed Environmental Assessment form EA 42492 and its associated analyses which concludes that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity environmental impacts beyond the levels disclosed in Final EIR 411.
- c. The Mitigation Monitoring and Reporting Program that accompanies EA 42492, which indicates all mitigation measures contained in Final EIR 411 and those that have been changed as a result of EA 42492 to reflect currently applicable laws, County ordinances, building codes, and proposed SP312A1.
- d. Five (5) technical reports that evaluate aspects of the proposed Project, which are attached as EIR Addendum Technical Appendices A through H. Appendices A through H contain the updated studies requested by the Riverside County Planning Department to reaffirm the findings of the previously certified FEIR 411. The studies are as follows:
  - 1) Updated Soils Engineering and Engineering Geology Report, Tract 32289 and 36418, Spencer's Crossing Subdivision, Riverside County, California. Prepared by Leighton and Associates, Inc., and dated July 20, 2012;
  - 2) PA 19 – French Valley Specific Plan Amendment #1 Preliminary Noise Study. Prepared by Urban Crossroads and dated August 7, 2012;
  - 3) Spencer's Crossing (TTM No. 32289) Preliminary Noise Study. Prepared by Urban Crossroads and dated August 3, 2012.
  - 4) Preliminary Drainage Report, Tract 36418, French Valley. Prepared by Thielmann Engineers, July 1, 2012; and
  - 5) Project Specific Water Quality Management Plan for Tr. 36418. Prepared by Thielmann Engineers, July 13, 2012.
  - 6) Preliminary Technical Drainage Study, Tentative Tract Map 32289, Minor Revision 1. Prepared by RBF Consulting, October 5, 2012.
  - 7) Project Specific Preliminary Water Quality Management Plan for Spencer's Crossing, Tract No. 32289. Prepared by RBF Consulting, October 5, 2012.
  - 8) French Valley Specific Plan No. 312 Amendment #1 Greenhouse Gas Analysis. Prepared by Urban Crossroads, September 12, 2012.
- e. SP 312, Final EIR 411, Addendum No. 1, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to Final EIR 411 and Addendum No. 1, Findings and Statement of Facts, Statement of Overriding Considerations, and County Resolution No. Resolution 2001-111, which are all herein incorporated by reference pursuant to CEQA Guidelines § 15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

## 7. Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum No. 2. It will be forwarded, along with FEIR 411 and Addendum No. 1, 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:** EA 42492

**Project Case Type (s) and Number(s):** SP00312A1, CZ07769, TR 36418, TR 32289M1

**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:** Riverside Mitland 03, LLC

**Applicant's Address:** 3090 Bristol Street, Suite 220, Costa Mesa, CA 92626

**Engineer's Name and Contact Information:**

TR 32289M1: RBF Consulting, Inc., 40810 County Center, Suite 100, Temecula, CA 92591.

TR 36418: Thielmann Engineers, 221 S. Glassell Street, Orange, CA 92866

### I. PROJECT INFORMATION

#### A. Project Description:

Specific Plan No. 312, Amendment No. 1 (French Valley, SP312A1) proposes to modify the Specific Plan boundaries to reflect changes in jurisdictional boundaries and to revise the land use plan to reduce development intensity, reconfigure planning area boundaries, and adjust the range of residential lot sizes (i.e., to allow for minimum 5,000 s.f. lots), in order to provide consistency with approved subdivision maps and/or associated TR 36418 and TR 32289M1. More specifically, SP312A1 proposes the following revisions, which also are summarized below in Table 1, *Summary of Changes Proposed as Part of SP 312, Amendment No. 1*<sup>1</sup>.

- The authorized number of dwelling units and land use designation for Planning Area 15 is proposed to be modified to reflect proposed TR32289M1. The number of dwelling units allowed within Planning Area 15 would be reduced from four (4) to zero (0) and the land use designation for this planning area would be changed from "Low Residential" to "Open Space-Recreation." SP312A1 proposes that Planning Area 15 may be developed with a pedestrian pathway, landscaping, and/or water quality detention basin. The acreage for Planning Area 15 is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 16 would be changed from "Low Density" residential uses to "Open Space – Recreation" to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). SP312A1 provides for the development of a park in this planning area. The acreage for Planning Area 16 is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 18A is proposed to be changed from "Low Density" residential uses to "Open Space – Recreation" to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). SP312A1 provides for the development of a park in this planning area. In addition, the acreage for Planning Area 18A would be reduced from 12.8 acres to 12.4 acres.

<sup>1</sup> It should be noted that the values in Table 1 provide a comparison of the approved SP 312, Substantial Conformance No. 1 to the currently proposed Project; however, the original EIR (Final EIR No. 411) assumed that the site would be developed with up to 2,092 dwelling units, even though the originally-approved SP 312 ultimately allowed for only 1,793 dwelling units.

**Table 1 Summary of Changes Proposed as Part of SP 312, Amendment No. 1<sup>1</sup>**

Planning Area	Existing Approved Substantial Conformance No. 1			Proposed SP 312, Amendment No. 1 (SP312A1)				
	Land Use	Acres	Density	Units	Land Use	Acres	Density	Units
1	Natural Open Space	19.8	0.0	0	OS-C	19.8	0.0	0
2A-2F	Open Space/Drainage	33.9	0.0	0	OS-W (Drainage)	31.3	0.0	0
3A-3E	Open Space/Detention Basin	16.9	0.0	0	OS-W (Detention Basin)	17.5	0.0	0
4	Commercial	1.7	0.0	0	N/A	--	--	--
5	Medium (6,000 s.f. lot sizes)	11.5	4.6	53	MDR (6,000 s.f. lot sizes)	11.5	4.2	48
6	Medium (6,000 s.f. lot sizes)	13.4	4.7	63	MDR (6,000 s.f. lot sizes)	13.4	4.4	59
7	Medium (8,000 s.f. lot sizes)	27.7	3.0	84	MDR (8,000 s.f. lot sizes)	27.7	2.9	81
8	Park	10.7	0.0	0	OS-R	10.7	0.0	0
9	Medium (6,000 s.f. lot sizes)	13.5	3.6	49	MDR (6,000 s.f. lot sizes)	13.5	3.3	45
10	Medium (7,200 s.f. lot sizes)	19.7	3.6	71	MDR (7,200 s.f. lot sizes)	19.7	3.5	69
11	Medium (6,000 s.f. lot sizes)	12.4	2.5	31	MDR (6,000 s.f. lot sizes)	12.4	2.1	26
12	Medium (7,200 s.f. lot sizes)	43.9	3.7	164	MDR (7,200 s.f. lot sizes)	43.9	3.9	172
13	Medium (6,000 s.f. lot sizes)	26.4	4.2	112	MDR (6,000 s.f. lot sizes)	26.4	3.3	88
14	Medium (6,000 s.f. lot sizes)	9.6	4.5	43	MDR (6,000 s.f. lot sizes)	9.6	4.0	38
15	Low (20,000 s.f. lot sizes)	3.7	1.1	4	OS-R	3.7	0.0	0
16	Low (20,000 s.f. lot sizes)	2.6	1.5	4	OS-R	2.6	0.0	0
17A	Medium (6,000 s.f. lot sizes)	26.2	4.7	124	MDR (6,000 s.f. lot sizes)	27.2	4.3	117
17B	Medium (7,200 s.f. lot sizes)	8.2	3.9	32	MDR (7,200 s.f. lot sizes)	9.2	3.3	30
18A	Low (20,000 s.f. lot sizes)	12.8	1.4	18	OS-R	12.4	0.0	0
18B	Medium (7,200 s.f. lot sizes)	11.3	3.0	34	MDR (7,200 s.f. lot sizes)	11.3	2.8	32
19	School	10.0	0.0	0	MHDR (5,000 s.f. lot sizes)	10.0	5.0	50
20/21	Medium (6,000 s.f. lot sizes)	21.8	5.0	109	MDR (6,000 s.f. lot sizes)	21.8	3.8	82
22	Park	6.4	0.0	0	OS-R	6.4	0.0	0
23	Medium (6,000 s.f. lot sizes)	10.5	5.0	52	MDR (6,000 s.f. lot sizes)	10.5	4.4	46
24	School	10.4	0.0	0	PF (School)	10.4	0.0	0
25	Medium (7,200 s.f. lot sizes)	22.3	4.1	91	MDR (7,200 s.f. lot sizes)	22.3	3.8	84
26	Medium (7,200 s.f. lot sizes)	33.1	4.3	141	MDR (7,200 s.f. lot sizes)	33.1	3.9	130
27	Medium (6,000 s.f. lot sizes)	14.9	5.0	74	MDR (6,000 s.f. lot sizes)	14.9	4.6	68
28	Medium (7,200 s.f. lot sizes)	10.0	4.1	41	MDR (7,200 s.f. lot sizes)	10.0	3.3	33
29	Medium (7,200 s.f. lot sizes)	14.2	4.2	60	MDR (7,200 s.f. lot sizes)	14.2	3.3	56
30	Medium (7,200 s.f. lot sizes)	36.6	4.2	154	MDR (7,200 s.f. lot sizes)	36.6	3.8	138
31	Medium (6,000 s.f. lot sizes)	16.0	5.0	80	MDR (6,000 s.f. lot sizes)	16.0	4.3	69
32	Medium (8,000 s.f. lot sizes)	23.9	3.1	75	MDR (8,000 s.f. lot sizes)	23.0	3.4	79
33	Medium (8,000 s.f. lot sizes)	10.5	2.9	30	MDR (8,000 s.f. lot sizes)	10.2	3.0	31
34	N/A	--	--	--	OS-R	1.2	0.0	0
--	Roadways	41.3	0.0	0	Roadways	41.3	0.0	0
<b>Total – Substantial Conformance No. 1:</b>		<b>607.8</b>	<b>2.9</b>	<b>1,793</b>	<b>Total – SP312A1:</b>	<b>605.7</b>	<b>2.8</b>	<b>1,671</b>

Notes: Lot sizes indicate minimum required lot sizes for each respective planning area.

OS-C = Open Space – Conservation; OS-W = Open Space – Water; MDR = Community Development – Medium Density Residential; VLDR = Community Development – Very Low Density Residential; OS-R = Open Space – Recreation; MHDR = Community Development – Medium High Density Residential; PF = Public Facilities.

- The number of dwelling units in Planning Area 18B would be reduced from 34 to 32 to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The minimum residential lot size to Planning Area 18B is unchanged from the approved Substantial Conformance No. 1.

**Proposed SP312A1 Changes Associated with Proposed TR 36418**

- The land use for Planning Area 19 is proposed to be changed from public facility (school) uses to residential land uses. Planning Area 19 provides for the target development of 50 dwelling units on minimum 5,000 s.f. lots at a maximum density of 5.0 dwelling units per acre. The land use designation for this area is “Medium-High Density Residential.” The

acreage for Planning Area 19 is unchanged from the approved Substantial Conformance No. 1.

In addition, SP312A1 provides for the following changes to the Specific Plan's land use plan to reflect approved subdivision maps, Substantial Conformance No. 1 to Specific Plan No. 312 (approved March 21, 2006), and/or current County General Plan nomenclature. No physical environmental impacts would occur as a result of updating the Specific Plan for consistency. Accordingly, the following updates associated with SP312A1 are not evaluated as part of this Initial Study, except when comparing proposed SP312A1 to the range of land uses and land use intensity evaluated as part of EIR No. 411 and its Addendum No. 1:

- The land use designation for Planning Area 1 would be changed from "Natural Open Space" to "Open Space – Conservation" to reflect the County General Plan nomenclature. The acreage for Planning Area 1 is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Areas 2A through 2F have been changed from "Open Space/Drainage" to "Open Space – Water" to reflect the County General Plan nomenclature. The acreage for Planning Areas 2B would be decreased from 12.2 acres to 9.6 acres to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage for Planning Areas 2A and 2C through 2F is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Areas 3A through 3E have been changed from "Open Space/Detention" to "Open Space – Water" to reflect the County General Plan nomenclature. The acreage for Planning Area 3B would be increased from 2.2 acres to 2.8 acres to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage for Planning Areas 3A and 3C through 3E is unchanged from the approved Substantial Conformance No. 1.
- The 1.7-acre parcel reserved for Planning Area 4 would be removed from the Specific Plan area as this area was annexed into the City of Murrieta and is no longer within County of Riverside jurisdiction.
- The target number of dwelling units in Planning Area 5 would be reduced from 53 to 48 to reflect an approved subdivision map (TR 30695). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 5 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 6 would be reduced from 63 to 59 to reflect an approved subdivision map (TR 30695). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 6 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 7 would be reduced from 84 to 81 to reflect an approved subdivision map (TR 30694). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum

residential lot size for Planning Area 7 are unchanged from the approved Substantial Conformance No. 1.

- The land use designation for Planning Area 8 would be changed from "Park" to "Open Space - Recreation" to reflect the County General Plan nomenclature. The acreage for Planning Area 8 is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 9 would be reduced from 49 to 45 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 9 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 10 would be reduced from 71 to 69 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 10 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 11 would be reduced from 31 to 26 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 11 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 12 would be increased from 164 to 172 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 12 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 13 would be reduced from 112 to 88 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 13 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 14 would be reduced from 43 to 38 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 14 are unchanged from the approved Substantial Conformance No. 1.
- The acreage and number of dwelling units in Planning Area 17A have been modified to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage would be increased from 26.2 acres to 27.2 acres and the target number of dwelling units was reduced from 124 to 117. In addition, the land use designation for this

planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The minimum residential lot size for Planning Area 17A is unchanged from the approved Substantial Conformance No. 1.

- The acreage and number of dwelling units in Planning Area 17B have been modified to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage would be increased from 8.2 acres to 9.2 acres and the target number of dwelling units was reduced from 32 to 30. In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The minimum residential lot size for Planning Area 17B is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 20/21 would be reduced from 109 to 82 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 20/21 are unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 22 would be changed from "Park" to "Open Space – Recreation" to reflect County General Plan nomenclature. The acreage for this planning area is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 23 would be reduced from 52 to 46 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 23 are unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 24 would be changed from "Elementary School" to "Public Facility" to reflect County General Plan nomenclature. The acreage for this planning area is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 25 would be reduced from 91 to 84 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 25 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 26 would be reduced from 141 to 130 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 26 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 27 would be reduced from 74 to 68 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum

residential lot size for Planning Area 27 are unchanged from the approved Substantial Conformance No. 1.

- The target number of dwelling units in Planning Area 28 would be reduced from 41 to 33 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 28 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 29 would be reduced from 60 to 56 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 30 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 30 would be reduced from 154 to 138 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 30 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 31 would be reduced from 80 to 69 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 31 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 32 would be increased from 75 to 79. In addition, the total area of Planning Area 32 would be reduced from 23.9 acres to 23.0 acres to accommodate the creation of Planning Area 34. Also, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The minimum residential lot size for Planning Area 32 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 33 would be increased from 30 to 31. In addition, the total area of Planning Area 33 would be reduced from 10.5 acres to 10.2 acres to accommodate the creation of Planning Area 34. Also, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The minimum residential lot size for Planning Area 33 are unchanged from the approved Substantial Conformance No. 1.
- A new 1.2-acre planning area designated for "Open Space-Recreation" land uses, Planning Area 34, would be created south of and adjacent to Keller Road (between Planning Area 3E and the eastern boundary of the Specific Plan area) to visually buffer residential land uses in Planning Areas 32 and 33. SP312A1 provides for the development of Planning Area 34 as a linear park with an equestrian trail.



As indicated in the above description, the majority of changes proposed as part of SP312A1 involve revisions to the French Valley Specific Plan to provide consistency with previously-approved subdivision maps, previously-approved Substantial Conformance No. 1 to Specific Plan No. 312, and/or to reflect the current land use nomenclature used by the 2003 Riverside County General Plan. These changes are for consistency only, and would not result in any physical changes to the environment beyond what was previously disclosed in EIR 411, which was certified by the Riverside County Board of Supervisors on June 5, 2001 (SCH No. 1999041068). EIR No. 411 and its Addendum No. 1 are 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 the changes described above for Planning Areas 15, 16, 17A, 17B, 18A, 18B, and 19. Figure 1, *Specific Plan No. 312, Amendment No. 1 Land Use Plan*, depicts the land uses proposed as part of Amendment No. 1 to Specific Plan No. 312.

In summary, with approval of SP312A1 the following changes would occur:

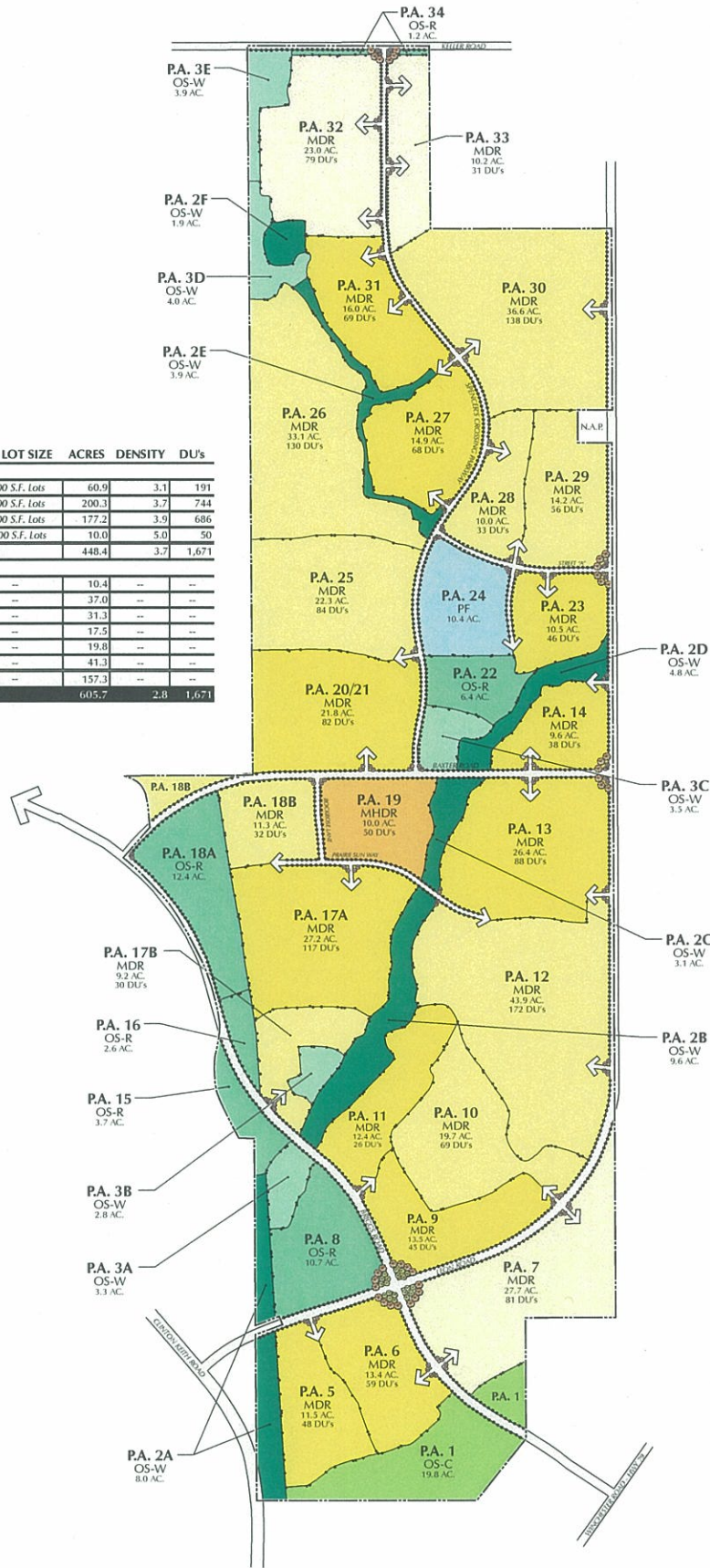
- Total residential acreage would decrease from 456.7 acres to 448.4 acres, and the total number of authorized dwelling units within the Specific Plan area would decrease from 1,793 to 1,671<sup>1</sup>, resulting in a reduction in gross project density from 2.9 to 2.8 dwelling units per acre (du/ac);
- Total Specific Plan acreage would decrease from 607.8 acres to 605.7 acres (due to the elimination of Planning Area 4 from the Specific Plan area);
- The 1.7 acres previously proposed for commercial retail would be eliminated from the Specific Plan area, as this area has since been annexed into the City of Murrieta;
- Areas devoted to public facilities (schools) would decrease from 20.4 acres to 10.4 acres with the elimination of school uses within Planning Area 19;
- Areas devoted to parks (OS-R) would increase from 17.1 acres to 37.0 acres;
- Areas devoted to drainage facilities and detention basins (OS-W) would decrease from 50.8 acres to 48.8 acres;
- Areas devoted to natural open space (OS-C) would remain unchanged at 19.8 acres; and
- Areas devoted to major roadways would remain unchanged at 41.3 acres.

Change of Zone No. 07769 (CZ 07769) would amend the existing approved Specific Plan Zoning Ordinance (Ordinance No. 348.3614) to formalize the revised Planning Area boundaries and to reflect the revisions proposed to the Specific Plan Land Use Plan as part of SP312A1, including revised standards for Planning Area 19 (where the proposed land use would change from school uses to Medium High Density Residential [MHDR, 5,000 s.f. minimum lot sizes]).

Tentative Tract Map No. 36418 (TR 36418) is a Schedule "A" map proposing to implement the changes proposed by SP312A1, and would subdivide Planning Area 19 into 50 residential development lots with lot sizes ranging from 5,007 square feet (s.f.) to 8,482 s.f. Common open space lots and rights-of-way also will be defined as part of TR 36418. TR 36418 also identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines. Figure 2, *Tentative Tract Map No. 36418*, depicts proposed TR 36418.

Minor Change No. 1 to Tentative Tract Map No. 32289 (TR 32289M1) is a revised Schedule "A" map proposing to implement the changes proposed by SP312A1, and would subdivide Planning Area Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, and 18B into 179 residential lots and 20 open space lots (including one lot for a detention basin) on 80.75 acres. Lot sizes would range from 6,000 s.f. to 71,617 s.f. in size. Common open space lots and rights-of-way also will be defined as part of TR 32289M1. TR 32289M1 also identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines. Figure 3, *Tentative Tract Map No. 32289M1*, depicts proposed TR 32289M1.

LAND USE	MIN. LOT SIZE	ACRES	DENSITY	DU's
<b>Residential</b>				
Medium Density Residential (MDR)	8,000 S.F. Lots	60.9	3.1	191
Medium Density Residential (MDR)	7,200 S.F. Lots	200.3	3.7	744
Medium Density Residential (MDR)	6,000 S.F. Lots	177.2	3.9	686
Medium-High Density Residential (MHDR)	5,000 S.F. Lots	10.0	5.0	50
<b>- Residential Sub-Totals</b>		<b>448.4</b>	<b>3.7</b>	<b>1,671</b>
<b>Non-Residential</b>				
Public Facility (School) (PF)	--	10.4	--	--
Open Space - Recreation (Parks) (OS-R)	--	37.0	--	--
Open Space - Water (Drainage) (OS-W)	--	31.3	--	--
Open Space - Water (Detention Basin) (OS-W)	--	17.5	--	--
Open Space - Conservation (OS-C)	--	19.8	--	--
Major Roads	--	41.3	--	--
<b>- Non-Residential Sub-Totals</b>		<b>157.3</b>	<b>--</b>	<b>--</b>
<b>PROJECT TOTALS</b>		<b>605.7</b>	<b>2.8</b>	<b>1,671</b>



**FRENCH VALLEY**

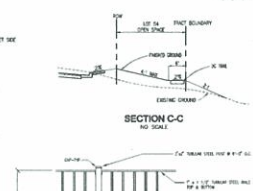
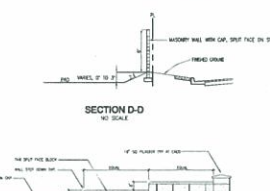
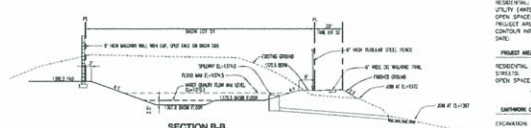
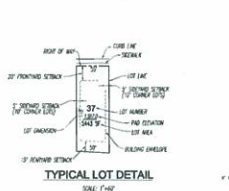
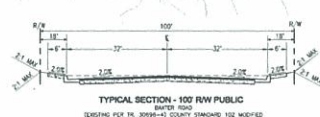
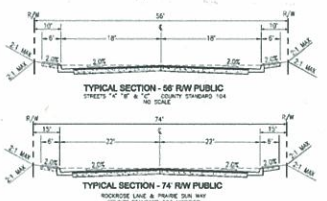
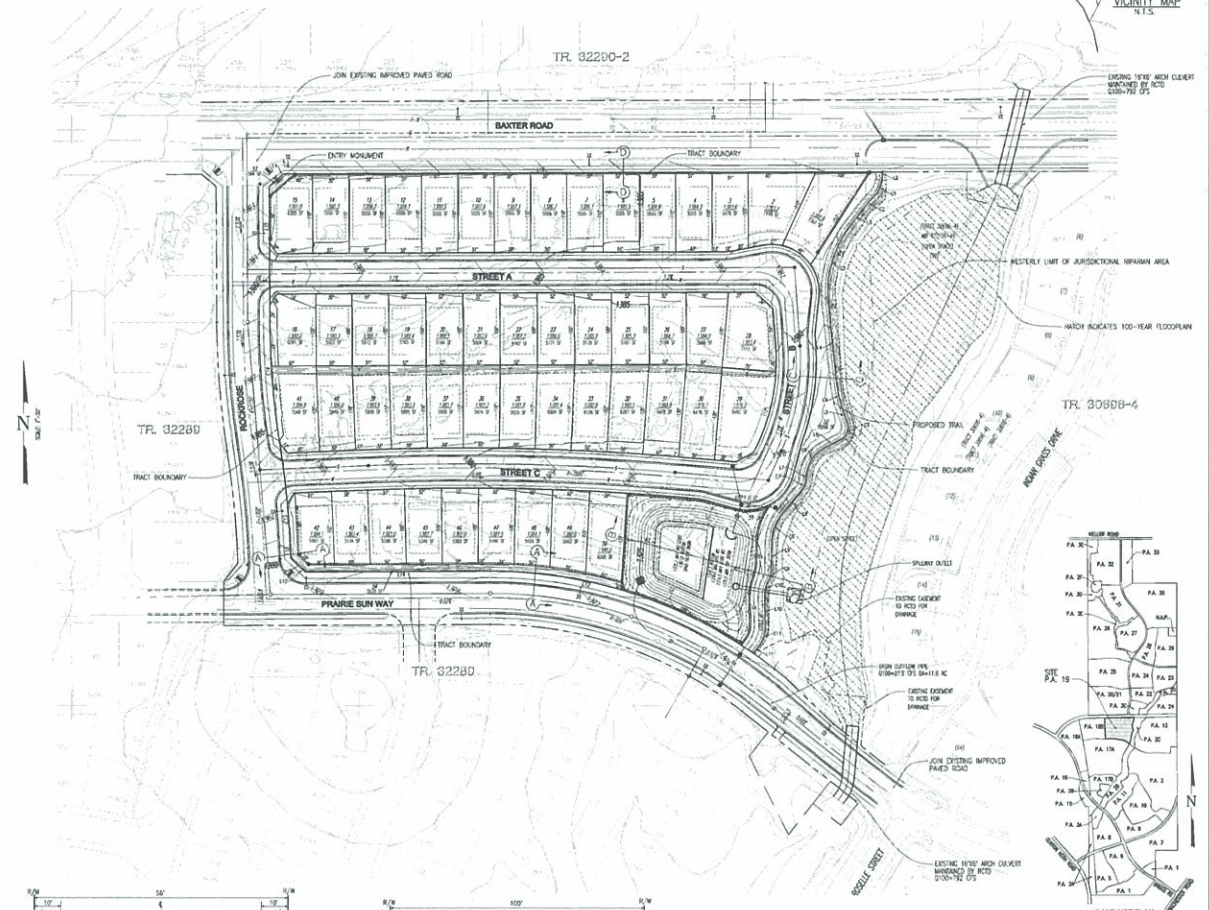
Figure 1

LEGEND

- PROPOSED 5' CENTERLINE
- EXISTING 5' CENTERLINE
- PROPOSED TOP OF SLOPE
- PROPOSED SIDE OF SLOPE
- PROPOSED STREET DRIVE
- LOT NUMBER
- PAV. DEPTH
- LOT AREA
- PROPOSED PRECASTING MASONRY WALL
- PROPOSED TUBULAR STEEL FENCE
- PROPOSED STORM DRAIN ALLEY

# TENTATIVE TRACT NO. 36418

COUNTY OF RIVERSIDE  
WITH WALL AND FENCE DETAILS  
WITH PRELIMINARY GRADING



**ORDINARY FACILITIES DISTRICT (OFD)**  
NO. 02 OF 03 IN THE FOLLOWING DISTRICTS:  
DISTRICT NO. 100 - PLANNING AREA 100 (PLANNING AREA 100)  
DISTRICT NO. 101 - PLANNING AREA 101 (PLANNING AREA 101)  
DISTRICT NO. 102 - PLANNING AREA 102 (PLANNING AREA 102)

**GENERAL INFORMATION**

1. GENERAL INFORMATION
2. PROJECT AREA
3. PROJECT AREA
4. PROJECT AREA
5. PROJECT AREA
6. PROJECT AREA
7. PROJECT AREA
8. PROJECT AREA
9. PROJECT AREA
10. PROJECT AREA
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29. PROJECT AREA
30. PROJECT AREA
31. PROJECT AREA
32. PROJECT AREA
33. PROJECT AREA
34. PROJECT AREA
35. PROJECT AREA

Line #	Length	Direction	Curve #	Length	Radius	Delta	Temp
1.1	20.23	N45° 22' 30" E	C1	27.25	40.00	44° 03' 00"	16.67
1.2	8.20	N45° 22' 30" E	C2	23.75	100.00	44° 03' 00"	11.93
1.3	26.36	N45° 22' 30" E	C3	23.75	100.00	44° 03' 00"	11.93
1.4	10.34	N45° 22' 30" E	C4	118.00	100.00	44° 03' 00"	63.91
1.5	29.10	N45° 22' 30" E	C5	27.25	100.00	44° 03' 00"	16.76
1.6	29.20	N45° 22' 30" E	C6	26.40	200.00	47° 12' 00"	11.78
1.7	10.24	N45° 22' 30" E	C7	44.40	100.00	44° 03' 00"	24.13
1.8	41.08	N45° 22' 30" E	C8	14.71	20.00	12° 54' 00"	7.59
1.9	39.91	N45° 22' 30" E	C9	44.40	100.00	44° 03' 00"	24.13
1.10	44.00	N45° 22' 30" E	C10	11.93	20.00	12° 54' 00"	6.29
1.11	14.25	N45° 22' 30" E	C11	24.30	100.00	44° 03' 00"	12.38
1.12	27.80	N45° 22' 30" E	C12	27.25	100.00	44° 03' 00"	16.67
1.13	17.76	N45° 22' 30" E	C13	262.00	100.00	44° 03' 00"	209.43
1.14	28.80	N45° 22' 30" E	C14	148.00	100.00	44° 03' 00"	122.21
1.15	18.24	N45° 22' 30" E	C15	188.00	100.00	44° 03' 00"	164.21
1.16	8.82	N45° 22' 30" E	C16	188.00	100.00	44° 03' 00"	164.21

Source: Thielmann Engineers

## FRENCH VALLEY

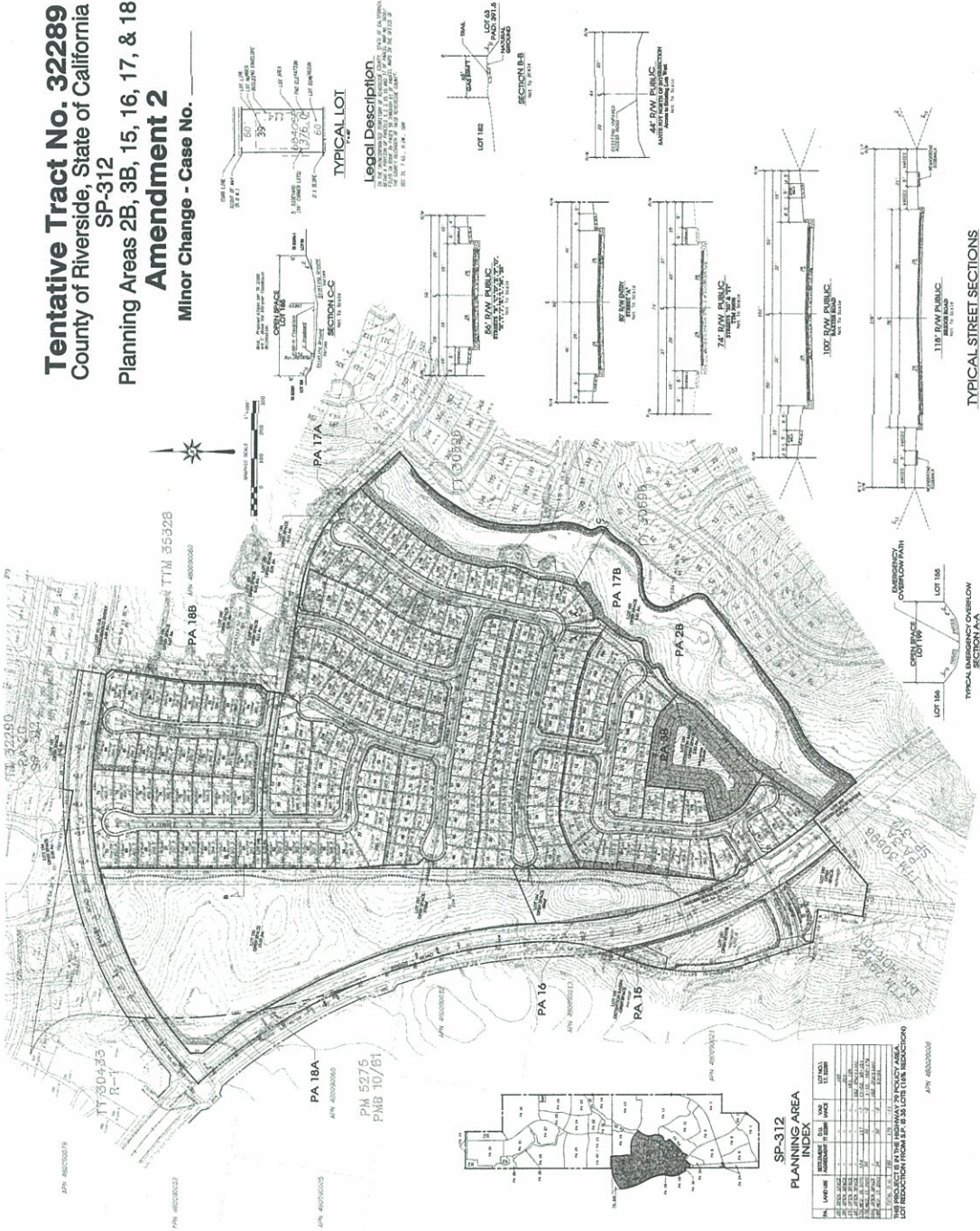
DATE: JUNE 2013  
LAB PLANNING, INC.  
11150 LINDEN LANE, SUITE 100, SAN JUAN CAPITAN, CA 92078  
www.thielmann.com

Figure 2

## TENTATIVE TRACT MAP NO. 36418

# Tentative Tract No. 32289

County of Riverside, State of California  
 SP-312  
 Planning Areas 2B, 3B, 15, 16, 17, & 18  
**Amendment 2**  
 Minor Change - Case No. \_\_\_\_\_



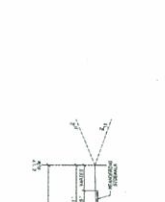
### Vicinity Map

#### General Information

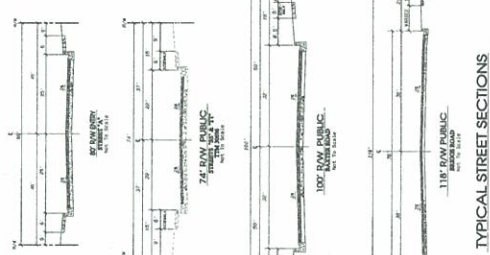
1. LOCATION MAP: SHOWN ON MAP.
2. PROJECT NAME: TENTATIVE TRACT NO. 32289.
3. COUNTY: RIVERSIDE COUNTY, CALIFORNIA.
4. PLANNING AREA: PLANNING AREAS 2B, 3B, 15, 16, 17, & 18.
5. PROJECT TYPE: RESIDENTIAL TRACT.
6. PROJECT AREA: APPROXIMATELY 1,000 ACRES.
7. PROJECT LOCATION: MURRETTA, CALIFORNIA.
8. PROJECT OWNER: FRENCH VALLEY PLANNING, INC.
9. PROJECT ENGINEER: RBF CONSULTING.
10. PROJECT DATE: 11/18/2015.
11. PROJECT REVISIONS: AS SHOWN.
12. PROJECT SCALE: AS SHOWN.
13. PROJECT STATUS: TENTATIVE.
14. PROJECT PURPOSE: TO DEVELOP A RESIDENTIAL TRACT.
15. PROJECT DESCRIPTION: TO DEVELOP A RESIDENTIAL TRACT CONSISTING OF APPROXIMATELY 1,000 ACRES OF LAND IN MURRETTA, CALIFORNIA.
16. PROJECT BOUNDARIES: AS SHOWN ON THIS MAP.
17. PROJECT EASEMENTS: AS SHOWN ON THIS MAP.
18. PROJECT UTILITIES: AS SHOWN ON THIS MAP.
19. PROJECT ZONING: AS SHOWN ON THIS MAP.
20. PROJECT REGULATIONS: AS SHOWN ON THIS MAP.
21. PROJECT PERMITS: AS SHOWN ON THIS MAP.
22. PROJECT RECORDS: AS SHOWN ON THIS MAP.
23. PROJECT ASSESSMENT: AS SHOWN ON THIS MAP.
24. PROJECT IMPACTS: AS SHOWN ON THIS MAP.
25. PROJECT MONITORING: AS SHOWN ON THIS MAP.
26. PROJECT MAINTENANCE: AS SHOWN ON THIS MAP.
27. PROJECT REPAIRS: AS SHOWN ON THIS MAP.
28. PROJECT REPLACEMENTS: AS SHOWN ON THIS MAP.
29. PROJECT REMOVALS: AS SHOWN ON THIS MAP.
30. PROJECT RESTORATION: AS SHOWN ON THIS MAP.

### TYPICAL LOT

#### Legal Description



### TYPICAL STREET SECTIONS



### SP-312 PLANNING AREA INDEX

PA	AREA	APN	ACRES	STATUS
PA 15	15.00	APN 482000000	15.00	RESERVED
PA 16	16.00	APN 482000000	16.00	RESERVED
PA 17	17.00	APN 482000000	17.00	RESERVED
PA 18	18.00	APN 482000000	18.00	RESERVED
PA 2B	2B.00	APN 482000000	2B.00	RESERVED
PA 3B	3B.00	APN 482000000	3B.00	RESERVED

Source: RBF Consulting

**FRENCH VALLEY**

DATE: JUNE 2015

166 PLANNING, INC.

2700 S. 17TH STREET, SUITE 100

INDIANAPOLIS, IN 46203

www.fvalleyplanning.com

**A. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**B. Total Project Area:** 605.7 acres (total); approximately 9.97 acres proposed for subdivision by TR 36418 and approximately 80.75 acres proposed for subdivision by TR 32289M1.

Residential Acres: 41.82	Lots: 229	Units: 229	Projected No. of Residents: 689
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: Streets: 20.82 acres; Open Space Lots: 29.29 acres. Refer also to Table 1 for a summary of land uses allowed within the French Valley Specific Plan as proposed by SP312A1.

**Assessor's Parcel No(s):** Numerous; refer to attached list of APNs. TR 36418 occurs wholly within APN No. 480-090-060. TR 32289M1 occurs within APNs 480-090-(043, 045, 047, 049, 072, 073, 074, 075, 078) and 480-100-065.

**C. Street References:** Specific Plan: northeasterly of Clinton Keith Road, westerly of Leon Road, southerly of Keller Road, and northwesterly of Winchester Road (Highway 79). TR 36148: southerly of Baxter Road, and easterly of Briggs Road, within Planning Area 19 of SP 312. TR 32289M1: southerly of Baxter Road, easterly of Briggs Road (with a small portion westerly of Briggs Road), within Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, and 18B of SP 312. Refer to Figure 4, *Vicinity Map*.

**D. Section, Township & Range Description or reference/attach a Legal Description:** Sections 30 and 31, Township 6 South, Range 2 West, San Bernardino Baseline and Meridian

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

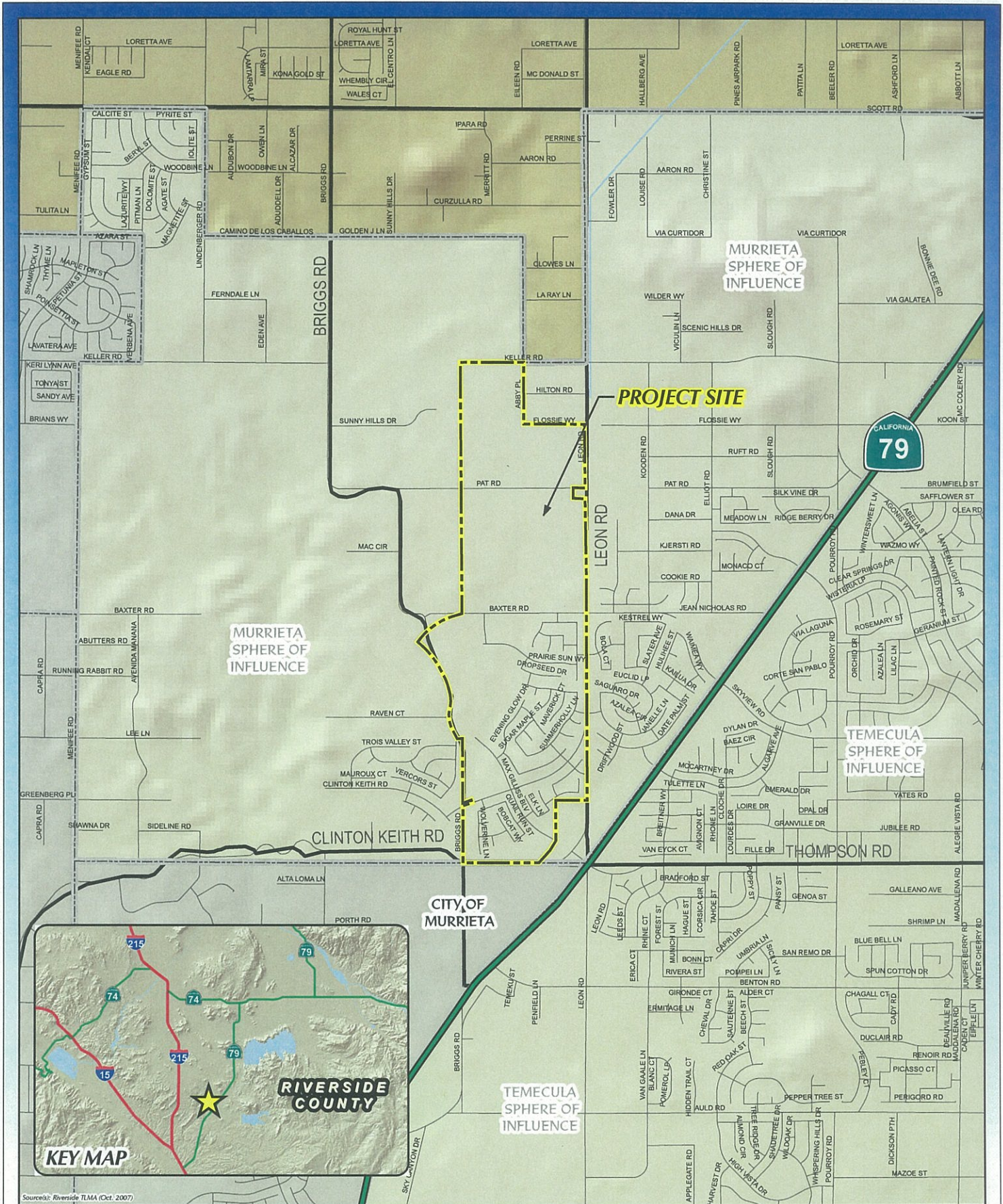
The proposed Project site comprises the approved French Valley Specific Plan (SP No. 312). The entire Specific Plan area has been subdivided by individual tentative tract map approvals. As shown on Figure 5, *Aerial Photograph*, numerous residential neighborhoods located in the southern portions of the Specific Plan are either built-out and occupied by residents, or are under construction. Areas to the north of Jean Nicholas Road (Baxter Road) that are not yet developed have been heavily disturbed by past agricultural uses.

Winchester Road (Highway 79) is located immediately to the southeast of the Specific Plan area and Jean Nicholas Road (Baxter Road) is constructed in an east/west alignment through the middle of the Specific Plan area. Lands to the southwest of the Specific Plan area include existing medium density residential land uses, scattered rural residential uses, and an existing elementary and middle school (Lisa J. Mails Elementary School and Dorothy McElhinney Middle School). Areas northwest of the Specific Plan area consist of open space and several existing rural residential developments. Land uses to the north of the Specific Plan area include open space and rural residential homes. Land to the northeast of the Specific Plan includes rural residential uses, and areas are under construction with medium-density residential uses. To the southeast of the Specific Plan area are several existing medium-density residential developments. To the south is an existing commercial retail complex, with additional lands that are under construction with additional areas of commercial retail.

## 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. 312, and would result in a slight reduction in the number of dwelling units allowed within the Specific



Source(s): Riverside TLM (Oct. 2007)

# FRENCH VALLEY

Figure 4

DATE: JUNE 2013

**T&B PLANNING, INC.**  
 17542 Elm 17th Street, Suite 100, Temecula, CA 92590  
 p. 714.555.6390 f. 714.555.6361  
[www.tbplanning.com](http://www.tbplanning.com)



## VICINITY MAP



Source(s): RCTLMA (2011), Eagle Aerial (2008)

# FRENCH VALLEY

Figure 5

DATE: JUNE 2013

**T&B PLANNING, INC.**  
 17342 East 17th Street, Suite 100, Tustin, CA 92780  
 p. 714.305.6360 e. 714.305.6361  
[www.tbplanning.com](http://www.tbplanning.com)



## AERIAL PHOTOGRAPH

Plan area. Pursuant to General Plan Land Use Element Policy LU 1.10, with approval of SP312A1, 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 SP312A1 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. Areas proposed for subdivision by TR 36418 and TR 32289M1 are not located within any areas designated for conservation by the MSHCP. The proposed Project adheres to all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed Project site does not contain any active areas of faulting on-site. The proposed Project site is not located in a high fire hazard area or dam inundation area. Portions of the Specific Plan area are located within a flood hazard zone (i.e., Planning Areas 2A, 3A, 2B, 2C, and 2D), however the area proposed for subdivision by TR 36418 are located within FEMA Flood Zone "X", indicating that TR 36418 would not be subject to flood hazards. Although a portion of TR 32289M1 occurs within a flood hazard zone (Planning Area 2B), this portion of the tract map is proposed to be conserved as natural open space as required by SP312A1. The remaining areas of TR 32289M1 occur outside of flood hazard zones. 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 SP312, from 1,793 dwelling units to 1,671 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):** Southwest Area Plan

**C. Foundation Component(s):** Community Development, Open Space

**D. Land Use Designation(s):** Specific Plan No. 312 (MDR, OS-C, OS-R)

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

**F. Policy Area(s), if any:** Specific Plan No. 312, French Valley Airport Influence Area, Highway 79 Policy Area.

**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):** City of Murrieta to the south; Elsinore Area Plan to the west; Sun City/Menifee Valley, Harvest Valley/Winchester, and San Jacinto Valley Area Plans to the north; REMAP to the east.
2. **Foundation Component(s):** Community Development and Rural to the west; Community Development, Rural, and Rural Community to the north; and Community Development, Open Space, and Rural to the east and south.
3. **Land Use Designation(s):** Medium Density Residential (MDR) and Rural Residential (R-RR) to the west; Rural Residential (RR) and Rural Community – Very Low Density Residential (RC-VLDR) to the north; Rural Residential, Community Development – Low Density Residential (CD-LDR), Community Development – Medium Density Residential (CD-MDR), Community Development – Light Industrial, and Open Space – Conservation (OS-C) to the east; Rural Residential (RR) and Community Development – Commercial Retail (CD-CR) to the south.
4. **Overlay(s):** None.
5. **Policy Area(s):** French Valley Airport Influence Area, Highway 79 Policy Area, Specific Plan No. 106, Specific Plan No. 265, Specific Plan No. 234, Section 25 & 36 Policy Areas, Leon/Keller Policy Area, Keller Road South Side Policy Area.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** French Valley Specific Plan No. 312
2. **Specific Plan Planning Area, and Policies, if any:** Proposed changes as part of SP312A1 would affect the following Planning Areas from the existing approved SP312, Substantial Conformance No. 1: Planning Areas 1, 2A-F, 3A-E, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17A, 17B, 18A, 18B, 19, 20/21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 (refer to Section I.A, *Project Description*, and Table 1 for a summary of proposed changes to these planning areas).

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

**J. Proposed Zoning, if any:** Specific Plan Amendment No. 1 (SP)

**K. Adjacent and Surrounding Zoning:** South: City of Murrieta Sphere of Influence; West: Rural Residential (R-R), One Family Dwellings (R-1), Open Area Combining Zone Residential Developments (R-5), Light Agriculture (A-1-10); North: Light Agriculture (A-1-2½), Rural Residential (R-R); East: Rural Residential (R-R), One Family Dwellings (R-1), and Industrial Park (I-P).

**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 checked="" 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**

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.

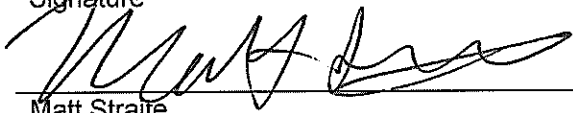
I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. 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.

7/16/13

Signature



Matt Straite

Date

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 an Addendum, Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: SWAP Figure 9 "Southwest Area Plan Scenic Highways," EIR 411, Addendum No. 1

### Findings of Fact:

a) Impacts to scenic highways were not discussed in EIR 411 because the proposed Project site is not visible from any designated scenic highway corridors. According to Figure 9 of the Southwest Area Plan (SWAP), nearby segments of Interstate I-215 are designated as a County Eligible Scenic Highway. However, the proposed Project site would not be visible from nearby segments of I-215 due to intervening topography (i.e., existing hill forms located westerly of the Specific Plan area). Because the SP312A1 property is not visible from any scenic highway corridor, development associated with the proposed Project has no potential to substantially affect the aesthetic quality of a scenic highway corridor. Therefore, and consistent with the finding of EIR 411, no impact would occur.

b) Impacts to scenic resources resulting from buildout of the Specific Plan were previously evaluated in EIR 411, which found that impacts would be less than significant for the following reasons: major scenic resources located on the site would remain undeveloped; major slopes would be sensitively contour graded (see EIR 411, Section III.A.7, *Grading Plan*); landscaping would serve to alleviate potential visual impacts (see EIR 411, Section IV.C, *Landscape Architectural Guidelines/Standards*); appropriate architectural design guidelines are incorporated for proposed development (see EIR 411, Sections IV.B and IV.A, *Site Planning Guidelines/Standards*); and the proposed project was found to be in conformance with the Riverside County General Plan. These findings also were confirmed as part of Addendum No. 1, which found that the implementing tentative tract maps evaluated by the Addendum would "not obstruct any prominent scenic vista or public view" and would "be required to comply with the design guidelines established by French Valley Specific Plan No. 312." Areas proposed for development as part of TR 32289M1 and TR36418 comprise relatively flat land that do not contain any areas of trees, rock outcroppings, or unique or landmark features. The majority of the Specific Plan area has been subject to past disturbance, including agricultural activities and 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. Therefore, and consistent with the findings of EIR 411, significant impacts would not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

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

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Source: GIS database, SWAP Figure 6, Ord. No. 655 (Regulating Light Pollution), EIR 411, Addendum No. 1

Findings of Fact: The proposed Project is located within Zone B of the Mt. Palomar Observatory Nighttime Lighting Policy Area, as depicted on SWAP Figure 6. The proposed changes to the Specific Plan Land Use Plan would result in a 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, thereby resulting in an incremental reduction in the amount of exterior lighting as compared to the lighting levels assumed in EIR 411. Additionally, all development on the property 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. Furthermore, impacts to the Mt. Palomar Observatory were previously evaluated as part of EIR 411 and Addendum No. 1, which found that impacts would not occur because the proposed Project would be subject to the SP312 Design Guidelines, which include requirements that implement the provisions of County Ordinance No. 655 (e.g., the use of low pressure sodium vapor street lights). With mandatory compliance with Ordinance No. 655 and the SP 312 Design Guidelines, impacts to the Mt. Palomar Observatory would not occur. This conclusion is consistent with the information disclosed in EIR 411.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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**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?

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Source: On-site Inspection, Project Application Description, EIR 411, Addendum No. 1

Findings of Fact:

a & b) Impacts associated with Project lighting were previously evaluated as part of EIR 411, which found that compliance with the Specific Plan Design Guidelines would preclude significant lighting impacts. Addendum No. 1 also concluded that lighting impacts would be less than significant because "all street lights within the project area will be hooded and implement low pressure sodium which emit light that can be filtered." Standards included in the Specific Plan would ensure that all development in SP 312, including development proposed in the areas that are the focus of this EIR Addendum (Planning Areas 17A, 18A, 18B, 19, and 34), would not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area. These applicable Specific Plan standards also would ensure that development within the entire Specific Plan area would not expose residential property to unacceptable light levels. Because proposed SP312A1 would result in a reduction in the number of residential dwelling units allowed on-site, and would result in an overall reduction in acreage subject to residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development, lighting impacts would be reduced as compared to what was evaluated and disclosed as part of EIR 411. As such, Project-related lighting impacts would not occur and would not be increased above the level evaluated in EIR 411.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project

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<b>4. Agriculture</b>				
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: General Plan Figure OS-2 "Agricultural Resources," GIS database, EIR 411, Addendum No. 1, Ord. No. 625, General Plan EIR, and Project Application Materials.

Findings of Fact:

a) Impacts to agricultural resources were fully evaluated and disclosed in EIR No. 411 and Addendum No. 1, which concluded that such impacts would be less than significant because the proposed Project site does not contain any soils identified as Prime, Statewide Important, or Unique Farmland by the State FMMP. Changes proposed as part of SP312A1 and proposed implementing TR 32289M1 and TR 36418 would not result in impacts to any areas within SP 312 that were not already identified for impact as part of EIR 411 or Addendum No. 1. As such, impacts to Important Farmland types would not occur and would not be substantially different from what was evaluated in EIR 411 and Addendum No. 1.

b) Impacts associated with the conversion of the SP 312 property from agriculture to non-agricultural use were evaluated and disclosed in EIR 411 and Addendum No. 1, which found that such impacts would not occur. The Project site is not subject to a Williamson Act contract nor is it located within a Riverside County Agricultural Preserve. Additionally, the only lands surrounding SP 312 that are zoned for agricultural use are located westerly and northerly of the northern portions of the Specific Plan (A-1-10, A-2-10, and A-1-2½ Zones); however, these off-site properties are all designated for residential use by the SWAP Land Use Plan. Accordingly, no direct impact to agricultural zoning, agricultural use, or Williamson Act contract status would occur with development of the property either as approved by SP 312 and its approved, implementing tract maps or as proposed to be modified by SP312A1 and TR 32289M1 and TR 36418. Therefore, and consistent with the findings of EIR 411, a significant impact due to a conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract or Agricultural Preserve would not occur

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c) Impacts to surrounding agriculturally zoned properties were not discussed in EIR 411. The only lands surrounding SP 312 that are zoned for agricultural use are located westerly and northerly of the northern portions of the Specific Plan (A-1-10, A-2-10, and A-1-2½ Zones); however, these properties are all designated for residential development by the SWAP and the County General Plan. Only a portion of these lands are currently subject to agricultural uses (i.e., westerly of Planning Area 26). The proposed addition of Planning Area 34 as part of SP312A1 would add a 1.2-acre open space buffer along the Specific Plan's frontage with Keller Road, further separating development in the Specific Plan with off-site, agriculturally zoned properties. Proposed TR 32289M1 and TR 36418 are not located within 300 feet of agriculturally zoned property. Development within the portions of the Specific Plan that are within 300 feet of active agricultural uses would be required to comply with Ordinance No. 625, "Right-to-Farm." Therefore, impacts to existing agriculturally zoned property would be less than significant, and no mitigation would be required. Thus, no new or more severe impacts to surrounding agricultural uses would occur beyond what was previously evaluated and disclosed as part of EIR 411.

d) As indicated above, only areas located westerly and northerly of the northern portion of SP 312 are subject to agricultural uses under existing conditions (and only lands westerly of Planning Area 26 are subject to active agricultural operations). No aspect of the currently proposed Project would result in a changed condition associated with inducing the conversion of off-site farmlands to non-agricultural use. Under the proposed Project, SP 312 would be built out as a master-planned residential community, although at a slightly less development intensity than originally approved and as evaluated by EIR 411. Additionally, areas all of the agriculturally zoned properties located adjacent to the Specific Plan area are designated by the SWAP and County General Plan for development with residential uses. The effects associated with converting agricultural properties to non-agricultural uses as called for by the General Plan were previously evaluated as part of the Riverside County's General Plan EIR (SCH No. 2002051143), which found that the conversion of such properties represent a significant and unavoidable impact Countywide. There are no components of the proposed Project that would result in an increase in impacts associated with farmland conversion beyond levels previously evaluated and disclosed as part of EIR 411 and the County General Plan EIR. Accordingly, and consistent with the findings of EIR 411, the proposed Project would not result in any significant impacts associated with farmland conversion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**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: General Plan Figure OS-3 "Parks, Forests and Recreation Areas," EIR 411, Addendum No. 1, and Project Application Materials.

Findings of Fact:

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a) through c): The proposed Project site does not contain any forest lands, is not zoned for forest resources, nor is it identified as containing forest resources by the Riverside County General Plan. There are no components of the proposed Project that could result in significant impacts, either directly or indirectly, to forestland resources or that could result in the conversion of forestland resources to non-forest use. No impact would occur. Although the specific topic of Forest was not evaluated in EIR 411, the EIR disclosed extensive information about the property's existing conditions and surrounding environment, including vegetation types, to reasonably conclude that the property and immediately surrounding area do not contain forest lands and that development in the Specific Plan area would have no adverse effects on forests.

Mitigation: No mitigation measures are required.

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

Source: EIR 411, Addendum No. 1, SCAQMD AQMP, SCAQMD CEQA Air Quality Handbook, General Plan EIR (Section 4.5, *Air Quality*)

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB or "Basin") and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAB encompasses approximately 6,745 square miles and includes Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The SCAB is bound by the Pacific Ocean to the west; the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, respectively; and the San Diego County line to the south. 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. When EIR 411 was certified in 2001, the SCAQMD's 1997 AQMP was applicable. Subsequently, the SCAQMD Governing Board adopted the Draft Final 2007 AQMP for the SCAB, on June 1, 2007. The SCAQMD is currently working on a 2012 AQMP but it is not yet adopted so the SCAQMD 2007 AQMP remains the applicable air quality for consistency analysis. For purposes of evaluation and to determine whether the proposed Project would result in any new or more severe air quality impacts than



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disclosed in EIR 411, consistency with both the then-applicable 1997 AQMP and the currently applicable 2007 AQMP are discussed below.

EIR 411 did not directly address the 1997 AQMP, although EIR 411 did determine that the proposed Project, with mitigation, would comply with all applicable SCAQMD requirements. The proposed Project is consistent with the County's General Plan and SCAG's Regional Comprehensive Plan (RCP), which is used as the basis for its growth assumptions. The proposed Project would not create a new or more severe impact associated with 1997 AQMP compliance because the land use modifications proposed by SP312A1 would result in reducing the approved development intensity on the property. Therefore, the land use changes proposed by the Project would not result in any new conflict with the regional growth projections contained within the 1997 AQMP.

Under existing conditions, 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 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). EIR 411 included an analysis of SP 312's impacts to air quality, and found that cumulative impacts to regional air quality would remain significant and unavoidable even following the incorporation of mitigation measures. However, the proposed Project would result in an overall reduction in intensity on-site due to the reduction in dwelling units (from 1,793 units as ultimately approved pursuant to SP 312 to 1,671 as proposed pursuant to SP312A1), the elimination of school uses within Planning Area 19, and the addition of passive park uses within Planning Areas 15 and 34. Therefore, implementation of the proposed Project would result in an overall decrease in total emissions from the site, and would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations beyond what was already identified and disclosed as part of EIR 411. On the basis of the preceding discussion, the proposed Project would be consistent with Consistency Criterion No. 1.

- Consistency Criterion No. 2:** *The proposed project will not exceed the assumptions in the AQMP 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, which would result in a decrease in the maximum number of residential units allowed within SP 312. As such, Project-related emissions would be less than assumed for the implementation of SP 312 and less

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than evaluated and disclosed in EIR 411. 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 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. Additionally, the proposed Project would not exceed the growth assumptions in the AQMP and 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 411.

b) & c) Air quality impacts that would result from buildout of all or portions of SP 312 were previously evaluated as part of EIR 411 and Addendum No. 1. EIR 411 found that impacts to regional air quality would be cumulatively significant and unavoidable even after incorporation of mitigation measures. Mitigation measures identified as part of EIR 411 would continue to apply to the proposed Project, and would be enforced by Riverside County as part of the Project's conditions of approval. As indicated above, the proposed Project would result in a net reduction in intensity allowed on-site, which would have a concomitant reduction in the amount of air quality emissions generated on-site. Therefore, implementation of the proposed Project would result in a decrease in the Project's significant unavoidable cumulative impact to regional air quality, and no new impacts beyond those already identified in EIR 411 would occur. Accordingly, no new mitigation measures would be required.

d) The proposed Project would consist of a residential community and would not include any uses that have the potential to generate substantial amounts of point source emissions. Accordingly, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and no impact would occur.

e) Land uses within one mile of the proposed Project site include open space land uses, agricultural uses (dryland farming), residential uses, school uses, and commercial retail. None of these uses comprise a source of substantial point source emissions. Accordingly, the proposed Project would not result in the construction of a sensitive residential receptor located within one mile of an existing substantial point source emitter, and a significant impact would not occur.

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 mitigation would not be required.

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

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<b>BIOLOGICAL RESOURCES</b> Would the project				
<b>7. Wildlife &amp; Vegetation</b>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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, EIR 411, Addendum No. 1, Focused Burrowing Owl Survey, Biological Assessment.

Findings of Fact:

a) The proposed Project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which was adopted by Riverside County in 2003. At the time that EIR 411 was certified in 2001, there was no habitat conservation plan applicable to the proposed Project site; as such, EIR 411 did not address the proposed Project's consistency with the MSHCP. The MSHCP identifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. According to Riverside County GIS, the westernmost portions of SP 312 (i.e., Planning Areas 15, 16, and 18A, and the western portions of Planning Areas 18B and 17A) are located within MSHCP Conservation Cell 5476, which is part of Cell Group Z; however, the Conservation Criteria associated with MSHCP Cell Group Z indicates that "Conservation...will range from 75%-85% of the Cell Group focusing in the western portion of the Cell Group." The portions of SP 312 that are located within Cell Group Z occur in the easternmost portion of the Group; accordingly, the proposed Project site is not identified for conservation as part of the MSHCP, and the proposed Project would not conflict with the MSHCP. In

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addition, since SP 312 was adopted at the time the MSHCP was approved by Riverside County, SP 312 was assumed by the MSHCP to be eventually developed. In addition, the southern-most portion of the Specific Plan area is located within Cell 5572, which is not a part of any Cell Group. However, this portion of the Specific Plan is already developed or is under construction in accordance with approved SP 312, and the Conservation Criteria for Cell 5572 requires the conservation of only 20%-30% of the Cell, focusing in the southeastern portion of the Cell; the required conservation is accommodated within Planning Area 1 of SP 312, which is a 19.8-acre area designated as Open Space-Conservation (OS-C). Proposed PS312A1 does not propose to change the acreage or configuration of Planning Area 1.

In addition to the Conservation Criteria identified by the MSHCP for portions of the County, the MSHCP also incorporates policies requiring focused studies for certain plant and animal species. If such plant or animal species are present, the MSHCP identifies conservation requirements that may apply to proposed new development. These species-specific requirements would apply to the proposed Project, if any such species are identified on-site. However, focused studies conducted on the proposed Project site in conjunction with EIR 411 and as part of the 2004 Biological Assessment did not detect the presence of Munz's onion, San Diego ambrosia, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, or Wright's trichocoronis, which are identified as narrow endemic plant species as part of the MSHCP. EIR 411 includes mitigation measures requiring focused surveys prior to grading or vegetation clearance, and requires either preservation or relocation of such species; mitigation measures identified by EIR 411 would continue to apply to the proposed Project, and would ensure that implementation of the proposed Project does not result in any significant impacts to narrow endemic plant species. Additionally, no burrowing owls were detected on-site as part of EIR 411, a 2004 Biological Assessment, or a site-specific Burrowing Owl survey conducted in March 2005 which covered the entire SP 312 property. There are no components of the proposed Project that would result in physical impacts beyond what was already assumed in EIR 411, since areas proposed for grading and development would not increase under the proposed Project. Therefore, with mandatory compliance with the mitigation measures identified in EIR 411, impacts due to a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan would not occur and would not be increased relative to the analysis and conclusions as contained in EIR 411.

b & c) Potential impacts to endangered, threatened, candidate, sensitive, or special status species were previously evaluated as part of EIR 411 and Addendum No. 1, which found that impacts would be reduced to less than significant levels with the incorporation of mitigation, with exception of the loss of 608 acres of raptor foraging habitat which was identified as a significant unavoidable impact. Mitigation measures identified in EIR 411 and Addendum No. 1 would continue to apply to the proposed Project, and would be enforced by Riverside County as part of the Project's conditions of approval. There are no components of the proposed Project that would result in impacts to endangered, threatened, candidate, sensitive, or special status species beyond what was already identified, disclosed, and mitigated for as part of EIR 411 and Addendum No. 1. In addition, since approval of SP 312, the County has adopted the MSHCP, which provides for long-term habitat and preservation for endangered, threatened, candidate, sensitive, and special status species. The MSHCP also considers issues such as foraging habitat for certain sensitive species. As indicated under the analysis of Threshold 7.a, above, the proposed Project would be fully consistent with the MSHCP. Therefore, implementation of the proposed Project would not result in any new impacts to endangered, threatened, candidate, sensitive, or special status species, and no new mitigation measures would be required.

d) The proposed Project site occurs within the MSHCP, which considers regional wildlife movement corridors. As indicated above, when the MSHCP was approved, SP 312 was already in effect and assumed ultimate development of the Project site in conformance with the land use plan contained within SP 312. Additionally, the proposed Project site is not identified for conservation as part of the MSHCP. Additionally, the proposed Project accommodates a north-east trending open space area within Planning Area 1, and preserves an existing drainage within Planning Areas 2A, 3A, 2B, 2C, and 2D; the

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preservation of these corridors would help to establish the MSHCP Proposed Constrained Linkage 18 and would thereby accommodate wildlife movement between proposed conservation areas to the south and to the east. Accordingly, no significant impacts to wildlife movement corridors would occur with implementation of the proposed Project. Additionally, EIR 411 did not identify any native wildlife nursery sites within the Project vicinity, and no native wildlife nurseries have been established in the Project vicinity since EIR 411 was certified; thus, there has been no change in circumstance with respect to wildlife nurseries. Therefore, and consistent with the findings of EIR 411, no significant impacts to wildlife nurseries native resident or migratory wildlife corridors would occur.

e) Impacts to riparian habitats and sensitive natural communities were previously evaluated and disclosed as part of EIR 411 and Addendum No. 1. As concluded in EIR 411, buildout of SP 312 would result in impacts to 0.23 acre of riparian woodlands, in addition to impacts to 557.9 acres of agricultural lands, 10.25 acres of developed areas, 5.65 acres of ruderal habitat, 4.44 acres of annual grasslands, 1.38 acres of exotic woodlands, 1.34 acres of Riversidean sage scrub, and 0.61 acres of rock outcrop. Impacts to these communities were identified as less than significant either because they are not sensitive or because of their limited distribution throughout the proposed Project site. Impacts to 0.23 acre of riparian woodlands also were evaluated as less than significant as part of EIR 411 and Addendum No. 1 because mitigation for these areas would be required as part of future Wildlife Agency permitting (which were enforced as part of the Conditions of Approval for Tentative Map 30696). Since EIR 411 was certified, some portions of the SP312 area have been developed, other areas are under construction, and all other areas have approved subdivision maps but are not yet constructed. There are no components of the proposed Project that would result in impacts to riparian habitat or sensitive natural plant communities beyond what was already evaluated by EIR 411. Accordingly, no new or more severe significant impacts would occur as a result of the proposed Project.

f) Impacts to federally protected wetlands were previously evaluated as part of EIR 411, which found that build-out of the Specific Plan would result in the direct removal of up to 0.12 acres of seasonal pools, 0.23 acres of riparian woodlands, and approximately 2,900 linear feet of dry creek bed. Addendum No. 1 further clarified that implementation of the proposed Project would result in impacts to 0.51 acre of waters of the United States, of which 0.46 acre comprises jurisdictional wetlands. In addition, Addendum No. 1 found that implementation of the proposed Project would result in impacts to 0.46 acre of California Department of Fish and Game (CDFG) jurisdictional streambeds. These areas may be under the jurisdiction of the Army Corps of Engineers (ACOE), the CDFG, and/or the Regional water Quality Control Board according to Section 404 of the Clean Water Act and Section 1600 of the California Department of Fish and Game Code. Potential significant impacts associated with removal of these areas were found by EIR 411 and Addendum No. 1 to be less than significant because such impacts would be mitigated through the Wildlife Agency permit acquisition process (which also is required pursuant to Conditions of Approval associated with TR 30696). Since certification of EIR No. 411 and Addendum No. 1, development within TR 30696 has commenced, and mitigation for impacts to wetlands and riparian habitat is in progress. Although the areas proposed for revision as part of SP312A1 are located adjacent to a portion of this habitat, mitigation for impacts to this habitat will have been completed prior to the commencement of construction activities as part of TR 36418 and TR 32289M1. Areas proposed for disturbance by TR 36418 and TR 32289M1 would not result in any impacts to wetland or riparian resources. Thus, there are no components of the proposed Project that would result in impacts to wetlands beyond what was already disclosed by EIR 411 and Addendum No. 1; accordingly, no new significant impacts to wetlands would occur as a result of the proposed Project.

g) EIR 411 did not disclose the presence of any oak trees in the SP 312 area, nor any other tree species regulated by County ordinance or addressed by County policy. Since EIR 411 was certified, ornamental trees have been planted in the developed portions of the property to implement the Specific Plan's landscape design guidelines. Ornamental trees are not subject to any applicable County tree

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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preservation policies for the purpose of protecting biological resources. Accordingly, no impact would not occur, which is consistent with the finding of EIR 411.

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>				
a. Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** On-site Inspection, Project Application Materials, EIR 411, Addendum No. 1, Archaeological Monitoring Report.

**Findings of Fact:**

a) & b): Impacts to historic resources were evaluated as part of EIR 411 and Addendum No. 1. EIR 411 found that implementation of SP 312 would result in direct impacts to a single historical resource (identified as Site No. 3, Mac-3). This site consists of ruins of structures and some artifacts, some of which appeared to be greater than 50 years old and are regarded as important per the California Environmental Quality Act. This site is located inside project site at the southernmost portion and outside to the east, within areas that are either developed or areas that are currently under construction. Impacts to this resource were evaluated as less than significant following the incorporation of mitigation measures. Mitigation measures identified as part of EIR 411 would continue to apply to the proposed Project, and the proposed Project would not result in any new impacts to historical resources beyond what was already identified and mitigated to a level below significance as part of EIR 411. Addendum No. 1 did not identify any new impacts to historical resources, although it did impose mitigation measures requiring monitoring during ground disturbing activities. Additionally, no historical resources were identified during archaeological monitoring of areas under construction as part of Phase 1 of SP 312. Accordingly, no new impacts to historical resources would occur with implementation of the proposed Project.

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>				
a. Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials, EIR 411, Addendum No. 1, Archaeological Monitoring Report.

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a & b) Impacts to archaeological resources were evaluated as part of EIR 411, Addendum No. 1, and archaeological monitoring conducted in conjunction with Phase 1 of the Specific Plan area. EIR 411 and Addendum No. 1 determined that the Project site contained only two (2) prehistoric sites. Site No. 1 (Mac-1) consists of a bedrock milling feature on a low granite boulder which includes two shallow bedrock mortars and three bedrock metates (slicks) and small chipped quartz stone. Site No. 1 is located in the southwest corner of Keller and Leon Roads (i.e., partially within the northeastern portion of the Specific Plan area, where no development has occurred to date). Site No. 2 (Mac-2) is a small campsite which exhibits seven bedrock milling features (slicks), rock art, a light scatter of chipped stone artifacts predominated by quartzite, three areas of fire-affected rock which may have been hearths, and a shallow midden. Site No. 2 is considered important per the California Environmental Quality Act. Site monitoring during construction of Phase 1 of the proposed Project determined that there were no previously unknown cultural resources within the Project area. Impacts to archaeological resources on-site were determined to be less than significant following the incorporation of mitigation measures as part of EIR 411. Mitigation measures identified in EIR 411 and Addendum No. 1 would continue to apply to the proposed Project, and there are no components of the proposed Project that could result in any new impacts to archaeological resources that were not already identified as part of EIR 411 and Addendum No. 1. Accordingly, implementation of the proposed Project would not result in any new impacts to archaeological resources, and no new mitigation would be required.

c) Although impacts to human remains were not specifically addressed as part of EIR 411, no human remains were identified on-site during the past archaeological investigations conducted in support of EIR 411 or during site monitoring associated with the construction of Phase 1 of the proposed Project. 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. Through mandatory compliance with state law, potential impacts to human remains would be precluded and would not occur.

d) Although impacts to religious or sacred uses were not explicitly addressed as part of EIR 411, cultural resources investigations conducted in association with EIR 411 did not identify any such uses on-site. Additionally, a majority of the SP 312 site already has been disturbed by mass grading activities. Accordingly, impacts would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**10. Paleontological Resources**

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

Source: General Plan Figure OS-8 "Paleontological Sensitivity", EIR 411, Addendum No. 1

Findings of Fact:

a) Potential impacts to paleontological resources were evaluated and disclosed in EIR 411 and Addendum No. 1, which determined that the potential for uncovering such resources on-site is very low and concluded that implementation of the proposed Project would result in less than significant impacts to paleontological resources. There are no components of the proposed Project that could result in any new impacts to paleontological resources. Accordingly, implementation of the proposed Project would not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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result in any new impacts to paleontological resources, and no mitigation would be required. Although Addendum No. 1 identified no impacts to paleontological resources, mitigation measures were imposed requiring archaeological monitoring during construction; however, this requirement already would be enforced as part of the mitigation for Issue 9, above, and is not necessary to reduce impacts to paleontological resources to below a level of significance.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

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 411 and Addendum No. 1. Site-specific geotechnical reports also have been prepared for Tracts 30694, 30695, 30696, 32289M1, 32290 and 36418, which conclude that the proposed Project site is suitable for development as proposed, assuming adherence to the recommendations contained each site-specific geotechnical report. As disclosed in EIR 411, Addendum No. 1, and the site-specific geotechnical reports, there are no Alquist-Priolo Earthquake fault zones located on-site. The nearest faults to the proposed Project site are the Elsinore Fault (6.5 miles southwest of the proposed Project site) and the San Jacinto Fault Zone (14.4 miles northeast of the proposed Project site). As concluded in EIR 411, major earthquakes occurring on the Elsinore Canyon fault or other regional active faults located in the Southern California area could subject the site to moderate-to-severe ground shaking. However, EIR 411 concluded that while shaking is a geologic hazard common to the Southern California region, construction in accordance with the minimum standards of the Uniform Building Code, which requires sufficient calculated factors of safety to resist seismically induced failure, would minimize potential damage from seismic activity and reduce potential impacts to below a level of significance. Mitigation measures were recommended to ensure compliance with the site-specific geotechnical evaluation prepared in conjunction with EIR 411 and Addendum No. 1. Mitigation measures specific in EIR 411 and Addendum No. 1 would continue to apply to the proposed Project. Additionally, an update to the soils engineering geology report was prepared for TR 32289M1 and TR 36418 by Leighton and Associates, Inc. ("Geology/Soils Report Update"). Based on current site conditions, a review of TR 32289M1 and TR 36418, and a review of previously-prepared documentation for the site, Leighton and Associates reconfirmed the findings of the previously-prepared reports and found that the tract maps, as designed, are acceptable from a geotechnical point of view, thereby indicating that the site would not be subject to geologic hazards, assuming compliance with the recommendations contained within the report. All recommendations contained within the Geology/Soils Report Update would be enforced by Riverside County as conditions of approval for TR 32289M1 and TR 36418. There are no components of the proposed Project that would result in any fault hazard-related impacts beyond the limits of TR 32289M1



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and TR 36418. Accordingly, no new impacts would occur with Project implementation, and new mitigation measures beyond those specified in EIR 411 and Addendum No. 1 would be required.

Mitigation: No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be subject to seismic-related ground failure, including liquefaction?				

Source: General Plan Figure S-3 "Generalized Liquefaction", EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

Findings of Fact:

a) Liquefaction and other seismic-related hazards were evaluated in EIR 411 and Addendum No. 1, which found that the likelihood of liquefaction on the site is low due to the dense nature of the shallow granitic bedrock and concluded that liquefaction hazards would be less than significant, assuming compliance with the recommendations in the site-specific geotechnical reports. Additionally, the Geology/Soils Report Update concludes that the susceptibility to liquefaction and other related hazards would be "very low" within the development area. Furthermore, TR 36418 previously was mass graded in accordance with a County-approved site-specific geotechnical evaluation that addressed the potential for liquefaction hazards. All applicable recommendations contained within the Geology/Soils Report Update would be enforced by Riverside County as conditions of approval for TR 32289M1 and TR 36418. There are no components of the proposed Project that would result in any liquefaction hazard-related impacts beyond the limits of TR 32289M1 and TR 36418; accordingly, no new impacts would occur with Project implementation, and no new mitigation measures would be required beyond those already specified by EIR 411 and Addendum No. 1.

Mitigation: No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

<b>13. Ground-shaking Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Be subject to strong seismic ground shaking?				

Source: General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

Findings of Fact: All potential impacts associated with seismic ground shaking were addressed as part of EIR 411 and Addendum No. 1. Site-specific geotechnical reports also have been prepared for Tracts 30694, 30695, 30696, 32289, 32290 and 36418, which conclude that the proposed Project site is suitable for development as proposed, assuming adherence to the recommendations contained each site-specific geotechnical report.

Although TR 32289 has been revised as part of TR 32289M1 (i.e., to convert previously proposed half-acre lots to recreational and open space uses, to adjust the detention basin configuration, and to modify the internal configuration of residential lots), the Geology/Soils Report Update concludes that the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recommendations of the original PSE Geotechnical Report would continue to apply to the revised map. As disclosed in EIR 411, Addendum No. 1, and the site-specific geotechnical reports, major earthquakes occurring on regional active faults located in the Southern California area could subject the site to moderate-to-severe ground shaking. However, EIR 411 concludes that while shaking is a geologic hazard common to the Southern California region, construction in accordance with the minimum standards of the Uniform Building Code, which requires sufficient calculated factors of safety to resist seismically induced failure, would minimize potential damage from seismic activity and reduce potential impacts to below a level of significance. However, mitigation measures were recommended in EIR 411 and Addendum No. 1 to ensure compliance with the site-specific geotechnical evaluations prepared in conjunction with EIR 411 and/or implementing tract maps. Mitigation measures specified in EIR 411 and Addendum No. 1 would continue to apply to the proposed Project. Additionally, the Geology/Soils Report Update concludes that the seismic-related hazards within the development area of TR 32289M1 and TR 36418 are acceptable from a geotechnical point of view, assuming compliance with the recommendations contained in the Geology/Soils Report Update. All applicable recommendations contained within the Geology/Soils Report Update would be enforced by Riverside County as conditions of approval for TR 32289M1 and TR 36418. There are no components of the proposed Project that would result in any seismic ground shaking-related impacts beyond the limits of TR 32289M1 and TR 36418; accordingly, no new impacts would occur with Project implementation; accordingly, no new new impacts due to strong seismic ground shaking would occur, mitigation measures beyond those specified in EIR 411 and Addendum No. 1 would not be required.

Mitigation: No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**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, General Plan Figure S-5 "Regions Underlain by Steep Slope," EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

Findings of Fact:

a) As concluded in EIR 411 and Addendum No. 1, the potential for soil settlement and landslides is remote due to the shallow depths of dense granitic bedrock and the relatively flat terrain, although portions of the site are subject to dynamic settlement hazards beneath Briggs Road due to the presence of saturated alluvium. There are no components of the proposed Project that would result in landslide or soil instability hazards that are greater than what was evaluated in EIR 411 or Addendum No. 1. All slopes on-site would be constructed at a maximum 2:1 gradient, and would not exceed a height of 10 feet. The Geology/Soils Report Update also concludes that no evidence of landslides or other significant surficial failures occur within the boundaries of TR 32289M1 and TR 36418. As such, there would be no new impacts associated landslide risks or soil instability at the proposed Project site.

Mitigation: No mitigation measures beyond those identified in Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in Addendum No. 1.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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: EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

Findings of Fact:

a) EIR 411 concluded that impacts associated with ground subsidence would not occur. Addendum No. 1 determined that the Project site occurs within a Susceptible Subsidence Zone, and imposed mitigation requiring compliance with site-specific geotechnical reports to reduce impacts to less than significant levels. Mitigation measures specified in Addendum No. 1 would continue to apply to the proposed Project; accordingly, no new mitigation measures beyond those specified in Addendum No. 1 would be required. No impacts associated with ground subsidence were identified as part of the Geology/Soils Report Update or the site-specific reports prepared for TR 30696 or TR 32289M1. There are no components of the proposed Project that could result in new impacts due to ground subsidence beyond those previously disclosed as part of EIR 411 and Addendum No. 1; accordingly, a significant impact would not occur and no new mitigation would be required beyond standard compliance with the site-specific geotechnical evaluations.

Mitigation: No mitigation measures beyond those identified in Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in Addendum No. 1.

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

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, and consistent with the findings of EIR 411, 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?
- 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

Findings of Fact:

a) through c): Impacts due to slopes were previously evaluated as part of EIR 411 and Addendum No. 1, both of which concluded that impacts would be less than significant. Portions of the proposed Project site have been subject to past grading activities and/or development (including areas within TR 36418), while remaining areas (including within TR 32289M1) were used for agricultural production in the past. Furthermore, grading proposed as part of SP 312 and TR 32289M1 and TR 36418 generally would retain the site's existing topographic character. As such, the proposed Project would not substantially alter the site's existing topography or ground surface features. All slopes proposed as part of TR 36418 and TR 32289M1 would be constructed with a maximum slope gradient of 2:1 and at a maximum height of ten feet. Within the areas still subject to development pursuant to SP 312, 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, EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

Findings of Fact:

a) Impacts associated with soil erosion were previously evaluated as part of EIR 411 and Addendum No. 1. As concluded in EIR 411 and Addendum No. 1, impacts due to soil erosion and/or the loss of top soil would be reduced to less than significant levels with the incorporation of mitigation measures. Mitigation measures specified in EIR 411 and Addendum No. 1 would continue to apply to the proposed Project. Moreover, development of TR 32289M1 and TR 36418 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 associated with development within these tracts. There are no components of the proposed Project that would result in substantial soil erosion or the loss of topsoil outside the boundaries of TR 32289M1 and TR 36418 that was not already previously evaluated, disclosed, and, where necessary, mitigated to a level below significance by EIR 411 and Addendum No. 1. As such, Project-related impacts associated with soil erosion and the loss of topsoil are evaluated as less than significant.

b) As concluded in EIR 411, no impacts are anticipated as a result of high shrink/swell potential soils on-site. As concluded in the Geology/Soils Report Update, only very low to medium expansive soils occur within TR 32289M1 and TR 36418, and the Geology/Soils Report Update incorporates recommendations

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to attenuate effects of expansive soils. All applicable recommendations contained within the Geology/Soils Report Update would be enforced by Riverside County as conditions of approval for TR 32289M1 and TR 36418. There are no components of the proposed Project that would result in new or increased impacts associated with expansive soils. Accordingly, no new mitigation measures would be required.

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 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

<b>19. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

Findings of Fact:

a) & b): All potential erosion impacts were addressed in EIR 411 and Addendum No. 1, which concluded that such impacts would be reduced to a level below significance with the incorporation of mitigation measures. Mitigation measures specified in EIR 411 and Addendum No. 1 would continue to apply to the proposed Project. In addition, a NPDES permit would be required for construction activities within TR 32289M1 and TR 36418, which would require that measures be incorporated to reduce the potential for substantial soil erosion from the site. There are no components of the proposed Project that would result in increased erosion-related impacts beyond what was identified, disclosed, and mitigated to below a level of significance as part of EIR 411. Therefore, through mandatory compliance with the mitigation measures specified in EIR 411 and Addendum No. 1, and with compliance with the NPDES permit, impacts would be reduced to less than significant levels and would not increase beyond the findings of EIR 411 or Addendum No. 1.

Mitigation: No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<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 and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484, EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Wind erosion impacts were evaluated in EIR 411 and Addendum No. 1, both of 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

**21. Greenhouse Gas Emissions**

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

Source: Project Application Materials, CARB Scoping Plan, EIR 411, Addendum No. 1, GHG Analysis; *CREED v. City of San Diego*

Findings of Fact:

a) & b) Although climate change impacts due to greenhouse gas (GHG) emissions were not specifically evaluated in EIR 411, the EIR analyzed air quality impacts associated with buildout of the approved project, inclusive of carbon dioxide (CO2) and other GHG emissions. EIR 411 also addressed vehicle emissions (both construction and operational) and operational emissions from energy consumption, which are the most common sources of greenhouse gas emissions.

As such, GHG emissions and the issue of global climate change (GCC) do not represent new information of substantial importance which was not known and could not have been known at the time that the EIR 411 was certified. Information on the effect of GHG emissions on climate was known long before the Riverside County certified EIR 411. GCC and GHG emissions were identified as environmental issues since as early as 1978 when the U.S. Congress enacted the National Climate Program Act (Pub L 95-367, 92 Stat 601). In 1979, the National Research Council published "Carbon Dioxide and Climate: A Scientific Assessment," which concluded that climate change was an accelerating phenomenon partly due to human activity. Numerous studies conducted before and after the National Research Council report reached similar conclusions. Information also was widely published in a series of reports by the Intergovernmental Panel on Climate Change (IPCC) dating back to the 1990s, including IPCC's "2001 Third Assessment Report." California adopted legislation in 2002 requiring the California Air Resources Board to develop regulations limiting greenhouse gas emissions from automobiles. As such, information about GCC and GHG emissions was available with the exercise of reasonable diligence at the time EIR 411 was certified in 2004. During the public review period and public hearings associated with EIR 411, no objections or concerns were raised regarding the EIR's analysis of GHG emissions, and no legal challenge was filed within the statute of limitations period established by Public Resources Code §21167(c). Pursuant to CEQA case law and CEQA Guidelines Section 15162(a)(3), the issue of Project-related GHG emissions does not provide new information of substantial importance or substantial evidence of a new impact to the environment that was not or could not have been known at the time EIR 411 was certified; thus, minor additions are needed to make the previous EIR adequate to cover the actions that are currently proposed, which are documented herein, below and serves as an Addendum to the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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To evaluate whether the proposed Project would result in GHG impacts that were not examined in EIR 411, a GHG study was prepared for the proposed Project by Urban Crossroads, Inc., which is available for review at the Riverside County Planning Department located at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA. Refer to the GHG Analysis for a more detailed discussion of GHGs, the regulatory context for GHG emissions, and for a description of the methodology used to calculate the proposed Project's GHG emissions.

Analysis of Project Impacts Pursuant to County Standard Operating Procedure

Currently (as of October 2012), the SCAQMD has not adopted significance thresholds for GHG emissions for residential development projects within the SCAQMD region. The Riverside County Planning Department relies on a draft Standard Operating Procedure (draft County SOP) for GHG analysis and CEQA compliance. According to the draft County SOP, for non-industrial projects and until such time as binding regulatory guidance or a more specific threshold is adopted by a relevant agency, a demonstration that the Project has reduced GHG emissions by 30 percent or more below a business-as-usual (BAU) standard suffices for demonstrating that the Project has a less than significant impact. The draft County SOP defines BAU as those emissions that would occur in year 2020 if the average baseline emissions during the 2002-2004 period were grown to 2020 levels without control. This is consistent with the methodology that the California Air Resources Board (CARB) used to estimate the GHG reductions the State of California would need to achieve in 2020 to meet 1990 levels. For purposes of Project-related analysis, BAU refers to emissions that would occur based on the approved SP 312, as described and analyzed in EIR 411 and Addendum No. 1, without taking credit for mandatory, regulatory emission controls that have been adopted since 2004 or mitigation measures (pursuant to the requirements of EIR No. 411) that would reduce emissions.

Consistent with SOP guidance, the analysis contained in in the Greenhouse Gas Analysis compares the emissions from the land uses as originally evaluated in EIR 411 (BAU) to the emissions from the currently proposed Project. In summary, the total amount of Project-related GHG emissions for BAU without accounting for any regulatory developments since 20014 (when SP 312 was approved) that would reduce GHG emissions from direct and indirect sources combined, would total 42,299.57 MTCO<sub>2e</sub> as shown on Table 2, *Business as Usual Greenhouse Gas Emissions*.

In comparison, the total amount of Project-related GHG emissions when accounting for applicable regulatory developments, project design features specified in SP 312A1, and applicable mitigation measures from EIR 411 that would apply to the reduction of GHG emissions from direct and indirect sources combined would total 29,444.38 MTCO<sub>2e</sub> as shown on Table 3, *Proposed Land Use Greenhouse Gas Emissions*. This results in a 30.39% reduction from BAU; thus, with implementation of SP 312A1 and regulatory developments, the Project's GHG reduction would meet the reduction target of 30% (refer to Table 4, *Proposed Project to BAU GHG CO<sub>2</sub> Equivalent Emissions Comparison*) and impacts would be less than significant.

Analysis of Project Impacts Pursuant to CARB Scoping Plan and CAT Strategies

In addition, the CARB identified reduction measures to achieve the goals of AB 32 as set forth in the CARB Scoping Plan. Thus, projects that are consistent with design features, commitments and regulations adopted to implement the CARB Scoping Plan are also consistent with the 30% reduction below business as usual required by AB 32. CARB's Scoping Plan incorporates 39 "Recommended Actions" (qualitative measures) that are intended to meet the goal of AB 32. Of these 39 "Recommended Actions," only those that are related to transportation, electricity, natural gas, and green building design are applicable to the proposed Project. An analysis of the proposed Project's consistency with these applicable "Recommended Actions" is provided in Table 2-5 of the GHG Analysis, and is supported by a detailed analysis of each Recommended Actions (refer to Pages 22 through 30 of the GHG Analysis). This analysis concludes that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the proposed Project would be consistent with, or would otherwise not conflict with, any of the "Recommended Actions" incorporated into the CARB Scoping Plan.

**Table 2 Business as Usual Greenhouse Gas Emissions**

Emission Source	Emissions (metric tons per year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	Total CO <sub>2</sub> E
Annual construction-related emissions amortized over 30 years	239.914	0.018	--	239.93
Area Source Emissions	1,332.99	0.69	0.03	1,355.63
Energy	12,269.06	6.89	60.56	12,336.51
Mobile Sources	26,040.04	4.41	--	26,132.72
Waste	982.904	363.54	--	1,346.444
Water Usage	778.59	3.69	0.10	888.31
<b>Total CO<sub>2</sub>E (All Sources)</b>		<b>42,299.57</b>		

**Table 3 Proposed Land Use Greenhouse Gas Emissions**

Emission Source	Emissions (metric tons per year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	Total CO <sub>2</sub> E
Annual construction-related emissions amortized over 30 years	239.914	0.018	0.00	239.93
Area Source Emissions	1,124.99	0.06	0.02	1,132.43
Energy	7,270.14	0.23	0.13	7,315.04
Mobile Sources	18,925.48	0.71	--	18,940.42
Waste	420.61	24.86	--	942.62
Water Usage	772.49	3.40	0.10	873.94
<b>Total CO<sub>2</sub>E (All Sources)</b>		<b>29,444.38</b>		

Source: CalEEMod™ model output, See Appendix "A" to the GHG Analysis for detailed model outputs.  
 Note: Totals obtained from CalEEMod™ and may not total 100% due to rounding.

**Table 4 Proposed Project to BAU GHG CO2 Equivalent Emissions Comparison**

ANNUAL	
Land Use	Total CO2E
Business as Usual (BAU)	42,299.57
Proposed Land Use	29,444.38
<b>DELTA (Proposed – BAU)</b>	<b>-12,855.19</b>
<b>% DELTA</b>	<b>-30.39%</b>

The detailed discussion and analysis also evaluates the Project's consistency with the 2006 Climate Action Team (CAT) Report, which sets forth a number of emission reduction strategies. Although implementation of the CAT strategies would reduce GHG emissions to the extent possible, it is not possible to specifically



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quantify the reduction in GHG that will result from implementation of CAT strategies and programs. However, a project that is consistent with CAT strategies is consistent with the strategies suggested to reduce California's emissions to the levels proposed by Executive Order S-3-05 and AB 32.

**Conclusion**

As such, an assessment of Project impacts based upon the County's SOP for GHG analyses and consistency with the CARB Scoping Plan and 2006 CAT Report supports the conclusion that the Project GHG emissions are not significant nor cumulatively considerable. Further, Project GHG emissions would be further reduced with implementation of the applicable mitigation measures (pursuant to requirements of EIR No. 411).

**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?	<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, EIR 411, Addendum No. 1.

**Findings of Fact:**

a & b) As concluded in EIR 411 and Addendum No. 1, the proposed Project does not propose any future land uses that would permit hazardous materials, with exception of future commercial retail uses within Planning Area 4; however, Planning Area 4 has since been annexed into the City of Murrieta and would be removed from the Specific Plan as part of the proposed Project. Changes to the Project proposed as part of SP312A1 would not significantly alter allowable uses within the Specific Plan such that the potential for transporting, using, or disposing hazardous materials would increase, and the proposed Project would not 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. Therefore, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) A future school site is planned within Planning Area 24 of SP 312. Additionally, an existing elementary and middle school (Lisa J. Mails Elementary School and Dorothy McElhinney Middle School) occur immediately west of the Specific Plan boundary (and within one quarter mile of the proposed Project site). However, with approval of SP312A1, the proposed Project would consist only of residential, recreational, public facility (school), and open space land uses. Consistent with the findings of EIR 411, residential, recreational, public facility, and open space land uses would not involve the potential for handling, storing, or transporting hazardous materials or substances that could impact the existing or planned school sites. Accordingly, no impact would occur.

e) Although not explicitly addressed in EIR 411, and consistent with the findings of Addendum No. 1, 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Airports</b>				
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan Figure S-19 "Airport Locations," GIS database, EIR 411, Addendum No. 1

Findings of Fact:

a) through d): Potential impacts to airports were addressed in EIR 411 and Addendum No. 1, which concluded that the proposed Project would be fully compatible with the French Valley Airport Comprehensive Land Use Plan. There are no components of the proposed Project that would result in the introduction of a new incompatibility impact with this facility; in fact, the elimination of school uses within Planning Area 19 would reduce the potential for conflict with the French Valley Airport operations by eliminating a school site from the French Valley Airport Influence Area. Although the proposed Project would increase areas proposed for recreational use (i.e., within Planning Areas 15, 16, and 18A), the proposed Project was determined to be consistent with the French Valley Airport Land Use Compatibility Plan by the Riverside County Airport Land Use Commission (ALUC) on June 14, 2012, subject to compliance with conditions of approval imposed by the ALUC that would be enforced by Riverside County. As such, no impacts to airports would occur with implementation of the proposed Project, and impacts would not increase relative to what was evaluated in EIR 411 and Addendum No. 1.

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

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

Findings of Fact:

a) According to Southwest Area Plan (SWAP) Figure 11, and consistent with the findings of EIR 411 and Addendum No. 1, the proposed Project site is not identified as being within a hazardous fire area. As such, the proposed Project would not 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. A significant impact would not occur, nor would impacts due to hazardous fire areas increase beyond what was evaluated and disclosed in EIR 411 and Addendum No. 1.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>25. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: EIR 411, Addendum No. 1, SWAP Figure 10, Drainage Study for TR No. 36418, WQMP for TR 36418, Drainage Study for TR No. 32289M1, WQMP for TR 32289M1.

Findings of Fact:

a) Impact associated with hydrology and potential erosion and siltation effects were previously evaluated as part of EIR 411 and Addendum No. 1, both of which concluded that such impacts would be less than significant with the incorporation of mitigation measures. Mitigation measures identified as part of EIR 411 and Addendum No. 1 would continue to apply to the proposed Project. The proposed Project would not involve changes to the grading or drainage plan of Specific Plan No. 312, and would therefore not result in an increase in erosion or siltation hazards. Additionally, site-specific Drainage Reports have been prepared in association with TR No. 36418 and TR 32289M1, which demonstrate that development of Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, and 19 would not result in an increase in runoff from the site that could alter drainage patterns or increased erosion on- or off-site. Accordingly, no new impacts would occur, and no new mitigation measures would be required beyond those already identified as part of EIR 411.

b) EIR 411 evaluated impacts to water quality that could result from construction and long-term build-out of the Specific Plan area, and found that such impacts would be reduced to below a level of significance through incorporation of mitigation measures. Mitigation measures identified in EIR 411 would continue to apply to the proposed Project, and would be enforced through the Project's conditions of approval. Furthermore, and pursuant to requirements of the RCFCWCD and RWQCB, site-specific water quality management plans (WQMPs) were prepared for TR 36418 and TR 32289M1. 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. The WQMPs have 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. All other areas of SP 312 already occur within approved tentative tract maps, which also were required to prepare and implement WQMPs and comply with the mitigation measures set forth in EIR 411. Accordingly, mandatory compliance with the site-specific WQMPs would ensure that an impact to water quality standards or waste discharge requirements would not occur, and would further ensure that impacts to water quality would not increase beyond what was previously evaluated and mitigated to a level below significant as part of EIR 411.

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 within TR 36418 and TR 32289M1 would allow for areas of infiltration of Project runoff. This proposed drainage system would be consistent with the drainage plan evaluated in EIR 411, which did not identify any significant impacts to groundwater supplies. The proposed drainage system design also would be compatible with existing and planned drainage improvements in other portions of the Specific Plan area that are not proposed for revision as part of the proposed Project. Therefore, no new impact to groundwater supplies would occur, and impacts would not increase relative to the findings of EIR 411.

d) TR No 36418 and TR 32289M1 were designed to comply with the drainage plan presented in SP 312, which was the subject of a Hydrology study that was included within Appendix H to EIR 411. EIR 411 includes an analysis of potential impacts to hydrology, and concludes that such impacts would be reduced to less than significant levels with incorporation of mitigation measures. Mitigation measures identified in EIR 411 would continue to apply to the proposed Project. Additionally, portions of the drainage system conceptually identified in SP 312 have been constructed, are under construction, or will be developed in the future in conjunction with approved tract maps. Furthermore, both the SP 312 drainage plan and the drainage studies prepared in association with TR 36418 and TR 32289M1 have been reviewed by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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RCFCWCD, which concluded that the proposed drainage plans would not exceed the capacity of existing or proposed stormwater drainage systems. Accordingly, no impact would occur, and impacts due to runoff would not increase relative to what was studied and mitigated to a level below significant as part of EIR 411.

e & f) EIR 411 evaluated potential flood hazards that may affect future development of the site, and concluded that such impacts would be reduced to less than significant levels with incorporation of mitigation measures. Relevant mitigation measures from EIR 411 would continue to apply to the proposed Project, and would be enforced as part of the Project's conditions of approval. According to Figure 10 of the SWAP, *Flood Hazards*, only the southeastern portions of SP 312 are subject to flood hazards. However, this existing flood hazard area occurs wholly within Planning Area 1, has been preserved as natural open space as part of Final Map 30695. There are no components of the proposed Project that would result in any new impacts associated with 100-year flood hazard areas; accordingly, impacts associated with flood hazards would not increase relative to the findings of EIR 411, and no new mitigation would be required.

g) There are no other conditions associated with the proposed Project that have the potential to adversely impact water quality, and no such conditions were identified as part of EIR 411. Refer also to the response to Issue 25.b). No impacts would occur.

h) EIR 411 included a full evaluation of physical impacts that could result from buildout of SP 312, including the operation of stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), and did not identify any impacts associated with such facilities. All development that has occurred within SP 312 to date, or that is proposed as part of existing approved tract maps, are in compliance with the overall drainage plan set forth in SP 312. The proposed Project does not propose any new or retrofitted stormwater Treatment Control BMPs, 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, no impact would occur, and impacts would not increase as compared to what was evaluated and disclosed as part of EIR 411.

Mitigation: No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**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"/>

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Source: General Plan Figure S-10 "Dam Failure Inundation Zone," GIS database, EIR 411, Addendum No. 1, SWAP Figure 10, Drainage Study for TR No. 36418, WQMP for TR 36418, Drainage Study for TR No. 32289M1, WQMP for TR 32289M1.

Findings of Fact:

a) SP 312 includes a conceptual grading plan (provided as Figure III.A-13), which was evaluated as part of a site-specific hydrology study (which was included within Appendix H to EIR 411). The hydrology study and analysis provided within EIR 411 determined that, with the incorporation of mitigation measures, the proposed grading plan would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Addendum No. 1 determined that impacts associated with flood hazards would be reduced to less than significant levels through compliance with standard Riverside County Flood Control and Water Conservation District (RCFCWCD) requirements. All construction that has occurred to date within SP 312 has occurred in conformance with the approved tract maps and their associated drainage plans. SP312A1 does not propose to change the conceptual grading plan, and TR No. 36418 and TR 32289M1 are consistent with the conceptual grading plan. Furthermore, site-specific drainage studies were prepared for TR No. 36418 and TR 32289M1, which demonstrate that development of Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, and 19 would not result in substantial changes to drainage patterns that could result in impacts to streams or rivers would not occur, and also demonstrate that TR 36418 and TR 32289M1 would not result in flooding on- or off-site. Accordingly, there would be no new impacts associated with flooding on- or off-site, and no mitigation beyond what is already specified in EIR 411 would be required.

b) EIR 411 and Addendum No. 1 did not identify any impacts associated with implementation of SP 312 that would result changes in absorption rates or the rate and amount of surface runoff. The proposed Project seeks to implement a portion of SP 312, and would be fully consistent with the drainage plan and grading standards contained within SP 312. Accordingly, there would be no new impacts to absorption rates or changes in the rate or amount of surface runoff.

c) EIR 411 evaluated potential flood hazards that may affect future development of the site, and concluded that such impacts would be reduced to less than significant levels with incorporation of mitigation measures. Relevant mitigation measures from EIR 411 would continue to apply to the proposed Project, and would be enforced as part of the Project's conditions of approval. According to Figure 10 of the SWAP, *Flood Hazards*, the southeastern portions of SP 312 are subject to flood hazards. However, this portion of the Specific Plan has already been conserved as natural open space within Planning Area 1 as part of Final Map 30695, and no impacts to existing or future structures on-site would occur as a result of a dam failure. Accordingly, a new impact would not occur, and no new mitigation would be required.

d) According to the findings of EIR 411 and Addendum No. 1, there would be no substantial change in the rate or amount of runoff from the site with implementation of the proposed Project. All development that has occurred to date within SP 312, and all proposed development pursuant to approved tract maps, are consistent with the drainage plan identified as part of SP 312. The currently proposed Project also has been designed to retain the existing grading and drainage patterns as proposed by the approved SP 312. TR No. 36418 and TR 32289M1 also were evaluated as part of site-specific drainage studies, which demonstrate that the site would not substantially affect existing amounts of runoff that could in turn affect the amount of surface water in any water body. Therefore, the proposed Project would not result in any changes in the amount of surface water in any water body beyond what was already evaluated and determined to be less than significant as part of EIR 411 and Addendum No. 1.

Mitigation: No new mitigation measures beyond those identified in EIR 411 are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring shall occur as specified in EIR 411.

**LAND USE/PLANNING** Would the project

<b>27. Land Use</b>				
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 411, Addendum No. 1, Murrieta General Plan

Findings of Fact:

a) EIR 411 and Addendum No. 1 did not identify any impacts associated with a substantial alteration of the present or planned land use of the surrounding area. There have been no changes in the surrounding area since certification of EIR 411 and approval of Addendum No. 1 that could result in any new land use incompatibilities associated with the Project. Changes proposed as part of SP312A1 involve minor reconfigurations to the land uses within an approved specific plan and would not comprise a "substantial alteration" of the present or planned land use of the area. As such, no new or more severe impacts would occur.

b) EIR 411 and Addendum No. 1 evaluated potential impacts due to the location of the site within the City of Murrieta Sphere of Influence, and concluded that SP 312 would be fully consistent with the City of Murrieta General Plan. Furthermore, the City of Murrieta General Plan does not identify any land use designations within its sphere, and instead defers to the County of Riverside. As the proposed Project would largely preserve the existing approved land uses within the Specific Plan Area, with exception of the elimination of a school site and addition of additional areas of open space and recreation, there are no components of the proposed Project that would adversely affect land uses within the City of Murrieta's Sphere of Influence. Accordingly, no new or more severe impacts to the City's Sphere or Influence would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>28. Planning</b>				
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan Land Use Element, Staff review, GIS database, EIR 411, Addendum No. 1

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

a, b, and c) The issue of land use compatibility was evaluated as part of EIR 411 and Addendum No. 1, and SP 312 was found to be compatible with existing and planned surrounding land uses and zoning. There have been no changes in the surrounding conditions that would lead to any new incompatibilities, except for the construction of an off-site school (as described below). There are no components of the proposed Project that would affect the conclusions of EIR 411 and Addendum No. 1 with respect to land use compatibility, as proposed revisions to SP 312 are largely intended to provide consistency with the existing General Plan Land Use designations and/or previously approved subdivision maps. The primary exception would be the conversion of Planning Areas 15, 16, and 18A from Low Density Residential to Open Space - Recreation land uses. However, such a conversion would serve to buffer future on-site residential uses from existing off-site low density residential uses and the Dorothy McElhinney Middle School, thereby improving land use compatibility as compared to the existing approved SP 312. In addition, the Project would convert Planning Area 19 from a proposed school site to allow for Medium High Density residential uses; however, such a conversion was anticipated in both the original SP 312 and EIR 411, and this conversion would not represent a new impact. Furthermore, the conversion of Planning Area 19 Medium High Density Residential uses would be compatible with adjacent areas proposed for development with Medium Density Residential or open space land uses. The remaining revisions proposed as part of SP 312 would not result in a substantial change in the site's planned land uses. Accordingly, no new or more severe impacts would occur.

d) EIR 411 evaluated the consistency of SP 312 with the General Plan that existed at that time, and found no impacts due to an inconsistency would result. Since that time, the County adopted a comprehensive update to its General Plan in 2003. The 2003 General Plan assumed buildout of SP 312 and did not identify any special policies applicable to the Project area. Addendum No. 1 evaluated consistency with the 2003 General Plan and did not identify any impacts due to an inconsistency. The Project proposes minor modifications to SP 312 to accommodate adjustments to the internal configuration of land uses within the plan. With approval of Amendment No. 1 to SP 312, there would be no inconsistencies with the approved Specific Plan. In addition, the proposed Project would be consistent with all other applicable policies of the 2003 General Plan. Accordingly, no new or increased impacts would occur.

e) No impacts associated with the physical disruption or division of an established community were identified as part of EIR 411 or Addendum No. 1. There have been no changes in the surrounding circumstances since certification of EIR 411 or approval of Addendum No. 1 that could result in new impacts due to the physical division or disruption of an established community. 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, recreational, and open space land uses) that would contribute to the establishment of a community in the area. No new or increased 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?

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
plan, specific plan or other land use plan?				
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: General Plan Figure OS-5 "Mineral Resources Area", EIR No 411, Addendum No. 1

Findings of Fact:

a & b) No impacts to mineral resources were identified as part of EIR 411 or Addendum No. 1, and no mineral resources have been identified in the Project area since certification of EIR 411 or Addendum No. 1. According to General Plan Figure OS-5, the proposed Project site is not known to contain any mineral resources, and the Project site is not designated as a locally-important mineral resource recovery site. Accordingly, new or more severe impacts to known mineral resources or locally-important mineral resource recovery sites would not occur.

c & d) No impacts due to the proximity of existing surface mines, proposed surface mines, or abandoned quarries or mines were identified as part of EIR 411 or Addendum No. 1, and no such facilities have been introduced in the Project area since certification of EIR 411 or Addendum No. 1. The proposed Project site is not located in close proximity to any existing surface mines, proposed surface mines, or abandoned quarries or mines. Accordingly, no new or increased impacts due to an incompatibility with such uses would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

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: General Plan Figure S-19 "Airport Locations," EIR 411, Addendum No. 1; Draft 2011 French Valley Airport Compatibility Map

Findings of Fact:

a) The Project site is located within the northern portions of the Airport Influence Area for the French Valley Airport. Impacts associated with airport noise were previously evaluated as part of EIR 411, which found

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that SP 312 only would be exposed to airport-related noise levels of up to 60 dBA CNEL (i.e., within the southern portions of SP 312), which is below the County's standard of 65 dBA CNEL. Addendum No. 1 concluded that portions of the Project site would be subject to periodic noise levels exceeding 65 dBA, but found that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures. Mitigation measures identified as part of Addendum No. 1 would continue to apply to the proposed Project, although the portion of the mitigation requiring a site-specific noise study due to airport noise would not apply because areas proposed for development within TR 36418 and TR 32289M1 occur outside of the 55 dBA CNEL. There are no components of the proposed Project that would result in the exposure of residents or workers to excessive airport-related noise levels beyond what was previously evaluated and disclosed as part of EIR 411 and/or Addendum No. 1. Therefore, new or more severe impacts due to airport-related noise would not occur with implementation of the proposed Project.

b) The proposed Project site is not located within two miles of a private airstrip; therefore, a significant impact would not occur.

**Mitigation:** No new mitigation measures beyond those identified in Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in Addendum No. 1.

**31. Railroad Noise**

NA     A     B     C     D                

**Source:** General Plan Figure C-1 "Circulation Plan", GIS database

**Findings of Fact:** Consistent with the findings of EIR 411 and Addendum No. 1, the Project site is not located within close proximity to any existing railroad corridors. No rail facilities have been constructed since certification of EIR 411 or Addendum No. 1; accordingly, 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:** TR No. 36418 Noise Analysis, TR 32289M1 Noise Analysis, EIR 411, Addendum No. 1

**Findings of Fact:** Impacts associated with Highway Noise were previously addressed as part of EIR 411, and mitigation measures identified in EIR 411 would continue to apply to the proposed Project. As concluded in EIR 411, noise impacts would be reduced to less than significant levels with the incorporation of mitigation measures. Mitigation measures identified in EIR 411 would continue to apply to the proposed Project. As part of the required mitigation, site-specific noise studies are required prior to approval of each implementing tract.

As required by EIR 411, Addendum No. 1 included an analysis of highway-related noise impacts resulting from implementation of tracts 30694, 30695, and 30696 based on a site-specific noise study. Addendum No. 1 identified the need for mitigation involving the construction of noise barriers and specialized window and door treatments for lots with direct line-of-site to Briggs Road, Baxter Road, Leon Road, and Clinton Keith Road. Mitigation measures identified in Addendum No. 1 have been or will be implemented in association with development within tracts 30694, 30695, and 30696. Addendum No. 1 concluded that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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highway-related noise impacts would be reduced to less than significant levels with the incorporation of the required mitigation.

In compliance with the requirements of EIR 411, site-specific noise impact analyses have been prepared for TR No. 36418 and TR 32289M1, which determined that future exterior noise levels within the tracts would be impacted by traffic-related noise levels associated with adjacent roadways. Specifically, future unmitigated noise levels on-site within TR 36418 are projected to range from 65.6 dBA CNEL to 68.9 dBA CNEL for lots abutting adjacent roadways, while future unmitigated noise levels on-site within TR 32289M1 are projected to range from 65.2 dBA CNEL to 75.7 dBA CNEL for lots abutting adjacent roadways. The site-specific noise analyses determined that with construction of noise attenuation barriers along the tract boundaries with Prairie Sun Way, Rockrose Lane, Baxter Road, and Briggs Road, exterior noise impacts would be reduced to below the County's standard of 65 dBA CNEL. Additionally, because precise building materials are not known at this time, the site-specific noise impact analysis also indicates that future noise studies will be required in association with building permits in order to ensure that interior noise levels are reduced to below the County's interior noise level standard of 45 dBA CNEL. These impacts are evaluated as significant and mitigation would be required, although the interior and exterior highway-related noise impacts would be reduced to less than significant levels with implementation of the required mitigation.

Mitigation:

**MM-1 (Condition of Approval 90.Planning.17 for TR 36418):** Prior to the final building inspection within TR 36418, the developer shall construct at least a 5-foot tall noise barrier along the perimeter of all lots that abut Prairie Sun Way, Rockrose Lane, and/or Baxter Road. 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 barriers 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;
- Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot;
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot;
- 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 90.Planning.17 for TR 32289M1):** Prior to the final building inspection within TR 32289M1, the developer shall construct at least a 6-foot tall noise barrier along the western perimeter of Lots 2-8, 18-19, 46-47, and 57-70; at least a 6.0-foot tall noise barrier along the northern perimeter of Lots 70-71, 86-87, 105, 122-123, and 140-141; at least a 6.0-foot tall noise barrier along the eastern perimeter of Lots 87-94; at least a 6.5-foot noise barrier along the western perimeter of Lot 1; and at least an 8.0-foot tall noise barrier along the western perimeter of Lots 177-179. The noise barriers 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 4.0 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;
- Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot;

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- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot;
- Earthen berm; or
- Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.

**MM-3 (Condition of Approval 80.Planning.21 for TR 36418):** Prior to the issuance of building permits within TR 36418, the Project applicant or developer shall prepare a Final Noise Study to evaluate proposed on-site structures and as necessary to determine whether the interiors of all perimeter structures would achieve the County's interior noise standard of 45 dBA CNEL. In the event that interior noise levels are projected to exceed the required standard, then additional measures shall be incorporated into the building plans to reduce the interior noise levels to below 45 dBA CNEL. Such measures shall be as specified in the Final Noise Study, and may include, but are not necessarily limited to, the following:

- 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 1/2-inch plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.

**MM-4 (Condition of Approval 80.Planning.21 for TR 32289M1):** Prior to the issuance of building permits for Lots 1-8, 18-19, 46-47, 57-71, 86-94, 105, 122-123, 140-141, or 177-179 within TR 32289M1, the Project applicant or developer shall prepare a Final Noise Study to evaluate proposed on-site structures and as necessary to determine whether the interiors of all perimeter structures would achieve the County's interior noise standard of 45 dBA CNEL. In the event that interior noise levels are projected to exceed the required standard, then additional measures shall be incorporated into the building plans to reduce the interior noise levels to below 45 dBA CNEL. Such measures shall be as specified in the Final Noise Study, and may include, but are not necessarily limited to, the following:

- Standard dual-glazed windows shall have a Sound Transmission Class (STC) rating of 26 or higher for lots 3-8, 18-19, 46-47, 57-71, 86-94, 105, 122-123, and 140-141;
- Upgrade dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 32 or higher for lots 1-2 and 177-179;
- A "windows closed" means of mechanical ventilation (e.g., air conditioning);
- 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. Typical walls with this rating will have 2x4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board; and
- 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.

**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 <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: EIR 411, Addendum No. 1

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** Aside from noise associated with adjacent roadways and the French Valley Airport, which are addressed above, there are no other sources of noise within the Project vicinity that could subject future sensitive receptors to noise levels that exceed the County's exterior noise level standard of 65 dBA CNEL, and no such sources of noise were identified in EIR 411. As indicated in Addendum No. 1, noise impacts during near-term construction could occur if grading or construction activities occur in close proximity to developed/occupied noise sensitive land uses. Addendum No. 1 concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures. Mitigation measures identified by Addendum No. 1 have been or will be enforced as part of tracts 30694, 30695, and 30696. Construction activities within TR 36418 and 32289M1 would not occur adjacent to existing noise sensitive uses, as these areas are buffered from surrounding uses by existing roads, existing and proposed open space, and the proposed park sites within Planning Areas 16 and 18A. There are no conditions associated with the proposed Project that would result in new or increased construction-related noise impacts beyond what was previously identified in EIR 411 and/or Addendum No. 1. Accordingly, impacts from other noise sources would not occur.

**Mitigation:** No new mitigation measures beyond those identified in Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in Addendum No. 1.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); TR No. 36418 Noise Analysis, TR No. 32289M1 Noise Analysis, EIR 411, Addendum No. 1

**Findings of Fact:**

a), b) & c) EIR 411 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 411, 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 411 required as mitigation the preparation of site-specific noise impact analyses in association with future tentative tract maps in order to evaluate current site noise conditions and to identify additional, site-specific mitigation measures (e.g., construction techniques, design considerations) that would reduce noise levels to acceptable levels. These measures have been implemented by the proposed Project; please refer to the discussion and analysis provided above for Issue 32. Addendum No. 1 determined that implementation of TRs 30694, 30695, and 30696 would have a less than significant impact on ambient noise levels.

EIR 411 and Addendum No. 1 also evaluated potential noise impacts during construction. EIR 411 found that earth-moving activities would produce noise levels ranging up to 90 dBA at a distance of 50 feet. Impacts associated with construction-related noise were evaluated as potentially significant as part of EIR

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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411 and Addendum No. 1, but would be reduced to less than significant levels with the incorporation of mitigation measures. Mitigation measures specified in EIR 411 and Addendum No. 1 would continue to apply to the proposed Project; accordingly, near-term construction-related noise would be less than significant with implementation of the mitigation measures specified in EIR 411 and Addendum No. 1.

Long-term operational noise impacts also were evaluated as part of EIR 411. Project-related traffic noise off-site, which would be the primary source of noise associated with SP 312, was determined to be less than significant since it would not contribute more than 3.0 dBA CNEL to any road segment, indicating that Project contributions to the noise environment on affected roadways would not represent a perceptible change to the existing noise environment. The currently proposed Project would result in a net reduction in the number of residential units allowed on-site and would therefore result in a decrease in traffic-related noise off-site; therefore, the proposed Project would not increase noise impacts off-site beyond what was already discussed as part of EIR 411. No mitigation would be required for transportation-related off-site noise impacts.

There are no other components of the proposed Project that could result in significant noise impacts on- or off-site (refer also to the discussion of Issue 32, above).

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. Housing</b>	<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 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, General Plan Housing Element, EIR 411, Addendum No. 1

**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. Implementation of TR 36418 would result in the development of 50 residential units on-site, while TR 32289M1 would result in the development of 179 residential lots. Accordingly, and consistent with the findings of both EIR 411 and Addendum No. 1, the proposed Project would not displace any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) EIR 411 included an extensive analysis demonstrating that SP 312 was consistent with the Housing Element of the County's General Plan that was in effect at the time SP 312 was approved. In 2003, and subsequent to the original approval of SP 312, the County of Riverside updated its Housing Element. Addendum No. 1, which was approved following the 2003 Housing Element Update, determined that the Project would not result in an increase in demand for affordable housing. There have been no changes since approval of Addendum No. 1 that would result in the need for affordable housing beyond what is already identified in the General Plan Housing Element. The proposed Project seeks minor modifications to an existing approved specific plan, and proposes the reconfiguration of several planning areas. The proposed Project would expand the range of housing available within SP 312 with the introduction of 50 medium high density residential dwelling units within Planning Area 19. 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, and consistent with the findings of EIR 411 and Addendum No. 1, the proposed Project site is not located within or near any County Redevelopment Project Areas. Accordingly, the Project would have no effect on such areas.

e) EIR 411 included an extensive analysis demonstrating that SP 312 was consistent with the Land Use Element of the County's General Plan that was in effect at the time SP 312 was approved. In 2003, and subsequent to the original approval of SP 312, the County of Riverside updated its General Plan Land Use Element. Addendum No. 1, which was approved following the 2003 General Plan Update, determined that the Project would not result in an a substantial population increase. The regional population projections rely, in part, on General Plan and zoning designations (including Specific Plans), which have not substantively changed since approval of SP 312 or Addendum No. 1. Changes proposed as part of SP312A1 would result in a slight decrease in the number of units approved on-site, from 1,793 (as allowed pursuant to Substantial Conformance No. 1 to SP 312) to 1,671 units (as currently proposed by the Project). 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) EIR 411 and Addendum No. 1 did not identify any significant impacts specifically associated with substantial population growth. 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. A large portion of the specific plan area is already built out, including backbone infrastructure (e.g., roads and utilities) in the southern portions of the Specific Plan area. 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.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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: General Plan Safety Element, EIR 411, Addendum No. 1

Findings of Fact: Impacts associated with fire protection services were evaluated and disclosed in EIR 411 and Addendum No. 1, which found that such impacts would be reduced to less than significant levels through the incorporation of mitigation measures. Mitigation measures identified as part of EIR 411 and Addendum No. 1 would continue to apply to the proposed Project. Additionally, the proposed Project would result in a net reduction of 421 units as compared to what was evaluated in EIR 411 and Addendum No. 1, thereby resulting in a reduced impact on fire protection services as compared to what was evaluated as part of EIR 411 and Addendum No. 1. Accordingly, significant impacts associated with fire protection services would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**37. Sheriff Services**

Source: General Plan, EIR 411, Addendum No. 1

Findings of Fact: Impacts to sheriff protection services were previously evaluated and disclosed as part of EIR 411 and Addendum No. 1, 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 411 and Addendum No. 1 as conditions of Project approval. Additionally, the proposed Project would result in a net reduction of 421 units as compared to what was evaluated in EIR 411 and Addendum No. 1, thereby resulting in a reduced impact on sheriff protection services as compared to what was evaluated as part of EIR 411 and Addendum No. 1. 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 411 and Addendum No. 1.

Mitigation: No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**38. Schools**

Source: GIS database, EIR 411, Addendum No. 1.

Findings of Fact: Impacts to school services were evaluated and disclosed as part of EIR 411 and Addendum No. 1, which concluded that such impacts would be reduced to less than significant levels with mandatory payment of fees as specified by state law. EIR 411 and Addendum No. 1 assumed that SP 312 would be developed with up to 1,793 dwelling units, while the proposed Project includes only a maximum of 1,671 dwelling units. As such, the proposed Project would result in a reduction in the number of



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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students generated on-site by approximately 7% as compared to what was ultimately approved pursuant to EIR 411. Additionally, although the proposed Project would change Planning Area 19 from school to MHDR land uses, the Project area is adequately served by elementary and middle schools, as the Lisa J. Mails Elementary School and the Dorothy McElhinney Middle School both have been constructed since the original approval of SP 312, and these schools are located adjacent to the Specific Plan boundaries. Furthermore, a school site would be accommodated on-site within Planning Area 24. Therefore, since the proposed Project would result in an overall reduction in demand for school services as compared to what was evaluated in EIR 411 and Addendum No. 1, the Project area already is adequately served by elementary and middle school facilities, and due to mandatory payment of state-mandated school impact fees, impacts to school services would not occur and would not increase beyond the impacts previously identified and disclosed as part of EIR 411 and Addendum No. 1.

**Mitigation:** No new mitigation measures are required beyond payment of state-mandated school impact fees.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**39. Libraries**

**Source:** General Plan, EIR 411, Addendum No. 1

**Findings of Fact:** Impacts to library services were evaluated and disclosed as part of EIR 411 and Addendum No. 1, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation in the form of 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 as compared to what was ultimately approved pursuant to EIR 411 (from 1,793 to 1,671 units), which would result in a reduction in the demand for library services as compared to what was evaluated and disclosed as part of EIR 411 and Addendum No. 1. Accordingly, with compliance with the mitigation measure from EIR 411 and Addendum No. 1 requiring the payment of DIF fees, impacts to library services would not occur.

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**40. Health Services**

**Source:** General Plan, EIR 411, Addendum No. 1

**Findings of Fact:** Impacts to health services were evaluated and disclosed in EIR 411 and Addendum No. 1, 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 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**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Parks and Recreation</b>	<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, EIR 411, Addendum No. 1, 2010 Valley-Wide Master Plan.

Findings of Fact:

a) & b) Impacts associated with recreational facilities were evaluated and disclosed in EIR 411, which concluded that such impacts would not be significant. Implementation of the proposed Project would result in a substantial increase in the amount of park acreage accommodated on-site, from 17.1 acres under the existing approved SP 312 to 33.3 acres of active parkland under the proposed Project (including active recreational facilities within Planning Areas 8, 16 and 18A, 22 and 34, in addition to a 3.7-acre community recreation center in Planning Area 11). Based on population generation rates included in the Valley-Wide Parks and Recreation District Master Plan (2010), buildout of SP312A1 would generate a future population of approximately 5,347 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 26.7 acres of active parkland. As indicated above, the proposed Project would accommodate a total of 33.3 acres of active parkland. Impacts associated with buildout of the Specific Plan area, including proposed parks, were fully evaluated as part of EIR 411, Addendum No. 1, and in this Initial Study, and all impacts would be reduced to the maximum feasible extent through mitigation. Moreover, the provision of 33.3 acres of parkland on-site would ensure that the recreation needs of future Project residents are accommodated on-site, thereby ensuring that future Project residents would not substantially contribute to the physical deterioration of existing neighborhood or regional parks in the vicinity. Therefore, significant impacts would not occur, and impacts would be reduced as compared to what was evaluated in EIR 411 and Addendum No. 1. No new mitigation would be required.

c) The proposed project site is located within the boundaries of County Service Area No. 103 (CSA 103), which was established for the maintenance of street lighting. CSA 103 has not established park fees. The proposed Project site is, however, located within the Valley-Wide Recreation and Park District; however, no park fees would be required since the proposed Project would accommodate adequate recreational areas on-site (as discussed above under Issue 41.a). Accordingly, and consistent with the findings of EIR 411 and Addendum No. 1, a significant impact would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project application materials, SWAP Figure 8

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** Southwest Area Plan (SWAP) Figure 8, *Southwest Area Plan Trails and Bikeway System*, depicts planned recreational trails within the Project area as part of the currently adopted General Plan, which include a Regional Trail designation that traverses Planning Area 1, and a Class I Bike Path along Leon Road. Revisions proposed as part of SP312A1 would retain the existing planned Regional Trail within Planning Area 1, while a Class I Bike Facility already has been constructed along the eastern alignment of Leon Road. Accordingly, the proposed Project would be consistent with the planned trail designations as applied to the Project site by the SWAP. It should be noted that at the time that EIR 411 was certified by Riverside County, the Project area was not subject to the SWAP Trails and Bikeway System plan, and EIR 411 did not evaluate impacts due to trail facilities. Addendum No. 1 included an analysis of impacts to trails, and concluded that SP 312 would be consistent with the Trails and Bikeway System plan with mandatory compliance to Conditions of Approval imposed on TRs 30694, 30695, and 30696 (i.e., Conditions 30.PARKS.01, 60.PLANNING.26, and 80.PLANNING.24). Therefore, because SP312A1 is required to construct trail alignments consistent with SWAP Figure 8 and because an existing Class I Bike Trail already has been constructed along Leon Road, a significant impact associated with recreational trails would not occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>43. Circulation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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such facilities?

Source: CMP, EIR 411, Addendum No. 1, Trip Generation Assessment, Focused Traffic Analysis

Findings of Fact:

a) Revisions proposed as part of the proposed Project would result in the elimination of a school site on 10.0 acres, and an overall reduction in dwelling units allowed on-site. Specifically, SP312A1 would allow for a maximum of 1,671 units on-site, as compared to the 1,793 units that are allowed pursuant to the approved Specific Plan No. 312 Substantial Conformance No. 1, and as compared to the 1,793 dwelling units that were ultimately approved pursuant to EIR 411. Based on a Trip Generation Assessment prepared by Urban Crossroads, and based on current area conditions, the proposed Project would generate approximately 20,316 average daily trips, while the existing approved Specific Plan (and associated approved implementing tract maps) would generate approximately 21,790 average daily trips. Therefore, the proposed Project's 20,316 average daily trips would represent a substantial reduction compared to the 23,919 average daily trips that were evaluated as part of EIR 411 and the 21,790 trips that would occur per the existing approved Specific Plan. It should be noted that the traffic impact analysis prepared in association with EIR 411 assumed a total of 2,135 dwelling units, whereas only 1,793 dwelling units ultimately were approved pursuant to SP 312. Nonetheless, the proposed Project's 20,316 average daily trips still would represent a substantial reduction in traffic as compared to the traffic that would have been generated under the original SP 312 (i.e., 21,790 average daily trips). Impacts associated with buildout of SP 312 were fully evaluated in EIR 411 and Addendum No. 1, which concluded that, with mitigation, impacts to transportation/traffic would be reduced to less than significant levels. Mitigation Measures identified in EIR 411 and Addendum no. 1 would continue to apply to the proposed Project. Additionally, a Focused Traffic Analysis prepared by Urban Crossroads demonstrates that the proposed Project would not result in any new impacts beyond what was previously evaluated as part of EIR 411, although the updated analysis (based on current conditions) does demonstrate that a new northbound right-turn overlap is warranted at the intersection of Winchester (SR-79) at Benton Road. Accordingly, since the proposed Project would result in an overall reduction in traffic generated on-site, and because the proposed Project would be subject to the mitigation measures specified in EIR 411 and Addendum No. 1 and the new requirement to construct the northbound right-turn overlap is warranted at the intersection of Winchester (SR-79) at Benton Road, the proposed Project would not result in a significant impact due to a conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Additional mitigation measures beyond those already specified in EIR 411 and Addendum No. 1 would not be required.

b) The only CMP-designated roadway in the Project vicinity is I-215. 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 French Valley 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, public facility, and open space land uses on-site, while eliminating commercial retail uses from the Specific Plan. The proposed Project would not increase the maximum development intensity allowed within SP 312. 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, and consistent with the findings of EIR 411 and Addendum No. 1, the Project's long-term impacts related to established levels of service for CMP designated roads or highways 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 411 or Addendum no. 1.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) & d) Although portions of SP 312 are located within the Airport Influence Area for the French Valley Airport, land uses proposed on-site would not conflict with airport operations. Impacts to airports were previously evaluated as part of EIR 411, which identified significant, but mitigable, impacts to airport facilities. Mitigation measures identified in EIR 411 would continue to apply to the proposed Project. Furthermore, because the proposed Project would eliminate school uses from Planning Area 19 (which is located within the Airport Influence Area for the French Valley Airport), impacts would be reduced as compared to what was evaluated and disclosed in EIR 411. Although the proposed Project would increase areas proposed for recreational use (i.e., within Planning Areas 15, 16, and 18A), the proposed Project was determined to be consistent with the French Valley Airport Land Use Compatibility Plan by the Riverside County ALUC on June 14, 2012, subject to compliance with conditions of approval imposed by the ALUC that would be enforced by Riverside County. Accordingly, no new mitigation measures would be required.

e) The proposed Project would introduce residential and recreational land uses within a master-planned community that includes residential, recreational, public facility, and open space land uses. Accordingly, the proposed Project would be compatible with surrounding land uses, and would not result in increased traffic-related hazards associated with incompatible uses; accordingly, a significant impact would not occur.

Proposed circulation improvements are identified on TR 36418 and TR 32289M1. All proposed circulation improvements, as well as the improvements identified by or constructed pursuant to previously approved tract maps, have been 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 TR 36418 and TR 32289M1 in relationship to the approved circulation plan for the French Valley Specific Plan, and has concluded that all proposed roadway improvements are consistent with the requirements of Ordinance No. 461. Therefore, and consistent with the findings of EIR 411 and Addendum No. 1, 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 (in addition to roadways previously constructed within the Specific Plan Area), 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 411 or Addendum No. 1.

g) The proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction. The only roadway that provides access to vicinity land uses under existing conditions is Baxter Road, which would not be affected by development of the proposed Project. All other construction activities associated with TR No. 36418 and TR 32289M1 would occur within the tract map boundaries. Additionally, all other areas of the Specific Plan area have been subdivided as part of previously-approved tentative tract maps, and the proposed Project would not interfere with access to any of these approved tracts. As such, and consistent with the findings of EIR 411 and Addendum No. 1, implementation of the proposed Project would not cause a substantial adverse effect upon circulation during Project construction, and a significant impact would not occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The proposed Project would be required to comply with Riverside County Ordinance No. 460, which regulates access road provisions. The requirement to provide adequate paved access to the Project area would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions, including in existing developed areas of SP 312. Furthermore, construction of improvements to Prairie Sun Way and Rockrose Lane would provide for secondary access to future homes within Planning Areas 12 and 13, thereby improving emergency access within the local area. 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 Planning Area 1), 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, and consistent with the findings of EIR 411 and Addendum No. 1, implementation of the Project would not result in conflicts with adopted policies supporting alternative transportation, and a significant impact would not occur.

Mitigation:

**MM-5 (Condition of Approval 10.Trans.001 for TR 36418 and TR 32289M1):** Prior to the final building inspection within TR 36418 or TR 32289M1, the developer shall install a northbound right-turn overlap is warranted at the intersection of Winchester (SR-79) at Benton Road.

Monitoring: Monitoring shall be the responsibility of the County of Riverside Planning Department and the County of Riverside Transportation Department

**44. Bike Trails**

Source: Project application materials, SWAP Figure 8.

Findings of Fact: Southwest Area Plan (SWAP) Figure 8, *Southwest Area Plan Trails and Bikeway System*, depicts recreational trails within the Project area as planned by the currently approved General Plan, which includes a Class I Bike Path along Leon Road. This Class I Bike Facility already has been constructed along the eastern alignment of Leon Road, and the proposed Project would have no impact on this existing bike trail facility. It should be noted that at the time that EIR 411 was certified by Riverside County, the Project area was not subject to the SWAP Trails and Bikeway System plan, and EIR 411 did not evaluate impacts due to bike trail facilities. Addendum No. 1 included an analysis of impacts to bike trails, and concluded that SP 312 would be consistent with the Trails and Bikeway System plan with mandatory compliance to Conditions of Approval imposed on TRs 30694, 30695, and 30696 (i.e., Conditions 10.PLANNING.08, 50.PLANNING.09, 50.PLANNING.10, 60.PLANNING.05, and 100.PLANNING.08). Therefore, because SP312A1 would not conflict with the bike trail alignments consistent with SWAP Figure 8 and because an existing Class I Bike Trail already has been constructed along Leon Road, a significant impact associated with bike trails 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

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

Source: Department of Environmental Health Review, EIR 411, Addendum No. 1, 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 411 and Addendum No. 1, which concluded that such impacts would be less than significant (assuming mandatory compliance with conditions of approval requiring the construction of water infrastructure to serve the proposed Project). The proposed Project would involve the elimination of 10.0 acres of elementary school uses, and would result in an overall reduction in dwelling units allowed on-site by 421 units as compared to the project that was evaluated as part of EIR 411. Utilizing the same calculations provided in EIR 411, the proposed Project would result in a demand for approximately 1,226,260 gallons per day (gpd) of potable water, as compared to 1,500,760 gpd as identified in EIR 411. Therefore, since the proposed Project would result in an overall decrease in demand for potable water, the proposed Project would result in a less than significant impact to water supply and water treatment facilities. No mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>46. Sewer</b>				
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 411, Addendum No. 1, 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 411 and Addendum No. 1, which concluded that such impacts would be less than significant (assuming mandatory compliance with conditions of approval requiring the construction of water infrastructure to serve the proposed Project). The proposed Project would involve the elimination of 10.0 acres of elementary school uses, and would result in an overall reduction in dwelling units allowed on-site by 421 units as compared to the project that was evaluated as part of EIR 411. Utilizing the same calculations provided in EIR 411, the proposed Project would result in a demand for approximately 626,570 gpd of wastewater treatment, which is substantially less than the 754,490 gpd that was disclosed in EIR 411. Accordingly, since the proposed Project would result in an overall decrease in demand for wastewater treatment capacity, the proposed Project's impacts to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wastewater treatment capacity and facilities would be reduced as compared to what was disclosed in EIR 411; therefore, a significant impact would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 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, EIR 411, Addendum No. 1, Project application materials.

Findings of Fact:

a) & b) Impacts to solid waste services were evaluated and disclosed as part of EIR 411 and Addendum No. 1, which concluded that such impacts would be reduced to less than significant levels through incorporation of mitigation measures and/or mandatory compliance with the Project's conditions of approval. Mitigation measures identified in EIR 411 and conditions of approval associated with prior approvals would continue to apply to the proposed Project. SP312A1 proposes a slight reduction in the number of dwelling units allowed on-site, from 1,793 units (as approved pursuant to EIR 411) to 1,671 units, and also proposes to eliminate elementary school uses from Planning Area 19. This reduction in intensity on-site would result in a concomitant decrease in the demand for solid waste services as compared to the impacts evaluated in EIR 411 and Addendum No. 1. Accordingly, implementation of the proposed Project would not result in any new or increased impacts to solid waste services.

Mitigation: No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1

**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 411, Project application materials.

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) through g) Impacts to utilities were evaluated and disclosed as part of EIR 411 and Addendum No. 1, which concluded that such impacts would be reduced to less than significant levels with the incorporation of standard conditions of approval. Additionally, major utilities needed to serve the Specific Plan area already have been constructed. Conditions of approval imposed on SP 312 and the implementing tract maps would continue to apply to the proposed Project, if applicable. In addition, the Project proposes a slight reduction in dwelling units as compared to what was ultimately approved pursuant to EIR 411, from 1,793 to 1,671 dwelling units, which would result in a slight reduction in the Project's demand for utilities. Accordingly, with implantation of the proposed Project, significant impacts to utilities would not occur.

Mitigation: No new mitigation measures beyond the conditions of approval identified in EIR 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1

**49. Energy Conservation**

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

Source: EIR 411, Project application materials.

Findings of Fact:

a) Impacts to energy resources were evaluated and disclosed as part of EIR 411 and Addendum No. 1, which concluded that significant impacts would not occur. In addition, the Project proposes a slight reduction in dwelling units as compared to what was ultimately approved pursuant to EIR 411, from 1,793 to 1,671 dwelling units, resulting in a concomitant reduction in demand for energy resources. Therefore, with incorporation of the mitigation measures specified in EIR 411, impacts to energy resources would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR 411 are required.

Monitoring: Monitoring shall occur as specified in EIR 411

**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, EIR 411, Addendum No. 1.

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 411, Addendum No. 1

Findings of Fact: Cumulative impacts were evaluated as part of EIR 411 and Addendum No. 1, which concluded that such impacts would not occur with implementation of the mitigation measures specified in EIR 411 and/or Addendum No. 1. 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 411 and Addendum No. 1. 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 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1

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"/>
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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:

- French Valley Specific Plan EIR (EIR 411), June 5, 2001 (SCH No. 1999041068).
- Addendum No. 1 to EIR 411 (Addendum No. 1) for Tentative Tract Map No. 30694, 30695, and 30696 (Spencer's Crossing), approved July 14, 2004

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

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

2010 Valley-Wide Master Plan	<i>Valley-Wide Recreation &amp; Park District Master Plan</i> . Valley-Wide Recreation & Park District, 2010.
Addendum No. 1	<i>Addendum No. 1 to EIR 411 for Tentative Tract Map No. 30694, 30695, and 30696 (Spencer's Crossing)</i> . Approved July 14, 2004.
Archaeological Monitoring Report	<i>Archaeological Monitoring for the Spencer's Crossing Phase 1 Project, City of Murrieta, Riverside County, California</i> . SWCA Environmental Consultants, August 2007.
Biological Assessment	<i>Biological Assessment for the French Valley Deve4lopment (File #199916574), Riverside County, CA</i> . Vandermost Consulting Services, Inc., May 5, 2004.
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, March 10, 2010.
<i>CREED v. City of San Diego</i>	<i>CREED v. City of San Diego</i> (2011), Super. Ct. No. 37-2009-00085307-CU-MC-CTL.
Draft 2011 French Valley Airport Compatibility Map	<i>Draft French Valley Airport Land Use Compatibility Plan, Initial Study, and Negative Declaration</i> . Riverside County Airport Land Use Commission, October 2011. (Also available for review at: <a href="http://www.rcaluc.org/plan_french_valley2011.asp">http://www.rcaluc.org/plan_french_valley2011.asp</a> )
Drainage Study for TR No. 32289M1	<i>Preliminary Technical Drainage Study, Tentative Tract Map 32289, Minor Revision 1</i> . RBF Consulting, October 5, 2012
Drainage Study for TR No. 36418	<i>Preliminary Drainage Report, Tract 36418, French Valley</i> . Thielmann Engineers, July 1, 2012.
EIR 411	<i>French Valley Specific Plan EIR</i> (EIR 411, SCH No. 1999041068). Certified June 5, 2001.
Focused Burrowing Owl Survey	<i>Results of Nesting Season Focused Protocol Surveys for the Western Burrowing Owl (Athene cucicularia hypugaea) for the 608-Acre Spencer's Crossing Specific</i>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	<i>Plan Property.</i> Glenn Lukos Associates, March 24, 2005.			
Focused Traffic Analysis	<i>JN: 08225 Spencer's Crossing (e-mail to County Transportation Department) and associated exhibits.</i> Urban Crossroads, July 16, 2012.			
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.			
Geology/Soils Report Update	<i>Update Soils Engineering and Engineering Geology Report, Tract 32289 and 36418, Spencer's Crossing, Riverside County, California, BGR 110024.</i> Leighton and Associates, Inc., July 20, 2012.			
GHG Analysis	<i>French Valley Specific Plan No. 312 Amendment #1 Greenhouse Gas Analysis.</i> Urban Crossroads, September 25, 2012.			
GIS Database	Riverside County Land Information System (accessed December 7, 2011). <a href="http://www3.tlma.co.riverside.ca.us/pa/rciis/index.html">http://www3.tlma.co.riverside.ca.us/pa/rciis/index.html</a>			
Murrieta General Plan	<i>Murrieta General Plan 2035.</i> City of Murrieta, California, February 2011. Available on-line at: <a href="http://www.murrieta.org/cityhall/cd/planning/docs/general.asp">http://www.murrieta.org/cityhall/cd/planning/docs/general.asp</a>			
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.			
PSE Geotechnical Report	<i>Preliminary Geotechnical Investigation, Tentative Tract No. 32289, Spencer's Crossing Project, French Valley Area, Riverside County, California.</i> Pacific Soils Engineering, Inc., September 20, 2004.			
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.			
SWAP	<i>Southwest Area Plan.</i> Riverside County Transportation and Land Management Agency, October 2003.			
TR 30696	<i>As-Graded Report of Rough Grading Lot 100, Tract 30696-4, Spencer's</i>			

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Geotechnical Report	<i>Crossing Subdivision, Riverside County, California.</i> Leighton and Associates, Inc., August 30, 2007.
TR No. 32289M1 Noise Analysis	<i>Spencer's Crossing (TTM No. 32289) Preliminary Noise Study.</i> Urban Crossroads, August 3, 2012.
TR No. 36418 Noise Analysis	<i>PA 19 – French Valley Specific Plan Amendment #1 Preliminary Noise Study.</i> Urban Crossroads, August 7, 2012.
Trip Generation Assessment	<i>French Valley Specific Plan Trip Generation Assessment.</i> Urban Crossroads, July 25, 2011.
U.S.D.A. Soil Conservation Service Soil Surveys	<i>Soil Survey, Western Riverside Area California.</i> United States Department of Agriculture, 1971.
WQMP for TR 32289M1	<i>Project Specific Preliminary Water Quality Management Plan for Spencer's Crossing, Tract No. 32289.</i> RBF Consulting, October 5, 2012.
WQMP for TR 36418	<i>Project Specific Water Quality Management Plan for Tr. 36418.</i> Thielmann Engineers, July 13, 2012.
WRC-MSHCP	<i>Western Riverside County Multiple Species Habitat Conservation Plan.</i> Riverside County Transportation and Land Management Agency, October 2003.

**French Valley Specific Plan (SP 312)  
List of Assessor's Parcel Numbers**

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SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

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. 312A1 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. 411 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim 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 (on CD)
7. All addenda

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

10. GENERAL CONDITIONS

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

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

10. EVERY. 4                    SP - Definitions                    RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 312A1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 312, Amendment No. 1.

CHANGE OF ZONE = Change of Zone No. 7769.

EIR = Environmental Impact Report No. 411 and all addenda.

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

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

10. GENERAL CONDITIONS

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

RECOMMND

COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

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

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

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

10. EVERY. 8 SPA - Amendment Description

RECOMMND

This Specific Plan Amendment No. 1 to the FRENCH VALLEY Specific Plan (Specific Plan No. 312, SP312A1) amends the Specific Plan's land use plan to accomplish the following:

a) modify Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, and 19 to reflect changes proposed by two tentative tract maps (TR 36418 and TR 32289M1); b) create a new planning area, Planning Area 34, adjacent to Keller Road; c) in all other planning areas, adjust the planning area boundaries, range of residential lot sizes, and/or number of permitted residential lots to bring the Specific Plan into full consistency with previously approved subdivision maps; and d) modify the Specific Plan's boundary to remove a 2.1-acre area that was annexed into the City of Murrieta in 2007 (LAFCO Action 2007-35-3). In addition, SP312A1 modifies the nomenclature used for land use designations throughout the Specific Plan to be consistent with nomenclature used in the adopted Riverside County General

SPECIFIC PLAN Case #: SP00312A1

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10. GENERAL CONDITIONS

10. EVERY. 8 SPA - Amendment Description (cont.) RECOMMND  
Plan.

Overall, SP312A1 decreases the total acreage within the Specific Plan boundaries by 2.1 acres from 607.8 to 605.7; decrease the residential acreage within the Specific Plan area from 456.7 to 448.4 acres; and reduce the total number of residential dwelling units permitted within the community from 1,793 to 1,671, as compared to approved Substantial Conformance No. 1. SP312A1 also proposes to reduce the acreage reserved for schools from 20.4 acres to 10.4 acres, increase the acreage reserved for parks from 17.1 acres to 37 acres, and reduce the area designated for stormwater drainage and detention facilities from 50.8 acres to 48.8 acres.

Specifically, SP312A1 provides the following modifications to the Specific Plan's approved land use plan (based on approved Substantial Conformance No. 1):

Proposed SP312A1 Changes Associated with Proposed TR 32289M1

-The authorized number of dwelling units and land use designation for Planning Area 15 are modified to reflect proposed TR32289M1. The number of dwelling units allowed within Planning Area 15 would be reduced from four (4) to zero (0) and the land use designation for this planning area would be changed from "Low Residential" to "Open Space-Recreation." SP312A1 proposes that Planning Area 15 may be developed with a pedestrian pathway, landscaping, and/or water quality detention basin. The acreage for Planning Area 15 is unchanged from the approved Substantial Conformance No. 1.

-The land use designation for Planning Area 16 is changed from "Low Density" residential uses to "Open Space - Recreation" to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). SP312A1 provides for the development of a park in this planning area. The acreage for Planning Area 16 is unchanged from the approved Substantial Conformance No. 1.

-The land use designation for Planning Area 18A is changed from "Low Density" residential uses to "Open Space - Recreation" to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). SP312A1 provides for the development of a park in this planning area. In

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

10. GENERAL CONDITIONS

10. EVERY. 8 SPA - Amendment Description (cont.) (cont.) RECOMMND

addition, the acreage for Planning Area 18A would be reduced from 12.8 acres to 12.4 acres.

-The number of dwelling units in Planning Area 18B is reduced from 34 to 32 to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The minimum residential lot size to Planning Area 18B is unchanged from the approved Substantial Conformance No. 1.

Proposed SP312A1 Changes Associated with Proposed TR 36418

-The land use for Planning Area 19 is changed from public facility (school) uses to residential land uses. Planning Area 19 provides for the target development of 50 dwelling units on minimum 5,000 s.f. lots at a maximum density of 5.0 dwelling units per acre. The land use designation for this area is "Medium-High Density Residential." The acreage for Planning Area 19 is unchanged from the approved Substantial Conformance No. 1.

In addition, SP312A1 changes to the Specific Plan's land use plan to reflect approved subdivision maps, Substantial Conformance No. 1 to Specific Plan No. 312 (approved March 21, 2006), and/or current County General Plan nomenclature.

BS GRADE DEPARTMENT

10.BS GRADE. 1 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. 2 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.

SPECIFIC PLAN Case #: SP00312A1

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10. GENERAL CONDITIONS

10.BS GRADE. 3                    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 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                    SP#312 A1 - COMMENTS                    RECOMMND

All tracts and parcel maps subject to Specific Plan#312 Amendment#1 (SP#312 A1) shall be required to obtain Eastern Municipal Water District (EMWD) potable water and sanitary sewer service. It shall be the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Any existing septic systems and/or wells shall be properly removed/abandoned under permit with the Department of Environmental Health (DEH). Moreover, all planning cases subject to SP#312 A1 shall be required to submit an Environmental Assessment Phase 1 Study to DEH for review and acceptance.

The use of reclaimed water shall be utilized wherever appropriate for irrigation to reduce overall water demand on EMWD's potable water supply.

As a requirement of the California Solid Waste Reuse and Recycling Act of 1991, all projects subject to SP#312 A1 shall provide adequate areas for collection and loading recyclable materials in public facilities, commercial/retail projects, business areas, and single family residential areas, where solid waste is collected and loaded in a location which serves five or more units.

10.E HEALTH. 2                    INDUSTRIAL HYGIENE-NOISE STUDY                    RECOMMND

Noise Consultant: Urban Crossroads  
41 Corporate Park, Suite 300  
Irvine, CA 92606

Noise Study: "PA 19- French Valley Specific Plan  
Amendment #1, Preliminary Noise Study,  
County of Riverside, California"  
dated Aug 7, 2012 JN: 08009-03

07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY (cont.) RECOMMND

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, SP#312 A1 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated September 22, 2012 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 SP FLOOD HAZARD RPT 1/31/13 RECOMMND

This is a proposal is to revise the Land Use Plan by reclassifying designations in some Planning Areas and reconfigure some Planning Area boundaries. Additionally, the Amendment proposed to rename all Planning Area Land Use Designations to be consistent with the current General Plan nomenclature and reduce the total unit count from 1,793 to 1,671. The site is located in French Valley area, east of Briggs Road, west of Highway 79 and Leon Road, and south of Keller Road. This development is associated with SP312 and TR32289M1. This development is being processed concurrently with TR32289M1, TR36418, and CZ7769 which are affected by the amendment.

The District review is predominantly focuses on TR32289M1 and TR36418 since the SP amendments are based on these tracts and the remaining tracts have been conditioned and/or developed.

TR32289M1 and TR36418 drain south to an adjacent natural watercourse which is within the State Department of Water Resources (DWR) awareness floodplain which is adopted into the Country's Floodplain Management Ordinance 458. Portions of the easterly boundary appear to be within the floodplain. The floodplain limits shall be delineated and the tracts shall be designed to avoid encroachment into the floodplain, thus manufactured fill slopes and lots shall be kept clear of the floodplain.

The proponent of the project must be aware of the following:

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10.FLOOD RI. 2                    SP FLOOD HAZARD RPT 1/31/13 (cont.)                    RECOMMND

a) If any watercourse is to remain natural, it should be mapped as a 100 year floodplain. No encroachment into the floodplain should be allowed.

b) Proposed drainage systems must be designed to collect the 100-year offsite and onsite storm runoff and convey it to an adequate outlet.

c) The District would make detailed recommendations at the time individual developments proposals are received by the District.

The SP discusses, in general terms, a few regional BMPs to serve the entire project. However, a project specific WQMP addressing water quality impacts shall accompany each development proposal at the time the proposal is submitted to the County. Projects shall comply with construction and post-construction water quality requirements in effect at the time.

The project is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by the Board of Supervisors. These fees will be included in the conditions of approval once development proposal(s) are submitted to the County for processing.

PLANNING DEPARTMENT

10.PLANNING. 1                    SP - GEOLOGIC STUDY                    RECOMMND

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, tsunami, 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



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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEOLOGIC STUDY (cont.)

RECOMMND

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.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required (DBF estimate is \$2063.46 for the 607.8-acre proposed project). 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.

10.PLANNING. 2 SP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify

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10. GENERAL CONDITIONS

10.PLANNING. 2

SP - LOW PALEO (cont.)

RECOMMND

the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per 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.

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10. GENERAL CONDITIONS

10.PLANNING. 2                    SP - LOW PALEO (cont.) (cont.)                    RECOMMND

8.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.

10.PLANNING. 3                    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. 4                    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. 5                    SP - ALUC LETTER                    RECOMMND

Thhe following requirements come from a letter by the ALUC Dated June 28, 2012.

- Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655, as applicable. Lights must be downward facing.

- The following uses shall be prohibited:

a.Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b.Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a

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10. GENERAL CONDITIONS

10.PLANNING. 5 SP - ALUC LETTER (cont.)

RECOMMND

straight final approach towards a landing at an airport.

c.Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, and wastewater management facilities.

d.Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

e.Children's schools, hospitals, and nursing homes.

- A specific notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice. See project file or ALUC for a copy of said notice.

4.Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

In the event that the requirements of this condition cannot be met, the permittee shall work with the Riverside County Economic Development Agency - Aviation Division and a qualified bird strike/wildlife hazard management consultant to prepare a Wildlife Hazard Management Plan that is acceptable to both the airport operator and the United States Department of Agriculture Wildlife Services agency.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1

SP - SP312A1/TS CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted by Robert Kahn, John Kain & Associates 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 study indicates that it is possible to achieve a Level of Service 'D' for the following intersections (some of which will require additional construction and/or payment of fees for fair share mitigation for mitigation at the time of development):

I-215 Fwy SB Ramps (NS)/Scott Road (EW)  
I-215 Fwy SB Ramps (NS)/Clinton Keith Road (EW)  
I-215 Fwy NB Ramps (NS)/Scott Road (EW)  
I-215 Fwy NB Ramps (NS)/Clinton Keith Road (EW)  
Antelope Road (NS)/Scott Road (EW)  
Antelope Road (NS)/Clinton Keith Road (EW)  
Menifee Road (NS)/Scott Road (EW)  
Meadowlark Road (NS)/Clinton Keith Road (EW)  
Los Alamos Road (NS)/Clinton Keith Road (EW)  
Briggs Road (NS)/Scott Road (EW)  
Briggs Road (NS)/Keller Road (EW)  
Briggs Road (NS)/Baxter Road (EW)  
Briggs Road (NS)/Leon Road (EW)  
Leon Road (NS)/Scott Road (EW)  
Leon Road (NS)/Keller Road (EW)  
Leon Road (NS)/Baxter Road (EW)  
Leon Road (NS)/Clinton Keith Road (EW)  
Auld Road (NS)/Clinton Keith Road (EW)  
Winchester Road - SR-79 (NS)/Scott Road (EW)  
Winchester Road - SR-79 (NS)/Keller Road (EW)  
Winchester Road - SR-79 (NS)/Baxter Road (EW)  
Winchester Road - SR-79 (NS)/Thompson Road (EW)  
Winchester Road - SR-79 (NS)/Benton Road (EW)  
Winchester Road - SR-79 (NS)/Auld Road (EW)

The General Plan circulation policies relative to the southwest Area Community Plan (SWAP) require a minimum of Level of Service 'D'. 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

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP312A1/TS CONDITIONS (cont.) RECOMMND

are necessary to achieve or maintain the required level of service.

20. PRIOR TO A CERTAIN DATE

FLOOD RI DEPARTMENT

20.FLOOD RI. 1 SP ADDITIONAL REVISIONS REQD RECOMMND

Within 60 days or prior to the County approval of the final SPECIFIC PLAN document (as required by 20.PLANNING.2), additional edits are required to be incorporated. The SP document shall be edited based on Exhibit W submitted to planning.

It is the District's opinion that these items can be incorporated into the Draft SP prior to release for public review and thus are not issuing a denial for the project at this time. If these changes have not been included in the Draft SP during the public review process, corrections will be issued.

PARKS DEPARTMENT

20.PARKS. 1 SP - REVISED TRAIL EXHIBITS RECOMMND

Within 30 days of adoption of the SPECIFIC PLAN, the following modifications shall be incorporated into the final SPECIFIC PLAN document:

Revise Figure III.A-3 and Figure III.B-10 exhibits with the Decomposed Granite Trail proposed in PA 18 to be 4' to 7' wide to meet minimum Regional Park and Open-Space District standards.

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.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Within 60 days of the adoption of the project by the Board of Supervisors and prior to closing the DBF accounts for the project, Four (4) hard copies and Fifteen (15) copies on CD of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for review, approval and distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

One hard copy to the Planning Counter Services Division,

One hard copy to the Planning Department Library,

One hard copy to the Desert Office,

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 park provider if not the CSA 1 copy

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

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30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 EPD - BUR OWL PRECONSTRUCTION RECOMMND

Within 30 days prior to issuance of any grading permit within SP00312A1 a preconstruction survey for burrowing owls must be conducted by a qualified biologist holding an MOU with Riverside County and findings submitted to EPD for review.

30.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

If any grading withint he area of SP00312A1 is to occur during the nesting season (Feb 1-Aug 31) a nesting bird survey must be conducted within 30 days prior to ground disturbance by a qualified biologist holding an MOU with Riverside County and findings submitted to EPD for review.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PHASE IV CULTURAL REPORT RECOMMND

Prior to approval of any implementing project, the following condition shall be placed on that project:

"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."

30.PLANNING. 2 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:



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2                    SP - INADVERTANT ARCHAEO FIND (cont.)                    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.

30.PLANNING. 3                    SP - TRIBAL MONITORING                    RECOMMND

As a result of tribal consultation with the Temecula Band of Luiseno Mission Indians (Pechanga) and the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3

SP - TRIBAL MONITORING (cont.)

RECOMMND

Soboba Band of Luiseno Mission Indians, tribal observation during mass or rough grading is requested by the tribes. A tribal observation agreement was required for the original specific plan approval for this project and that requirement is recognized for this amendment. The Soboba Band requests to be allowed access to observe only.

Prior to the approval of any implementing project, the developer/permit holder shall enter into an agreement with and retain a monitor designated by the Temecula Band of Luiseno Mission Indians (Pechanga). This group shall be known as the Tribal Observer for this project. The Agreement shall address tribal coordination protocols, the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Observer from the Temecula Band of Luiseno Mission Indians (Pechanga) and from the Soboba Band of Luiseno Mission Indians shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc., that are subject to archaeological monitoring by the Project Archaeologist. The Pechanga Tribal Observer shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the tribal observation agreements to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources archaeology, and shall coordinate with the County, the Tribes, and developer/permit holder throughout the process.

2) Tribal observation does not replace any required Cultural

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3                    SP - TRIBAL MONITORING (cont.) (cont.)                    RECOMMND

Resources monitoring, but rather serves to facilitate tribal consultation for the Tribe's interests only.

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

4)The developer/permit holder shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit holder, through demonstrable good faith effort, has been unable to secure said agreement from the SI Monitors. A ~~good faith~~ effort shall consist of no less than 3 written attempts from the developer/permit holder to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

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5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit holder is responsible for all costs.

30.PLANNING. 3                    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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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. 4 SP - ARCHAEOLOGICAL MONITORING

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 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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4            SP - ARCHAEOLOGICAL MONITORING (cont.)            RECOMMND

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

30.PLANNING. 5            SP - M/M PROGRAM (GENERAL)            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 EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

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.

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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - DURATION OF SP VALIDITY (cont.)

RECOMMND

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 issuance of the 1500th building permit.]) The specific plan amendment will update the entire specific plan document to reflect current development requirements. The County may begin revocation hearings if this requirement is not met.

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 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 Hygiene Division for review and approval.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP - ACOUSTICAL STUDY REQD (cont.)

RECOMMND

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene 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. 12 SP - ARCHAEO 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, a archaeological study shall be submitted to the Planning Department for review and approval.

his condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is 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. 13 SP - BIOLOGICAL 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, a biological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13            SP - BIOLOGICAL STUDY REQD (cont.)            RECOMMND

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 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



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15            SP - EA REQUIRED (cont.)            RECOMMND

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

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

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

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

30.PLANNING. 17            SP - SUBSEQUENT EIR            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

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

RECOMMND

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 Supervisors, respectively.

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

30.PLANNING. 19 SP - AMENDMENT REQUIRED

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

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. 21 SP - AG/DAIRY NOTIFICATION

RECOMMND

Prior to the approval of any implementing residential land division within Planning Areas 26, 31, 32 or 33 the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

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

30.PLANNING. 22 SP \*- PA PROCEDURES

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 division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP \*- PA PROCEDURES (cont.)

RECOMMND

permit applications (plot plans, conditional use permits, or public use permits):

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

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

30.PLANNING. 23 SP - COMMON AREA MAINTENANCE

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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23                    SP - COMMON AREA MAINTENANCE (cont.)                    RECOMMND

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.

30.PLANNING. 24                    SP - CC&R RES PUB COMMON AREA                    RECOMMND

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

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

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

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

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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

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

RECOMMND

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25

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

RECOMMND

Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

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

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

This Declaration shall not be terminated, '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



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)RECOMMND

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. 26 SP - ARCHAEO M/M PROGRAM 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 applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 27 SP - PALEO M/M PROGRAM 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 applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - GENERIC M/M PROGRAM

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 applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 29 SP - F&G CLEARANCE

RECOMMND

Prior to the approval of any implementing project within Planning Areas 23, 22, 14, 2d, 13, 12, 17a, 17b, 11, 3a, 8, 7, 6, or 5 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

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

30.PLANNING. 30 SP - ACOE CLEARANCE

RECOMMND

Prior to the approval of any implementing project within planning areas 22, 23, 2d, 3c, 14, 13, 19, 17a, 12, 17b, 3b, 2b, 11, 3a, 8, 7, 6, or 5 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP - ACOE CLEARANCE (cont.)

RECOMMND

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 \_\_\_ acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 32 SP\* - ENTRY MONUMENTATION

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32            SP\* - ENTRY MONUMENTATION (cont.)            RECOMMND

on the implementing project:

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

1. An entry monument shall be shown on the Exhibit \_\_\_\_.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area \_\_\_\_ of the SPECIFIC PLAN, as shown on pages \_\_\_\_ to \_\_\_\_."

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 agreement[s] with the qualified archaeologist/paleontologist/other were complied with."

30.PLANNING. 34            SP - SCHOOL MITIGATION(1)            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 BUILDING PERMITS, impacts to the Meniffee Union School District (all projects north of Baxter) shall be mitigated in accordance with state law."

30.PLANNING. 35            SP - GEO STUDY 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:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35            SP - GEO STUDY REQUIRED (cont.)            RECOMMND

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is 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. 36            SP - PARK DEDICATION 3            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 for any project within Planning Areas 18A, 18B, 17A, or 17b:

PRIOR TO ISSUANCE OF GRADING PERMITS the park site for Planning Area 18A and 15 shall be dedicated to the Valley Wide Parks and Recreation District, and all conceptual plans for the future park shall be approved. If the Parks District indicates that they will not accept the park site for dedication, a Home Owners Association may take dedication and the County shall approve the park plans.

30.PLANNING. 37            SP - PARK CONSTRUCTION 3            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 for any project within Planning Areas 18A, 18B, 17A, or 17b:

PRIOR TO THE 100th BUILDING PERMIT FINAL INSPECTION the park for Planning Area 18A and 15 shall be constructed and fully operational.

30.PLANNING. 38            SP - PARKS DEDICATION 4            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 for any project within Planning Areas 32, or 33:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38            SP - PARKS DEDICATION 4 (cont.)            RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS the park site for Planning Area 34 shall be dedicated to the Valley Wide Parks and Recreation District, and all conceptual plans for the future park shall be approved. If the Parks District indicates that they will not accept the park site for dedication, a Home Owners Association and/or a CSA and/or the Transportation Department may take dedication and the County shall approve the park plans.

30.PLANNING. 39            SP - PARKS CONSTRUCTION 4            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 for any project within Planning Areas 32, or 33:

PRIOR TO THE 55th BUILDING PERMIT FINAL INSPECTION in Planning Areas 33 and 32 (together) the park for Planning Area 34 shall be constructed and fully operational.

30.PLANNING. 40            SP - ALUC REVIEW REQ            RECOMMND

Prior to the approval of any implementing project within planning areas 4, 5, 6, 7, 9, 10, 11, 12, 13, 15, 16, 17, or 18 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, this project shall be reviewed and approved by the Riverside County Airport Land Use Commission (ALUC). The conditions of approval of the ALUC shall be incorporated into the conditions of approval of this implementing project.

This condition may be considered as MET once the ALUC has issued recommendations on this project. Alternatively, this condition may be considered as NOT APPLICABLE if this implementing project is not within the Planning Areas as described above. This condition may not be DEFERRED."

30.PLANNING. 41            SP - SCHOOL MITIGATION 2            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

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30.PLANNING. 41 SP - SCHOOL MITIGATION 2 (cont.)

RECOMMND

plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Perris High School Union School District shall be mitigated in accordance with State Law."

30.PLANNING. 42 SP - ARCHAEO PRESERVATION PLAN

RECOMMND

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

50.PLANNING.

"Prior to recordation of a map, an Archaeological Site Preservation Plan for site CA-RIV-6505 is required due to its cultural and archaeological importance. The plan shall be developed by a County Approved Archaeological/Cultural Resources Consultant who shall coordinate with the Pechanga Band of Luiseno Indians to provide input for the development of the plan. The County Archaeologist shall review and approve or deny the plan. The County Archaeologist, as appropriate, may seek input from the consultant, the applicant, and the Tribe throughout the process prior to issuing an approval of the plan. A CD and wet signed paper copy of the plan must be submitted. Upon acceptance of the plan and receipt of the final requested documentation, as determined by the County Archaeologist, this condition can be cleared by the County Archaeologist."

20.PLANNING.

"Prior to any ground disturbances in the vicinity of CA-RIV-6505, an Archaeological Site Preservation Plan for this site is required due to its cultural and archaeological importance. The plan shall be developed by a County Approved Archaeologist/Cultural Resources Consultant who shall coordinate with the Pechanga Band of Luiseno Indians to provide input for the development of the plan. The County Archaeologist shall review and approve or deny the plan. The County Archaeologist, as appropriate, may seek input from the consultant, the applicant, and the Tribe throughout the process prior to issuing an approval of the plan. A CD and wet signed paper copy of the plan must be submitted. Upon acceptance of the plan and receipt of the final requested documentation, as determined by the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42            SP - ARCHAEO PRESERVATION PLAN (cont.)            RECOMMND

County Archaeologist, this condition can be cleared by the County Archaeologist."

30.PLANNING. 43            SP - SCHOOL MITIGATION(2)            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 BUILDING PERMITS, impacts to the Murrieta Valley Unified School District (south of Baxter) shall be mitigated in accordance with state law."

TRANS DEPARTMENT

30.TRANS. 1                SP - SP312A1/IMPROVEMENTS            RECOMMND

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

30.TRANS. 2                SP - SP312A1/WRCOG TUMF            RECOMMND

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

30.TRANS. 3                SP - SP312A1/TS REQUIRED            RECOMMND

Site specific traffic studies will be required for all subsequent development proposals with the boundaries of Specific Plan No. 312A1 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. 4                SP - SP312A1/INSTALLATION            RECOMMND

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation



SPECIFIC PLAN Case #: SP00312A1

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4                      SP - SP312A1/INSTALLATION (cont.)                      RECOMMND

Department:

Clinton Keith Road (NS)/Leon Road (EW)  
Briggs Road (NS)/Baxter Road (EW)  
Spencer's Crossing Parkway (NS)/Baxter Road (EW)  
Spencer's Crossing Parkway (NS)/Keller Road (EW)  
Leon Road (NS)/Street "A" (EW)  
Leon Road (NS)/Keller Road (EW)

30.TRANS. 5                      SP - SP312A1/R & B B D                      RECOMMND

Prior to the issuance of a building permit, the project  
proponent shall pay fees in accordance with Zone D of the  
Southwest Road and Bridge Benefit District. All fees are  
based upon the fee schedule in effect at the time of  
issuance of the permit.

30.TRANS. 6                      SP - SP312A1/GEOMETRICS                      RECOMMND

The intersection of Leon Road (NS) and Clinton Keith Road  
(EW) shall be improved to provide the following geometrics:

Northbound: N/A  
Southbound: two left-turn lanes, one right-turn lane  
Eastbound: two left-turn lanes, three through lanes  
Westbound: three through lanes

The intersection of Briggs Road (NS) and Baxter Road (EW)  
shall be improved to provide the following geometrics:

Northbound: two through lanes, one right-turn lane  
Southbound: two left-turn lanes, two through lanes  
Eastbound: N/A  
Westbound: one left-turn lane, one right-turn lane

The intersection of Spencer's Crossing Parkway (NS) and  
Baxter Road (EW) shall be improved to provide the following  
geometrics:

Northbound: N/A  
Southbound: one left-turn lane, one right-turn lane  
Eastbound: two through lanes  
Westbound: two through lanes, one right-turn lane

The intersection of Spencer's Crossing Parkway (NS) and  
Keller Road (EW) shall be improved to provide the following

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - SP312A1/GEOMETRICS (cont.)

RECOMMND

geometrics:

Northbound: one left-turn lane, one right-turn lane  
Southbound: N/A  
Eastbound: two through lanes, one right-turn lane  
Westbound: one left-turn lane, two through lanes

The intersection of Leon Road (NS) and Street "A" (EW)  
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes  
Southbound: two through lanes, one right-turn lane  
Eastbound: one left-turn lane, one right-turn lane  
Westbound: N/A

The intersection of Leon Road (NS) and Keller Road (EW)  
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane  
Southbound: one left-turn lane, one through lane  
Eastbound: one left-turn lane, one through lane,  
one right-turn lane  
Westbound: one left-turn lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim  
conditions only. Full right-of-way and roadway half  
sections adjacent to the property for the ultimate roadway  
cross-section per the County's Road Improvement Standards  
and Specifications must be provided.

Any off-site widening required to provide these geometrics  
shall be the responsibility of the landowner/developer.

30.TRANS. 7

SP - SP312A1/SETTLEMENT AGR

RECOMMND

The applicant shall comply with the Settlement Agreement  
between Spencers Crossing, LLC and the City of Temecula.

The applicant shall provide evidence of compliance to the  
Transportation Department at the time of application.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1            SP - PARK DEDICATION 1            MET

PRIOR TO THE ISSUANCE OF THE 380th building permit within the SPECIFIC PLAN, the area known as Planning Area 8 shall be dedicated to the Valley-Wide Recreation and Parks District, as outlined in their letter dated 10/6/2000.

\*This condition has been carried over from the first SPECIFIC PLAN conditions. It has been satisfied and set to MET.

100.PLANNING. 2            SP - PARK CONSTRUCTION 1            MET

PRIOR TO THE ISSUANCE OF THE 430th building permit within the SPECIFIC PLAN, the park designated as Planning Area 8 shall be constructed and fully operable.

\*This condition has been carried over from the first SPECIFIC PLAN conditions. It has been satisfied and set to MET.

100.PLANNING. 3            SP - PARK DEDICATION 2            RECOMMND

PRIOR TO THE ISSUANCE OF THE 800th building permit within the SPECIFIC PLAN, the area known as Planning Area 22 shall have been dedicated to Valley-Wide Recreation and Parks District, as outlined in their letter dated October 6, 2000.

100.PLANNING. 4            SP - PARK CONSTRUCTION 2            RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,050th building permit within the SPECIFIC PLAN, or prior to a building permit issuance in Planning Areas 20/21, 25, 24, 23 or 14, the park designated as Planning Area 22 shall be constructed and fully operable.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP - PROJECT DESCRIPTION                      RECOMMND

The land division hereby permitted is a Schedule A subdivision of 10.06 acres into 50 residential lots, 1 utility lot (basin), and 3 open space lots.

10. EVERY. 2                      MAP - HOLD HARMLESS                      RECOMMND

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

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

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

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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. 36418 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36418, Amended No. 1, dated 9/4/12.

EXHIBIT W = Tentative Tract Map No. 36418 Wall and Fence Plan dated 9/4/12.

EXHIBIT L = Tentative Tract Map No. 36418 Landscape Plans dated 9/4/12.

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 recompactation, 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.

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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. 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.

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

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10. GENERAL CONDITIONS

- 10.BS GRADE. 6                    MAP - NPDES INSPECTIONS (cont.)                    RECOMMND
- 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. 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.

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10. GENERAL CONDITIONS

10.BS GRADE. 14                    MAP - SLOPES IN FLOODWAY                    RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

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.

10.BS GRADE. 24                    MAP - FINISH GRADE                    RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    EMWD WATER AND SEWER SERVICE                    RECOMMND

Tract Map#36418 is proposing Eastern Municipal Water District (EMWD) potable water service and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.



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10. GENERAL CONDITIONS

10.E HEALTH. 2                   RETENTION BASINS - NO VECTORS                   RECOMMND

All retention basins shall be constructed and maintained in a manner that prevents vector breeding and/or vector nuisances.

10.E HEALTH. 3                   INDUSTRIAL HYGIENE-NOISE STUDY                   RECOMMND

Noise Consultant: Urban Crossroads  
41 Corporate Park, Suite 300  
Irvine, CA 92606

Noise Study: "PA 19- French Valley Specific Plan  
Amendment #1, Preliminary Noise  
Study, County of Riverside, California"  
dated Aug 7, 2012 JN:08009-03

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR 36418 & SP 312 A1 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated September 22, 2012 c/o Steve Hinde, REHS. CIH (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

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 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 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.

07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT 10/10/12

RECOMMND

Tract Map No. 36418 is a proposal for a Schedule A subdivision of 10-acres into 56 residential lots, one (1) utility lot, and one (1) open space lot. The site is a designated school site under the currently approved SP312. The site is located in French Valley area, east of Briggs Road, west of Highway 79 and Leon Road, and south of Keller Road. This development is associated with SP312 and TR32289. TR30433 and TR32290 are adjacent to the north.

The site receives offsite runoff of approximately 13 acres along the north boundary. The site drains south to an adjacent natural watercourse which is within the State Department of Water Resources (DWR) awareness floodplain which is adopted into the Country's Floodplain Management Ordinance 458. A portion of the easterly boundary appears to be within the floodplain.

The developer proposes to avoid encroaching into the floodplain and leave it as open space with no maintenance and/or clearing of growth expected. The proposed condition floodplain studies were analyzed in the "Preliminary Drainage Report, Tract 36418 French Valley", dated July 1, 2012 (received September 6, 2012). This floodplain delineation serves to determine impacts to adjacent property as a result of the project and to determine limits of encroachment. The proposed condition floodplain limits determined in the floodplain analysis are based on the long-term proposed condition with impacts after vegetation is established and not maintained (Manning's n value = 0.1). The study uses a flowrate of 792 cubic feet per second (cfs) as identified in the approved "Drainage Study for Spencer's Crossing Phase I Infrastructure Storm Drain Tracts 30694, 30695 & 30696", RBF Consulting, dated February 2006. However the 100-year water surface elevations and water surface difference between pre- and post-conditions, differs between the two studies. The floodplain modeling is adequate for the tentative stage of development, but a more refined study (which includes maximum velocity calculations) shall be submitted at the plan check stage. The tract shall be designed to avoid encroachment into the floodplain, based on a refined study to be provided at the improvement plan stage; thus manufactured fill slopes and lots shall be kept clear of the floodplain.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT 10/10/12 (cont.)

RECOMMND

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, a sand filter basin is proposed. However, treatment control Best Management Practices (BMPs) will be required to offset the development's Hydrologic Conditions of Concern (HCOC)/water quality impacts (Vbmp) and increased runoff volume. The basin shall be sized to address the sum of the two volumes. As shown, the water quality basin may not have enough volume to accommodate both water quality and HCOC volumes. Additionally, based on the submitted exhibits, it is not clear whether there are portions of the basin is within the floodplain. The tract design appears to avoid encroachment into the floodplain, thus manufactured slopes and lots shall be kept clear of the floodplain. . The submittal reflects the general drainage and water quality plan for the development and meets the minimum requirements for the development review process. However, additional details will be required at the time improvement plans are submitted. This may require additional area for the basin than currently proposed.

The applicant is advised that this project could be required to comply with Hydromodification Management Plan (HMP) provisions if the tract does not develop prior to the implementation of the latest Santa Margarita MS4 permit.

This site is located within the bounds of the Warm Springs Valley/Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 5

MAP PERP DRAINAGE PATTERNS

RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage

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10. GENERAL CONDITIONS

10.FLOOD RI. 5                   MAP PERP DRAINAGE PATTERNS (cont.)                   RECOMMND

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

10.FLOOD RI. 12                   MAP INCREASED RUNOFF                   RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13                   MAP INCREASED RUNOFF CRITERIA                   RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

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10. GENERAL CONDITIONS

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. 17

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.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 17                    MAP SUBMIT FINAL WQMP>PRELIM (cont.)                    RECOMMND

projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

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 - 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:

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

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10. GENERAL CONDITIONS

10.PLANNING. 1                    MAP - IF HUMAN REMAINS FOUND (cont.)                    RECOMMND

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. 2                    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 it 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 be discussed and fter 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.



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10. GENERAL CONDITIONS

10.PLANNING. 2                   MAP - INADVERTANT ARCHAEO FIND (cont.)                   RECOMMND

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. 3                   MAP - LOW PALEO                   RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - LOW PALEO (cont.)

RECOMMND

paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per 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.

8.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.

10.PLANNING. 4 MAP - GEO02294

RECOMMND

County Geologic Report (GEO) No. 2294 submitted for this project (TR32289 & TR36418) was prepared by Leighton and Associates, Inc. and consists of the following reports:

"Update Soils Engineering and Engineering Geology Report, Tract 32289, Spencer's Crossing, Riverside County, California, BGR110024", dated August 11, 2011.

"Update Soils Engineering and Engineering Geology Report, Tract 32289 and TR36418, Spencer's Crossing, Riverside County, California, BGR110024", dated July 20, 2012.

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - GEO02294 (cont.)

RECOMMND

GEO No. 2294 concluded:

1.No known active faults exist at the subject site. The Temecula segment of the Elsinore Fault Zone is the nearest active fault to the site, located about 11.5 km southwest of the site.

2.The potential for liquefaction is considered to be very low on the site.

3.The potential for seismically-induced landsliding is considered to be very low at the site.

4.Proposed fill and cut slopes are considered grossly and surficially stable as proposed.

5.The potential for sieches or tsunamis is considered non-existent.

6.Undocumented fill and/or rock stockpiles have been placed on the tract map sites.

GEO No. 2294 recommended:

1.Complete removal of construction debirs and all undocumented fill soils.

2.The seismic design parameters presented in Leighton and Associates July 20, 2012 should be used for both Tracts.

3.The project geotechnical consultant should review all grading plans associated with this project.

4.The project geotechnical consultant should inspect and approve all site grading operations, including unsuitable soil removal, oversized rock disposal, cuts and fills.

GEO No. 2294 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2294 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety

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10. GENERAL CONDITIONS

10.PLANNING. 4                   MAP - GEO02294 (cont.) (cont.)                   RECOMMND

Department upon application for grading and/or building permits.

10.PLANNING. 5                   MAP - MAP ACT COMPLIANCE                   RECOMMND

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

10.PLANNING. 6                   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. 12                  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 10 feet.
- c. The side yard setback is 5 feet (or as specified in the SPECIFIC PLAN Zoning Ord).
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 15 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 45 feet.
- g. The maximum height of any building is 45 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 5000 square feet/acres.
- j. 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.

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10. GENERAL CONDITIONS

10.PLANNING. 12            MAP - RES. DESIGN STANDARDS (cont.)            RECOMMND

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 13            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 cummulative 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 recinded, 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. 14            MAP - ORD 810 OPN SPACE FEE            RECOMMND

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

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

In the event Riverside County Ordinance No. 810 is

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10. GENERAL CONDITIONS

10.PLANNING. 14            MAP - ORD 810 OPN SPACE FEE (cont.)            RECOMMND

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. 15            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.

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.

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10. GENERAL CONDITIONS

10.PLANNING. 17                   MAP- OFF-HIGHWAY VEHICLE USE                   RECOMMND

No off-highway vehicle use shall be allowed on any parcel.

10.PLANNING. 18                   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. 20                   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 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.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with

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10. GENERAL CONDITIONS

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

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. 2                    MAP - COUNTY WEB SITE                    RECOMMND

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

10.TRANS. 3                    MAP - TS/EXEMPT                    RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 4                    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 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. 5                    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



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10. GENERAL CONDITIONS

10.TRANS. 5                      MAP - DRAINAGE 2 (cont.)                      RECOMMND

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. 6                      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.

20. PRIOR TO A CERTAIN DATE

BS GRADE DEPARTMENT

20.BS GRADE. 1                      MAP - STOCKPILE REMEDIATION                      RECOMMND

Within 180 days of map recordation, the applicant/developer shall obtain a grading permit for the stockpile removal and site remediation.

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 or by the State. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

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

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1                    MAP - CONCEPTUAL PHASE GRADING (cont.)                    RECOMMND

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 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

FIRE DEPARTMENT

50.FIRE. 1                    MAP-#004-ECS-FUEL MODIFICATION                    MET

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1                    MAP-#004-ECS-FUEL MODIFICATION (cont.)                    MET

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'. 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. 2                    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, 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.

50.FIRE. 3                    MAP-#53-ECS-WTR PRIOR/COMBUS                    RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2                   MAP SUBMIT PLANS (cont.)                   RECOMMND  
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  
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  
Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 8                   MAP WRM SPRG VLLY/MC ADP FEES                   RECOMMND  
A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Warm Springs Valley/Murrieta Creek Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8                    MAP WRM SPRG VLLY/MC ADP FEES (cont.)                    RECOMMND

County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 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.

50.FLOOD RI. 11                    MAP FLOODPLAIN ANALYSIS                    RECOMMND

A floodplain analysis, based on the long-term proposed condition with impacts (Manning's n values = 0.1) and maximum velocity (Manning's n values of 0.1 and 0.025), shall be submitted to the District for review and approval. The tract shall be designed to avoid encroachment into the floodplain, thus manufactured fill slopes and lots shall be kept clear of the floodplain.

50.FLOOD RI. 12                    MAP PERMISSION FOR WS RISE                    RECOMMND

Any increase to water surface elevation outside of the limits of the project would require permission from adjacent properties for such impact.

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1                   MAP - PREPARE A FINAL MAP (cont.)                   RECOMMND

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:

- 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 5000 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. 4                   MAP - REQUIRED APPLICATIONS                   RECOMMND

No FINAL MAP shall record until, Specific Plan No. 312A1, and Change of Zone No. 7769, have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4                   MAP - REQUIRED APPLICATIONS (cont.)                   RECOMMND  
applied to the property.

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 Vally Wide Recreation and Parks District 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.

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:  
"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. 24                  MAP - ECS NOTE AIRPORT                  RECOMMND  
The following environmental constraints note shall be placed on the ECS:  
"This land division is within 2 miles of the French Valley Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the French Valley Airport maintained operations to the French Valley of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the French Valley Airport."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 MAP - FEE BALANCE

RECOMMND

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

50.PLANNING. 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 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.



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

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 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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.

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

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:

"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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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.

50.PLANNING. 35 MAP - LC LANDSCAPE COMMON AREA 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35                    MAP - LC LANDSCAPE COMMON AREA (cont.)                    RECOMMND

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.

TRANS DEPARTMENT

50.TRANS. 1                        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. 2                        MAP - ACCESS RESTRICTION/SUR                                    RECOMMND

Lot access shall be restricted on Prairie Sun Way and Rockrose Lane and so noted on the final map.

50.TRANS. 3                        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. 4                        MAP - STREET NAME SIGN    RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

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50.TRANS. 5                    MAP - ST DESIGN/IMPRV CONCEPT                    RECOMMND

The street design and improvement concept of this project shall be coordinated with TR30696.

50.TRANS. 6                    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. 7                    MAP - CORNER CUT-BACK I/SUR                    RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 8                    MAP - LIGHTING PLAN                    RECOMMND

A separate street light plan and/or a separate bridge light plan) is required for this project. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 9                    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 Prairie Sun Way, Rockrose Lane, and Baxter Road.
- (2) Streetlights.
- (3) Traffic signals located on Baxter Road at intersection of Jean Nicholas Road.
- (4) Graffiti abatement of walls and other permanent structures.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(5) Street sweeping,

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.

50.TRANS. 10 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. 11 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11                    MAP - LANDSCAPING (cont.)                    RECOMMND

Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Baxter Road, Rockrose Lane and Prairie Sun Way.

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. 12                    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. 13                    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](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

50.TRANS. 14                    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. 15                    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



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50. PRIOR TO MAP RECORDATION

50.TRANS. 15                    MAP - OFF-SITE INFO (cont.)                    RECOMMND

if not already accepted.

50.TRANS. 16                    MAP - DEDICATION                    RECOMMND

All interior streets are designated as a local road and shall be improved with 36' full-width AC pavement 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A".

NOTE: A 5' concrete sidewalk shall be constructed adjacent to right-of-way line within the 10' parkway.

50.TRANS. 17                    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 Baxter Road, shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be 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 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](http://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 5' concrete sidewalk shall be constructed 9' from the curb line within the 18' parkway or as approved by the Director of Transportation.

50.TRANS. 18                    MAP - PART-WIDTH                    RECOMMND

Rockrose Lane and Prairie Sun Way along project boundary are designated as a collector road and shall be improved with 34' part-width AC pavement (22' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter (on the project side) within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A" (modified for sidewalk width and location).

Note: A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 15' parkway or as

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18                      MAP - PART-WIDTH (cont.)                      RECOMMND

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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                   MAP - IMPORT/EXPORT (cont.)                   RECOMMND

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. 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

Where required, a notarized letter of permission from the affected property owners or easement holders shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8                   MAP - NOTRD OFFSITE LTR (cont.)                   RECOMMND

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. 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.

60.BS GRADE. 13                  MAP - PRE-CONSTRUCTION MTG                   RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14                  MAP - STOCKPILE REMEDIATION                   RECOMMND

Prior to the issuance of a grading permit, mitigation measures for the remediation of the existing stockpiled material shall be included in the soils report and on the grading plan.

60.BS GRADE. 15                  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.

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60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 ENV SITE ASSESSMENT PHASE 2 RECOMMND

A Phase II Environmental Site Assessment is required to be completed for pesticides or other hazardous materials (i.e. chromium) on property. The results must be reviewed by the Environmental Cleanup Program (ECP) to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact ECP at (951) 955-8980.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist 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. 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.

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

If grading for TR36418 is to occur during nesting season (Feb 1 - Aug 31) a preconstruction survey must be conducted within 30 days prior to ground disturbance by a qualified biologist holding an MOU with Riverside County and findings submitted to EPD for review.

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60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1                      MAP-#004 FUEL MODIFICATION                      MET

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4                    MAP OFFSITE EASE OR REDESIGN                    RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

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. 7                    MAP WRM SPRG VLLY/MC ADP FEES                    RECOMMND

TR36418 is located within the limits of the Warm Springs Valley/Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

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.

60.FLOOD RI. 9                    MAP FLOODPLAIN ANALYSIS                    RECOMMND

A floodplain analysis, based on the long-term proposed condition with impacts (Manning's n value = 0.1) and maximum velocity (Manning's n values of 0.1 and 0.025), shall be submitted to the District for review and approval. The tract shall be designed to avoid encroachment into the floodplain, thus manufactured fill slopes and lots shall be kept clear of the floodplain.

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Riverside County LMS  
CONDITIONS OF APPROVAL

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60. PRIOR TO GRADING PRMT ISSUANCE

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLANS

RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail plans, for the 6' walking trail within Lot 52, to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement makings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - CULTURAL RESOURCES P

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1                    MAP - CULTURAL RESOURCES P (cont.)                    RECOMMND

the County, developer/permit holder and special interest group monitor throughout the process.

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

60.PLANNING. 15                    MAP - SECTION 1601/1603 PERMIT                    RECOMMND

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

60.PLANNING. 16                    MAP - SECTION 404 PERMIT                    RECOMMND

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

60.PLANNING. 18                    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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18                   MAP - SKR FEE CONDITION (cont.)                   RECOMMND

which is anticipated to be 10.06 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. 19                   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. 24                   MAP - PLANNING DEPT REVIEW                   RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 26                   MAP - SPECIAL INTEREST MONITOR                   RECOMMND

As a result of past participation, the Temecula Band of Luiseno Mission Indians (Pechanga) shall be allowed to continue tribal observation for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Temecula Band of Luiseno Mission Indians (Pechanga). This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

MAP - SPECIAL INTEREST MONITOR (cont.)

RECOMMND

project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

NOTE:

- 1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit holder and SI Monitors throughout the process.
- 2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
- 3)This agreement shall not modify any condition of approval or mitigation measure.
- 4)The developer/permit holder shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit holder, through demonstrable good faith effort, has been unable to secure said agreement from the SI Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit holder to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
- 5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

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70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADING INSPECTION

RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with the conditions of the Regional Park and Open-Space District's approved trail plans. The Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Department Grading Division, shall inspect the proposed project site in order to ensure that trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 3 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. 4 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 4                    MAP - ROUGH GRADE APPROVAL (cont.)                    RECOMMND

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

80.E HEALTH. 1                    INDUSTRIAL HYGIENE CLEARANCE                    RECOMMND

Prior to the Issuance of a Building Permit, the applicant shall comply with the following:

- a) Submit a completed Acoustical Review Application Form.
- b) Pay applicable review fees (Initial deposit of \$1,000).
- c) Provide one (1) copy of the Noise Report.
- d) Provide one (1) copy of the Precise Grading Plan.
- e) Provide one (1) copy of the house / buiding / architecture plan.
- f) Provide one (1) copy of the noise requirements issued for the approval and entitlement of the Planning Case.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1                   MAP-#50C-TRACT WATER VERIFICA (cont.)                   RECOMMND

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. 3               MAP WRM SPRG VLLY/MC ADP FEES                               RECOMMND

TR36418 is located within the limits of the Warm Springs Valley/Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

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.

80.FLOOD RI. 5               MAP PERMISSION FOR WS RISE                                   RECOMMND

Any increase to water surface elevation outside of the limits of the project would require permission from adjacent properties for such impact.

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80. PRIOR TO BLDG PRMT ISSUANCE

PARKS DEPARTMENT

80.PARKS. 1                    MAP - TRAIL CONSTRUCTION                    RECOMMND

Prior to or in conjunction with the issuance of building permits, the applicant shall begin construction of the 6' walking trail within Lot 52 as shown on the trail plans approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

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.

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. 11              MAP - SCHOOL MITIGATION                    RECOMMND

Impacts to the Murrieta Valley 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. 14              MAP - ENTRY MONUMENT PLOT PLAN              RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument plot plan to the County Planning

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14                    MAP - ENTRY MONUMENT PLOT PLAN (cont.)                    RECOMMND

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 and 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.
2. Show front, side and rear yard setbacks.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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. 17 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 SP.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.)

RECOMMND

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, 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.
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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17                    MAP - FINAL SITE PLAN (cont.) (cont.)                    RECOMMND

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

NOTE:

- 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.
- 2)When the Landscaping Plot Plan is located within a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19                   MAP- LC LANDSCAPE PLOT PLAN (cont.)                   RECOMMND

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP - NOISE MITIGTAION

RECOMMND

Prior to the issuance of building permits within TR 36418, the Project applicant or developer shall prepare a Final Noise Study to evaluate proposed on-site structures and as necessary to determine whether the interiors of all perimeter structures would achieve the County's interior noise standard of 45 dBA CNEL. In the event that interior noise levels are projected to exceed the required standard, then additional measures shall be incorporated into the building plans to reduce the interior noise levels to below 45 dBA CNEL. Such measures shall be as specified in the Final Noise Study, and may include, but are not necessarily limited to, the following:

- 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 .-inch plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

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 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

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90. PRIOR TO BLDG FINAL INSPECTION

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.

FIRE DEPARTMENT

90.FIRE. 1                              MAP - FIRE SPRINKLERS                              RECOMMND

ALL RESIDENCES SHALL HAVE A FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13D,2010 EDITION.PLAN'S SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

90.FIRE. 2                              MAP - VERIFICATION INSPECTION                              RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2                      MAP - VERIFICATION INSPECTION (cont.)                      RECOMMND

ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL  
MODIFICATION.

Riverside office      (951)955-4777  
Indio office            (760)863-8886

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.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), 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.

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

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



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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3                   MAP IMPLEMENT WQMP (cont.)                   RECOMMND

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.

90.FLOOD RI. 4                   MAP FACILITY COMPLETION                   RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5                   MAP CERTIFY BMP IMPLEMENTATION                   RECOMMND

The developer must provide to the District documentation signed by a registered engineer, under the state of California, stating that the BMPs are implemented and constructed as shown on the plan.

PARKS DEPARTMENT

90.PARKS. 1                   MAP - TRAIL INSPECTION                   RECOMMND

Prior to or in conjunction with building permit final inspection approvals, the applicant shall complete construction of the 6' walking trail within Lot 52 with all requirements of the trail plans being met and provide written documentation the trail maintenance mechanism is in place. The application shall coordinate a final inspection with the Regional Park and Open-Space District.

PLANNING DEPARTMENT

90.PLANNING. 1                   GEN - CULTURAL RESOURCES RPT                   RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 MAP - WALL REQUIRED

RECOMMND

The land divider/permit holder shall construct all walls and fences consistent with EXHIBIT W. Specifically, a six (6) foot high wall is required along Baxter, Rockrose Lane and Praire Sun Way with pilasters at least every 150 feet and at corners. Tube steel view fencing, 5'-6" tall, shall be used along the greenbelt. Side, rear and return fencing (non street facing) shall be either vinyl, tube steel, masonry block or combo block and tube steel. The required fence shall be subject to the approval of the County Department of Building and Safety.

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

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley Wide Recreation and Park District.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS

RECOMMND

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

90.PLANNING. 11 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 10.06 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11            MAP - SKR FEE CONDITION (cont.)            RECOMMND

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.

90.PLANNING. 14            MAP- LC LANDSCAPE INSPECT DEP            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 the Pre-Installation, the Installation, and One Year Post-Establishment landscape 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. 15            MAP- LC LANDSCAPE INSPECT REQ            RECOMMND

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

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16

MAP- LC COMPLY W/LAND & 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.

90.PLANNING. 17

MAP - NOISE MITIGATION

RECOMMND

Prior to the final building inspection within TR 36418, the developer shall construct at least a 5-foot tall noise barrier along the perimeter of all lots that abut Prairie Sun Way, Rockrose Lane, and/or Baxter Road. 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 barriers 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;
- Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot;
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot;
- Earthen berm; or
- Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1                      MAP - WRCOG TUMF                      RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2                      MAP - STREET LIGHTS INSTALL                      RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3                      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. 4                      MAP - R & B B D                      RECOMMND

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

NOTE: The project gross acreage is 9.97 acres.

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90. PRIOR TO BLDG FINAL INSPECTION

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:

- (1) Landscaping along Prairie Sun Way, Rockrose Lane, and Baxter Road.
- (2) Streetlights,
- (3) Traffic signals located on Baxter Road at intersection of Jean Nicholas Road.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

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 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (cont.)

RECOMMND

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.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1

MAP - TRAIL MAINTENANCE

RECOMMND

Prior to the issuance of the 25th building permit, the applicant shall provide written documentation to the Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

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10. GENERAL CONDITIONS

10.FLOOD RI. 17            MAP BMP MAINTENANCE & INSPECT (cont.)            RECOMMND

to the recordation of the map.

10.FLOOD RI. 18            MAP INCREASED RUNOFF            RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 19            MAP INCREASED RUNOFF CRITERIA            RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%



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10. GENERAL CONDITIONS

10.FLOOD RI. 19                      MAP INCREASED RUNOFF CRITERIA (cont.)                      RECOMMND

2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

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10. GENERAL CONDITIONS

10.FLOOD RI. 20

MAP WATERS OF THE US (NO FEMA)

RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

PLANNING DEPARTMENT

10.PLANNING. 1

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:

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

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10. GENERAL CONDITIONS

10.PLANNING. 1                   MAP - IF HUMAN REMAINS FOUND (cont.)                   RECOMMND

associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2                   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 it 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 ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and fter 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. 3                   MAP - GEO02294                   RECOMMND

County Geologic Report (GEO) No. 2294 submitted for this project (TR32289 & TR36418) was prepared by Leighton and

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO02294 (cont.)

RECOMMND

Associates, Inc. and consists of the following reports:

"Update Soils Engineering and Engineering Geology Report, Tract 32289, Spencer's Crossing, Riverside County, California, BGR110024", dated August 11, 2011.

"Update Soils Engineering and Engineering Geology Report, Tract 32289 and TR36418, Spencer's Crossing, Riverside County, California, BGR110024", dated July 20, 2012.

GEO No. 2294 concluded:

1.No known active faults exist at the subject site. The Temecula segment of the Elsinore Fault Zone is the nearest active fault to the site, located about 11.5 km southwest of the site.

2.The potential for liquefaction is considered to be very low on the site.

3.The potential for seismically-induced landsliding is considered to be very low at the site.

4.Proposed fill and cut slopes are considered grossly and surficially stable as proposed.

5.The potential for sieches or tsunamis is considered non-existent.

6.Undocumented fill and/or rock stockpiles have been placed on the tract map sites.

GEO No. 2294 recommended:

1.Complete removal of construction debirs and all undocumented fill soils.

2.The seismic design parameters presented in Leighton and Associates July 20, 2012 should be used for both Tracts.

3.The project geotechnical consultant should review all grading plans associated with this project.

4.The project geotechnical consultant should inspect and approve all site grading operations, including unsuitable soil removal, oversized rock disposal, cuts and fills.

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10. GENERAL CONDITIONS

10.PLANNING. 3                    MAP - GEO02294 (cont.) (cont.)                    RECOMMND

GEO No. 2294 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2294 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters 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. 4                    MAP - LOW PALEO                    RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - LOW PALEO (cont.)

RECOMMND

authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per 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.

8.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.

10.PLANNING. 5 MAP - MAP ACT COMPLIANCE

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 6                    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. 7                    MAP - ORIGINAL APPROVAL DATE                    RECOMMND

The Board of Supervisors approval date of the original tentative map occurred on 1/18/2006. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.

10.PLANNING. 8                    MAP - TRAIL MAINTENANCE                    RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 11                    MAP - OFFSITE SIGNS ORD 679.4                    RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 12                    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 20 feet.
- c. The side yard setback is 10 feet between structures (or as required by the SPECIFIC PLAN zoning Ord).
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.

- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 6,000 square feet.
- j. 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.

map OCCURRENCE

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 13 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. 14 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



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10. GENERAL CONDITIONS

10.PLANNING. 14            MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

10.PLANNING. 15            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.

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

6. Entry monument and gate entry plan.

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

10.PLANNING. 17 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel.

10.PLANNING. 18 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. 20 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 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

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10. GENERAL CONDITIONS

10.PLANNING. 20                   MAP - LC LANDSCAPE REQUIREMENT (cont.)                   RECOMMND

California Friendly Landscaping, and Ordinance No. 859.  
3)Ensure that all landscaping is healthy, free of weeds,  
disease and pests.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                       MAP - COUNTY WEB SITE                       RECOMMND

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

10.TRANS. 3                       MAP - DRAINAGE 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 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.

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10. GENERAL CONDITIONS

10.TRANS. 4                      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. 5                      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. 6                      MAP - IMP CREDIT/REIMBURSEMENT                      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](http://www.rctlma.org/trans/rbbd_contractbidding.html).

10.TRANS. 7                      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

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10. GENERAL CONDITIONS

10.TRANS. 7

MAP - TS/CONDITIONS (cont.)

RECOMMND

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.

Clinton Keith Road at:  
I-215 Southbound Ramps  
I-215 Northbound Ramps  
Antelope Road  
Leon Road

Scott Road at:  
I-215 Southbound Ramps  
I-215 Northbound Ramps  
Antelope Road  
Menifee Road  
Briggs Road  
Leon Road

Briggs Road at:  
Baxter Road  
Leon Road  
Street "N"  
Street "A"

Baxter Road at:  
Street "TT"  
Leon Road

Winchester Road (SR-79) at:  
Thompson-Leon Road  
Benton Road  
Auld Road  
Hunter Road-Borel Road  
Murrieta Hot Springs Road

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

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - TS/CONDITIONS (cont.) (cont.) RECOMMND  
service.

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 Planning Commission's original approval date from 2006, unless extended as provided by County Ordinance No. 460 or State Law including but not limited to AB333 and AB208. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

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.

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1                   MAP - CONCEPTUAL PHASE GRADING (cont.)                   RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 3                       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 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.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4                      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, 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.

50.FIRE. 5                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1                      MAP SHOW FLOOD PLAIN ECS                      RECOMMND

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map.

The floodplain limits are under review with related Spencers Crossing Tracts 30696, to date the study as not received final approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet.

A note shall be placed on the environmental constraint sheet stating, "The floodplain must be kept free of all buildings and obstructions including fill."

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.



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50. PRIOR TO MAP RECORDATION

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

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

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

50.FLOOD RI. 8                    MAP MC/WARM SPRINGS ADP FEES                    RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Warm Springs Valley/Murrieta Creek Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8                    MAP MC/WARM SPRINGS ADP FEES (cont.)                    RECOMMND

or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 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.

50.FLOOD RI. 11                    MAP ZONE 7 PRESENT WORTH MAINT                    RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

50.FLOOD RI. 12                    MAP 3 ITEMS TO ACCEPT FACILITY                    RECOMMND

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 12                    MAP 3 ITEMS TO ACCEPT FACILITY (cont.)                    RECOMMND

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

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

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

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:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3                    MAP - SURVEYOR CHECK LIST (cont.)                    RECOMMND

size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 6,000 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 Valley Wide Parks and Recreation which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 9                    MAP - OFFER OF TRAILS                    RECOMMND

An offer of dedication to the County of Riverside for a 4-7 foot wide trail as shown on Exhibit IIIA-3 and B-10 of the SPECIFIC PLAN shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 19                   MAP - ECS NOTE MT PALOMAR LIGH                   RECOMMND

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

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

50.PLANNING. 24                   MAP - ECS NOTE AIRPORT                   RECOMMND

The following environmental constraints note shall be placed on the ECS:

"This land division is within 2 miles of the French Valley Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the Airport maintained operations to the east of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the French Valley Airport."

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. 28                   MAP - FEE BALANCE                   RECOMMND

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

50.PLANNING. 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31                    MAP - CC&R RES CSA COM. AREA (cont.)                    RECOMMND

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 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:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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.

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



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP - CC&R RES POA COM. AREA (cont.)

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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:

"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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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.

50.PLANNING. 35 MAP- LC LAND/COMMON AREA MAINT 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.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1                    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. 2                    MAP - ACCESS RESTRICTION/SUR                    RECOMMND

Lot access shall be restricted on Briggs Road and Baxter Road and so noted on the final map.

50.TRANS. 3                    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. 4                    MAP - STREET NAME SIGN                    RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 5                    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. 6                    MAP - ASSESSMENT DIST 1                    RECOMMND

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

50.TRANS. 7                    MAP - CORNER CUT-BACK I/SUR                    RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7                    MAP - CORNER CUT-BACK I/SUR (cont.)                    RECOMMND  
    per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 8                    MAP - LIGHTING PLAN                    RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 9                    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 Briggs Road, Baxter Road, and major ingress/egress streets. Contact Valley Wide first at (951) 654-1505.
- (2) Streetlights. Contact EDA/CSA first at (800) 984-1000.
- (3) Traffic signals. Contact L&LMD at (951) 955-6767.
- (4) Graffiti abatement of walls and other permanent structures. Contact Valley Wide first at (951) 654-1505.
- (5) Street sweeping. Contact EDA/CSA first at (800) 984-1000.

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9                    MAP - ANNEX L&LMD/OTHER DIST (cont.)                    RECOMMND

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.

50.TRANS. 10                    MAP - DEDICATION                    RECOMMND

Briggs Road is designated as a Major Highway and shall be improved with 38 foot half-width AC pavement and 6" concrete curb and gutter within the 59' half-width dedicated right-of-way in accordance with County Standard No. 93. (38'/59')

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.

Baxter Road is designated as a Secondary Highway and shall be improved with 32 foot half-width AC pavement and 6" concrete curb and gutter within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94 (32'/50')

NOTE: A 5' sidewalk shall be constructed within the 18' parkway located 8.5' feet from the curb line.

All interior streets shall be improved with a 36 foot full-width AC pavement and 6" concrete curb and gutter within the 56 foot full-width dedicated right-of-way in accordance with County Standard No. 103 (36'/56')

NOTE: A 6' sidewalk shall be constructed adjacent to the curb line within the 10' parkway.

The entry street from Briggs Road shall be improved with 50 foot full-width AC pavement and 6" concrete curb and gutter within the 80 foot full-width dedicated right-of-way.

NOTE: A 6' sidewalk shall be constructed adjacent to the curb line within the 15' parkway.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10 . MAP - DEDICATION (cont.) RECOMMND

or as approved by the Director of Transportation.

50.TRANS. 11 MAP - SANTE FOY DEDICATION RECOMMND

Sufficient right-of-way shall be dedicated for public use along Sante Foy adjacent to Lot 181 as shown on the tentative Tract No. 32289M1 with a Planning Department label date of 10/17/2012. The dedication shall provide 30 foot half-width dedicated right-of-way in accordance with County Standard No. 138.

or as approved by the Director of Transportation.

50.TRANS. 12 MAP - PART-WIDTH RECOMMND

Streets "SS" and "TT" shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter, and 6' sidewalk (on project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 52' part-width dedicated right-of-way in accordance with County Standard 103, Section A (modified for sidewalk adjacent to curb).

NOTE: A 6' sidewalk shall be constructed adjacent to curb line within the 15' parkway.

50.TRANS. 13 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14                      MAP - LANDSCAPING                      RECOMMND

The project proponent shall comply in accordance with landscaping 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 Briggs Road, Baxter Road, and major ingress/egress streets.

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. 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](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 Standard No. 403, sheets 1 through 7 of Ordinance 461.

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50. PRIOR TO MAP RECORDATION

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 - TS/DESIGN                      RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersection(s) of:

Clinton Keith Road at Leon Road\*  
Briggs Road (NS) at Baxter Road\*  
\*With fee credit given for Traffic Signal Mitigation Fees if constructed in the ultimate location.

Scott Road at:  
Leon Road  
With no fee credit given for Traffic Signal Mitigation Fees.

Installation of the signal (s) shall be per 90.TRANS.8.

50.TRANS. 20                      MAP - TS/GEOMETRICS                      RECOMMND

The intersection of Scott Road (EW) and Leon Road (NS) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, one shared through/right-turn lane

Southbound: One left-turn lane, one through lane, and one right-turn lane

Eastbound: One left-turn lane, one through lane, and one shared through/right-turn lane

Westbound: One left-turn lane, one through lane, and one shared through/right-turn lane

The intersection of Clinton Keith (EW) Road and Leon Road (NS) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: Two left turn lanes, one right-turn lane



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50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - TS/GEOMETRICS (cont.)

RECOMMND

Eastbound: Two left turn lanes, three through lanes

Westbound: Three through lanes

The intersection of Briggs Road (NS) and Baxter Road (EW) shall be improved to provide the following geometrics:

Northbound: Two through lanes, one right turn lane

Southbound: Two left turn lanes, two through lanes

Eastbound: N/A

Westbound: One left turn lane, one right turn lane

or as approved by the Transportation Department.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1            MAP - NPDES/SWPPP (cont.)            RECOMMND  
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.

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.

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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

If required, 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. 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.

60.BS GRADE. 13                    MAP - PRE-CONSTRUCTION MTG                    RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14                    MAP - GAS EASEMENT DRAINAGE                    RECOMMND

Drainage from the "Gas Easement" [shown in section B-B on Tract 32289M1] shall be designed so as to not flow into the adjacent residential lots.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15                    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.

E HEALTH DEPARTMENT

60.E HEALTH. 1                    GRADE - HAZMAT PHASE II

RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat 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

60.EPD. 1                    EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist 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. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      RECOMMND

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.

60.EPD. 2                      EPD - NESTING BIRD SURVEY                      RECOMMND

If grading is to occur during the nesting season (Feb 1 - Aug 31) within 30 days prior to issuance of any grading permit for TR32289M1 a preconstruction survey for nesting birds must be completed by a qualified biologist holding an MOU with Riverside County and findings submitted to EPD for review.

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.

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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. 5                      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. 6                      MAP MC/WARM SPRINGS ADP FEES                      RECOMMND

TR32289 is located within the limits of the Warm Springs Valley/Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

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60.FLOOD RI. 7                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

60.FLOOD RI. 8                    MAP OFFSITE EASE OR REDESIGN                    RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

PLANNING DEPARTMENT

60.PLANNING. 1                    MAP- CULTURAL RESOURCES PROFE                    RECOMMND

As a result of previous archaeological investigations for Specific Plan 312, it has been determined that the project is sensitive for subsurface prehistoric and historic cultural deposits.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition, etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning

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60.PLANNING. 1                    MAP- CULTURAL RESOURCES PROFE (cont.)                    RECOMMND

Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing CEQA-based mitigation using current standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

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

60.PLANNING. 15                    MAP - SECTION 1601/1603 PERMIT                    RECOMMND

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

60.PLANNING. 16                    MAP - SECTION 404 PERMIT                    RECOMMND

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18                    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 81.87 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. 19                    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. 20                    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 county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 24                    MAP - PLANNING DEPT REVIEW                    RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24           MAP - PLANNING DEPT REVIEW (cont.)           RECOMMND

be reviewed for compliance with the approved tentative map.

60.PLANNING. 26           MAP - SPECIAL INTEREST MONITOR           RECOMMND

As a result of past participation, the Temecula Band of Luiseno Mission Indians (Pechanga) shall be allowed to continue tribal observation for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Temecula Band of Luiseno Mission Indians (Pechanga). This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit holder and SI Monitors throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26                    MAP - SPECIAL INTEREST MONITOR (cont.)                    RECOMMND

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

4)The developer/permit holder shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit holder, through demonstrable good faith effort, has been unable to secure said agreement from the SI Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit holder to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

TRANS DEPARTMENT

60.TRANS. 1                        MAP - IMP CREDIT/REIMBURSEMENT                        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](http://www.rctlma.org/trans/rbbd_contractbidding.html).

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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.

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.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1                   MAP - BUILD & SAFETY PLNCK                   RECOMMND

The applicant shall obtain all required building permit(s) from the building department prior to any

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1                    MAP - BUILD & SAFETY PLNCK (cont.)                    RECOMMND

construction on the property.

Building permits are required for but not limited to;

1. Shell building construction.
2. Occupancy for each tenant.
3. On site water & sewer plan.
4. Light standards.
5. Trash enclosures.
6. Kiosks
7. Building signage.

All building department plan submittal and fee requirements shall apply.

The current exhibit does not specify the specific use or occupants intended for each building or suite. The determination of the allowance, occupancy classification and requirements will be determined at the building plan submittal and building plan review.

All buildings, structures and equipment shall comply with all current adopted California Building Codes and Riverside County ordinances in effect at the time of building plan submittal. Please be aware that the new building code cycle is expected to be in effect as of January 1st, 2014.

All accessibility requirements for the exterior site conditions and interior of the buildings shall apply.

All mandatory measures within the current adopted California Green Building Code shall apply.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1                   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. 2                   MAP MC/Warm Springs ADP FEES                   RECOMMND

TR32289 is located within the limits of the Warm Springs Valley/Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 3                   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.

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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 nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 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. 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

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80.PLANNING. 14                    MAP - ENTRY MONUMENT PLOT PLAN (cont.)                    RECOMMND

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 and 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.
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.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15                    MAP - MODEL HOME COMPLEX (cont.)                    RECOMMND

5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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

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

80.PLANNING. 17                    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 Design Guidelines.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.)

RECOMMND

lots.

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

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

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

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations.

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans

RECOMMND

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

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

NOTE:

1)Landscaping plans for areas within the road right-of-way

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80.PLANNING. 19                   MAP- LC LANDSCAPE PLOT PLAN (cont.)                   RECOMMND

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.

2)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 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- LA 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP- LA LANDSCAPE SECURITIES (cont.)

RECOMMND

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 - NOISE MITIGATION NO 1

RECOMMND

Prior to the issuance of building permits for Lots 1-8, 18-19, 46-47, 57-71, 86-94, 105, 122-123, 140-141, or 177-179 within TR 32289M1, the Project applicant or developer shall prepare a Final Noise Study to evaluate proposed on-site structures and as necessary to determine whether the interiors of all perimeter structures would achieve the County's interior noise standard of 45 dBA CNEL. In the event that interior noise levels are projected to exceed the required standard, then additional measures shall be incorporated into the building plans to reduce the interior noise levels to below 45 dBA CNEL. Such measures shall be as specified in the Final Noise Study, and may include, but are not necessarily limited to, the following:

- Standard dual-glazed windows shall have a Sound Transmission Class (STC) rating of 26 or higher for lots 3-8, 18-19, 46-47, 57-71, 86-94, 105, 122-123, and 140-141;
- Upgrade dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 32 or higher for lots 1-2 and 177-179;
- A "windows closed" means of mechanical ventilation (e.g., air conditioning);
- 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. Typical walls with this rating will have 2x4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board; and
- Roofs/ceilings shall utilize a minimum 1/2inch plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.

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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 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5                    MAP - REQ'D GRDG INSP'S (cont.)                    RECOMMND

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. 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 Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1                      MAP - FIRE SPRINKLERS                      RECOMMND

FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ALL RESIDENCES PER NFPA 13D, 2010 EDITION. PLANS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. PER NFPA

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.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), 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.

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

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



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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3                    MAP IMPLEMENT WQMP (cont.)                    RECOMMND

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.

90.FLOOD RI. 4                    MAP FACILITY 80% COMPLETION                    RECOMMND

The District will not release occupancy permits for any lot exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PLANNING DEPARTMENT

90.PLANNING. 1                    GEN - CULTURAL RESOURCES RPT                    RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley Wide Park and Recreation District.

90.PLANNING. 5                    MAP - CONCRETE DRIVEWAYS                    RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - FENCING COMPLIANCE

RECOMMND

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

90.PLANNING. 11 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 81.87 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.

90.PLANNING. 12 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 this permit and

EIR No. 411 and all Addenda.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 13 MAP- ROLL-UP GARAGE DOORS

RECOMMND

All residences shall have automatic roll-up garage doors.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14                   MAP- LC LANDSCAPE INSPECT DEP                   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 the Pre-Installation, the Installation, and One Year Post-Establishment landscape 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. 15                   MAP- LC LANDSCAPE INSPECT REQ                   RECOMMND

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

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 16                   MAP- LC COMPLY W/LAND & 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,

TRACT MAP Tract #: TR32289M1

Parcel: 480-090-033

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16                    MAP- LC COMPLY W/LAND & IRR (cont.)                    RECOMMND

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.

90.PLANNING. 17                    MAP - NOISE MITIGATION NO 2                    RECOMMND

Prior to the final building inspection within TR 32289M1, the developer shall construct at least a 6-foot tall noise barrier along the western perimeter of Lots 2-8, 18-19, 46-47, and 57-70; at least a 6.0-foot tall noise barrier along the northern perimeter of Lots 70-71, 86-87, 105, 122-123, and 140-141; at least a 6.0-foot tall noise barrier along the eastern perimeter of Lots 87-94; at least a 6.5-foot noise barrier along the western perimeter of Lot 1; and at least an 8.0-foot tall noise barrier along the western perimeter of Lots 177-179. The noise barriers 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 4.0 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;
- Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot;
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot;
- Earthen berm; or
- Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.

TRACT MAP Tract #: TR32289M1

Parcel: 480-090-033

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 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. 4 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

TRACT MAP Tract #: TR32289M1

Parcel: 480-090-033

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

following:

- (1) Landscaping along Briggs Road, Baxter Road, and major ingress/egress streets. Contact Valley Wide first at (951) 654-1505.
- (2) Streetlights. Contact EDA/CSA first at (800) 984-1000.
- (3) Traffic signals. Contact L&LMD at (951) 955-6767.
- (4) Graffiti abatement of walls and other permanent structures. Contact Valley Wide first at (951) 654-1505.
- (5) Street sweeping. Contact EDA/CSA first at (800) 984-1000.

90.TRANS. 5 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 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

TRACT MAP Tract #: TR32289M1

Parcel: 480-090-033

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5                      MAP - 80% COMPLETION (cont.)                      RECOMMND

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.

90.TRANS. 6                      MAP - TS/INSTALLATION                      RECOMMND

Prior to the final building inspection of the first dwelling unit, the following traffic signal(s) shall be installed and operational:

Clinton Keith Road at Leon Road\*

Briggs Road (NS) at Baxter Road\*

\*With fee credit given for traffic signal mitigation fees if constructed in the ultimate location.

Scott Road at Leon Road

with no fee credit given for traffic signal mitigation fees,

or as approved by the Transportation Department

The project proponent shall contact the Transportation Department and enter into an agreement for signal

07/16/13  
07:41

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 74

TRACT MAP Tract #: TR32289M1

Parcel: 480-090-033

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6                      MAP - TS/INSTALLATION (cont.)                      RECOMMND

mitigation fee credit or reimbursement prior to start of construction of the signal (s). All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 7                      MAP - R & B B D                      RECOMMND

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





Valley-Wide Recreation & Park District  
P.O. Box 907 • San Jacinto, CA 92581  
(951) 654-1505 • Fax (951) 654-5279

## ORDINANCE 460 – PARKLANDS

### Tract No. 36418

1. Developer is required to **pay park fees** on all residential units.
2. Previous owner **annexed Tract No. 36418 into Valley-Wide Recreation and Park District's French Valley Park and Landscape Maintenance District** to fund the maintenance of streetscapes, parks and detention basins.
3. The **Park District must approve all plans for landscape maintenance** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
4. **Conceptual drawings are required** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
5. **Prior to installation, all fence and wall plans** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
6. **Grading plans and storm drain plans** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
7. **The District will not accept parks smaller than 5 acres.** Parkland must be usable land, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
8. All proposed **playground structures** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems, i.e., hang-out areas for teens.
9. Maps with fewer than 500 lots should be reviewed with caution as to adjacent development, i.e., 316 lots plus a potential adjacent development may trigger the need for a park to be improved and dedicated to the Park District.

  
Samuel W. Goepp, General Manager

February 21, 2012



Valley-Wide Recreation & Park District  
P.O. Box 907 • San Jacinto, CA 92581  
(951) 654-1505 • Fax (951) 654-5279

## ORDINANCE 460 – PARKLANDS

### Tract No. 32289

1. Developer is required to **pay park fees** on all residential units.
2. Previous developer **annexed Tract No. 32289 into Valley-Wide Recreation and Park District's French Valley Park and Landscape Maintenance District** to fund the maintenance of streetscapes, parks and detention basins.
3. The **Park District must approve all plans for landscape maintenance** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
4. **Conceptual drawings are required** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
5. **Prior to installation, all fence and wall plans** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
6. **Grading plans and storm drain plans** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside
7. **The District will not accept parks smaller than 5 acres.** Parkland must be usable land, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
8. All proposed **playground structures** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems, i.e., hang-out areas for teens.
9. Maps with fewer than 500 lots should be reviewed with caution as to adjacent development, i.e., 316 lots plus a potential adjacent development may trigger the need for a park to be improved and dedicated to the Park District.

  
\_\_\_\_\_  
Samuel W. Goepp, General Manager

February 21, 2012

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

DATE: February 14, 2012

TO:

Riv. Co. Transportation Dept.	P.D. Geology Section-D. Jones	Riv. Co. ALUC – John Guerin
Riv. Co. Environmental Health Dept.	P.D. Landscaping Section-R. Dyo	French Valley Airport – Attn: General Manager
Riv. Co. Flood Control District	P.D. Archaeology Section-L. Mouriquand	Valley-Wide Recreation & Parks Dist.
Riv. Co. Fire Department	Riv. Co. Surveyor – Bob Robinson	Murrieta Valley Unified School Dist.
Riv. Co. Fire Department – Strategic Planning	Riv. Co. Sheriff's Dept.	Eastern Municipal Water Dist.
Riv. Co. Building & Safety – Grading	Riv. Co. Waste Management Dept.	Southern California Edison
Riv. Co. Building & Safety – Plan Check	3rd District Supervisor	CALTRANS Dist. #8
Regional Parks & Open Space District.	3rd District Planning Commissioner	Eastern Information Center - UCR
Riv. Co. Environmental Programs Dept.	County Service Area # 103 c/o EDA-Bill Brown	

**SPECIFIC PLAN NO. 312 AMENDED NO. 1, CHANGE OF ZONE NO. 7769, TENTATIVE TRACT MAP NO. 36418, TENTATIVE TRACT MAP NO. 32289 MINOR CHANGE NO. 1 – EA42492 – Applicant: Riverside Mitland 03, LLC- Third/Third Supervisorial District – French Valley and Rancho California Zoning Area – Southwest Area Plan: Community Development- Medium Density Residential (MDR), Parks (P), Open Space/Detention (OS-D), Elementary Schools, Open Space/ Expanded Parkways, and Commercial (C) as reflected on the Land Use Plan – Location: Easterly of Briggs Road, westerly of Highway 79 and Leon Road, southerly of Keller Road – 607.8 Gross Acres - Zoning: Specific Plan (SP) – **REQUEST: The Specific Plan Amendment** proposes to revise the Land Use Plan by reclassifying designations in some Planning Areas and reconfigure some Planning Area boundaries. Additionally, the Amendment proposes to rename all Planning Area Land Use Designations to be consistent with the current General Plan nomenclature and reduce the total unit count from 1,793 to 1,671. The **Change of Zone** proposes to modify the zoning standards for Planning Area 8, 15, 16, 18A, 19 and 20/21, in addition the Planning Area boundaries would be formalized. **Tentative Tract Map No. 36418** proposes a schedule A subdivision of 9.97 acres into 56 residential lots, 1 utility lot, and 1 open space lot. **Tentative Tract Map No. 32289 Minor Change No.1** proposes to merge lots 181-183, 184-197 and 214-216. There will be a total of 179 lots after all lots are merged, 19 total lots are being merged. – APN: The TR is 480-090-060, the TRM is 480090033, 063, 064, 038, 025, 047, 049, 030, 043, and 045, the SP list will be provided under separate cover.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 15, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at **MSTRAITE@rcplma.org / MAILSTOP# 1070**.

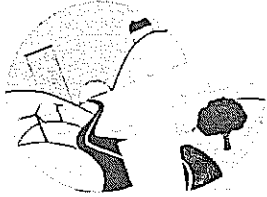
**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



Carolyn Syms Luna  
Director

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Sub ID# CC006329

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP 00312 A1 DATE SUBMITTED: 12-22-11

APPLICATION INFORMATION

Applicant's Name: Riverside Mitland 03, LLC E-Mail: \_\_\_\_\_

Mailing Address: 3090 Bristol Street, Suite 200  
Costa Mesa Street 92626  
City CA State ZIP

Daytime Phone No: (714) 200-1500 Fax No: (714) 200-1876

Engineer/Representative's Name: Denise Williams E-Mail: denise.williams@rocketmail.com

Mailing Address: 40382 Calle Katerine  
Temecula Street 92591  
City CA State ZIP

Daytime Phone No: (951) 234-2887 Fax No: (    ) \_\_\_\_\_

Property Owner's Name: Riverside Mitland 03, LLC E-Mail: \_\_\_\_\_

Mailing Address: 3090 Bristol Street, Suite 200  
Costa Mesa Street 92626  
City CA State ZIP

Daytime Phone No: (714) 200-1500 Fax No: (714) 200-1876

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.

C2 07769  
EA 42492

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

CFG 05864

TR 36418


**APPLICATION FOR SPECIFIC PLAN LAND USE**

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.

RICHARD T. WHITNEY - PRESIDENT        
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.

RICHARD T. WHITNEY - PRESIDENT        
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)  
William R. Smith - Secretary        
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.

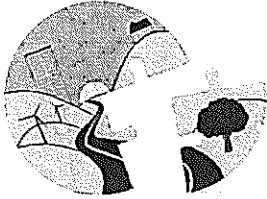
**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): See Attached

Section: portions of 29-32      Township: 6S      Range: 2W

Approximate Gross Acreage: 606.1

General location (nearby or cross streets): North of Winchester Road, South of Keller Road, East of Briggs Road, West of Leon Road.



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC006329

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207769 DATE SUBMITTED: 12-22-11

### APPLICATION INFORMATION

Applicant's Name: Riverside Mitland 03, LLC E-Mail: \_\_\_\_\_

Mailing Address: 3090 Bristol Street, Suite 200  
Costa Mesa Street 92626  
City CA ZIP

Daytime Phone No: ( 714 ) 200-1500 Fax No: ( 714 ) 200-1876

Engineer/Representative's Name: Denise Williams E-Mail: denise.williams@rocketmail.com

Mailing Address: 40382 Calle Katerine  
Temecula Street 92591  
City CA ZIP

Daytime Phone No: ( 951 ) 234-2887 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Property Owner's Name: Riverside Mitland 03, LLC E-Mail: \_\_\_\_\_

Mailing Address: 3090 Bristol Street, Suite 200  
Costa Mesa Street 92626  
City CA ZIP

Daytime Phone No: ( 714 ) 200-1500 Fax No: ( 714 ) 200-1876

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

SP00312A1  
TR 36418

EA 42492

CFG 05864


**APPLICATION FOR CHANGE OF ZONE**

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.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**


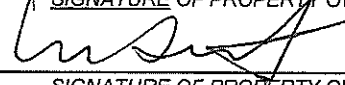
The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional 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.

RICHARD T. WHITNEY - PRESIDENT        
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.

~~See~~ RICHARD T. WHITNEY - PRES.        
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)  
William B. Seith - Secretary        
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

Section: portions of 29-32      Township: 6S      Range: 2W

Approximate Gross Acreage: 606.1

General location (nearby or cross streets): North of Winchester Road, South of Keller Road, East of Briggs Road, West of Leon Road.

**APPLICATION FOR CHANGE OF ZONE**

Thomas Brothers map, edition year, page number, and coordinates: 2007 ed., Page: 899, Grid: A3-A6, B3-B6

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

This Change of Zone would modify the zoning for several areas within the French Valley Specific Plan (SP 312). The development standards for PA 15 and PA 20/21 would be modified. PA 16 & 18A would change from Low Density Residential uses to Recreation uses, and PA 19 would change from Elementary School Uses to Medium-High Density Residential uses. The boundaries for PA 18B would be adjusted.

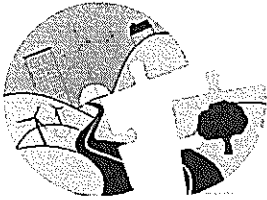
Related cases filed in conjunction with this request:

Specific Plan Amendment No. 1 (SP 312A1), Tentative Tract Map No. 36418



**List of Assessor's Parcel Numbers**

480010065, 480090064, 480090063, 480090060, 480090049, 480090047, 480090045, 480090073,  
480090071, 480090038, 480090033, 480090030, 480090025, 480090021, 480020021, 480020011



Carolyn Syms Luna  
Director

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Set ID# CC 6329

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36418 DATE SUBMITTED: 12-22-11

**APPLICATION INFORMATION**

Applicant's Name: Riverside Mitland 03, LLC E-Mail: \_\_\_\_\_

Mailing Address: 3090 Bristol Street, Suite 200

Costa Mesa	Street CA	92626
City	State	ZIP

Daytime Phone No: ( 714 ) 200-1500 Fax No: ( 714 ) 200-1876

Engineer/Representative's Name: Denise Williams E-Mail: denise.williams@rocketmail.com

Mailing Address: 40382 Calle Katerine

Temecula	Street CA	92591
City	State	ZIP

Daytime Phone No: ( 951 ) 234-2887 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Property Owner's Name: Riverside Mitland 03, LLC E-Mail: \_\_\_\_\_

Mailing Address: 3090 Bristol Street, Suite 200

Costa Mesa	Street CA	92626
City	State	ZIP

Daytime Phone No: ( 714 ) 200-1500 Fax No: ( 714 ) 200-1876

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

Riverside Office · 4080 Lemon Street, 12th Floor  
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Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

CZ07769  
SP00312A1

EA 42492  
CFG058.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**


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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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


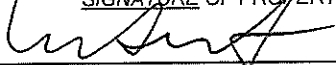
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

RICHARD T. WHITNEY - PRESIDENT        
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.

RICHARD T. WHITNEY - PRESIDENT        
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)  
William B. Seith - Secretary        
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 480-090-060  
Section: 31      Township: 6S      Range: 2W  
Approximate Gross Acreage: 9.97 acres

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Prairie Sun Way, South of Baxter Road, East of Rock Rose Lane, West of \_\_\_\_\_.

Thomas Brothers map, edition year, page number, and coordinates: 2007 ed., Page: 899, Grid: B5

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

Schedule A subdivision to divide the subject property into 56 residential lots, 1 utility lot, and 1 open space lot

Related cases filed in conjunction with this request:

Specific Plan 312 Amendment No. 1 (SP 312A1), Change of Zone

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

If yes, provide Case No(s). SP 312, CZ 6383, GPA 472, TR 30696 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): 411

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: See EIR 411

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 47,000 cubic yards

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman - Planning Director*

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TTM 32289 DATE SUBMITTED: \_\_\_\_\_

**APPLICATION INFORMATION**

Applicant's Name: Riverside Mitland 03, LLC E-Mail: denise.williams@rocketmail.com

Mailing Address: 1522 Brookhollow Drive Suite 1  
\_\_\_\_\_  
Santa Ana Street CA 92705  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: (951) 234-2887 Fax No: (714) 241-5937

Engineer/Representative's Name: Miguel Gonzales E-Mail: MGONZALEZ@rbf.com

Mailing Address: 4080 County Center Drive, Suite 100  
\_\_\_\_\_  
Temecula Street CA 92591  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: (951) 676-8042 Fax No: (951) 541-3283

Property Owner's Name: Riverside Mitland 03, LLC E-Mail: denise.williams@rocketmail.com

Mailing Address: 1522 Brookhollow Drive Suite 1  
\_\_\_\_\_  
Santa Ana Street CA 92705  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: (951) 234-2887 Fax No: (714) 241-5937

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

Riverside Office • 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 38688 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**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.

Denise L Williams                      Denise L Williams  
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.

see Attached letter  
PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 480-090-~~018~~; 063; 064; 038; 025; 047; 049, 030; 043, 033 <sup>045</sup>

Section: 31                      Township: 6S                      Range: 2W

Approximate Gross Acreage: 81.87

General location (cross streets, etc.): North of Winchester Road, South of Baxter Road  
East of Leon Road, West of Briggs Road

Thomas Brothers map, edition year, page number, and coordinates: Page 899 / section B-6 / 2004 Edition

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

Proposing to merge lots 181-183 of TTM 32289 (ammendment #3) / also to merge lots 184 - 197 and lot 214-216

179 lots Total after lots are merged.  
19 lots are being merged

Related cases filed in conjunction with this request:

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

If yes, provide Case No(s). TTM32289 ammendment #3 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 38866/39047 E.I.R. No. (if applicable): 411

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: Traffic / Biological / Archeo & Paleo & Preilim Soils

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: \_\_\_\_\_

Estimated amount of fill = cubic yards \_\_\_\_\_

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/24/2013.

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

APN (s) or case numbers SP312A1 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

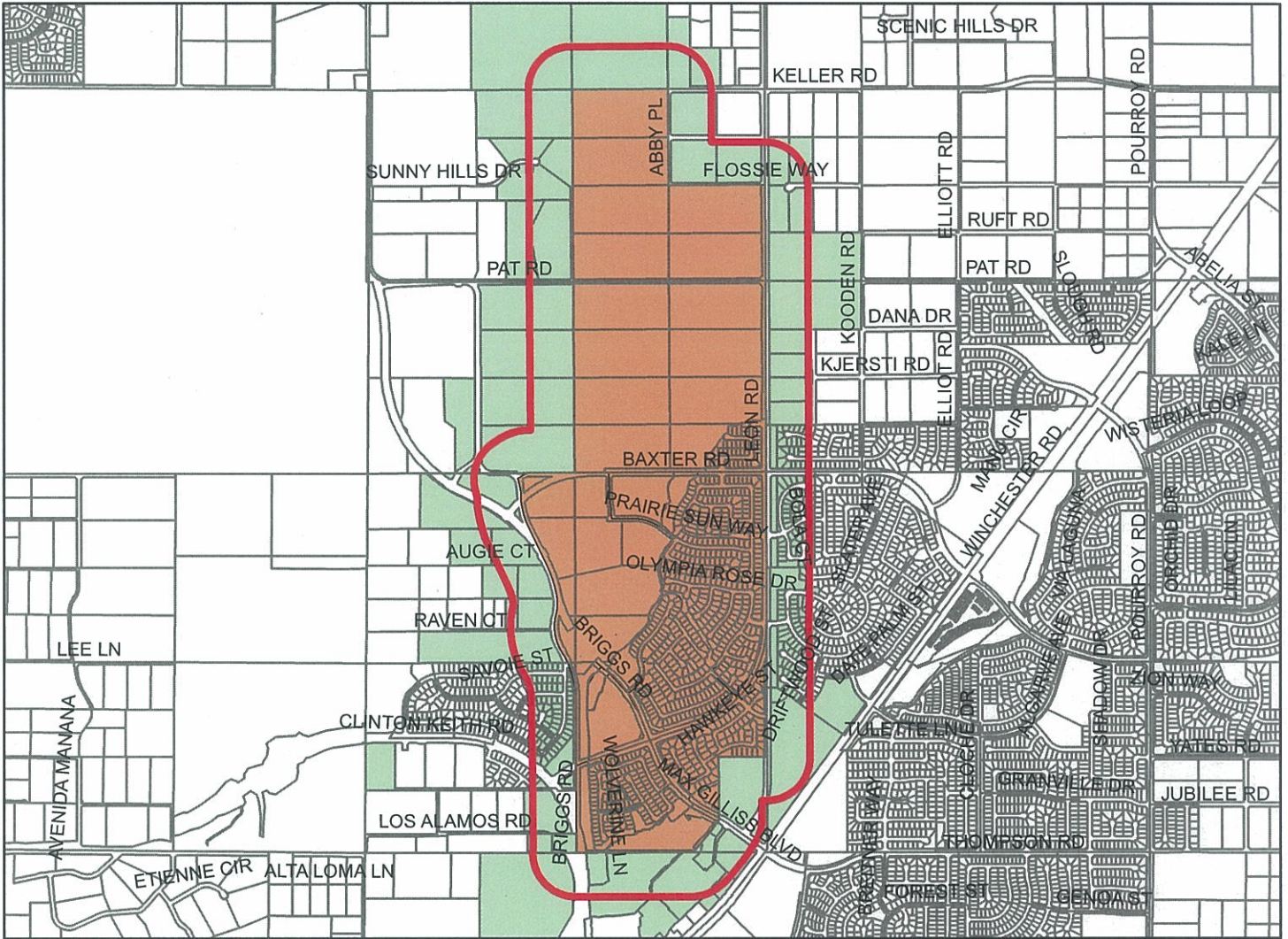
Riverside, Ca. 92502

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

*checked by  
Matt S.  
expires  
12/24/13*



## SP312A1 (600 feet buffer)



### Selected Parcels

480-580-003	480-010-021	480-581-003	480-561-008	480-511-013	480-220-012	480-580-028	480-142-011	480-602-018	480-490-002
480-203-001	480-581-011	480-142-010	480-490-004	480-481-016	480-602-060	480-570-008	480-480-003	480-490-016	480-030-010
480-511-037	480-581-044	480-602-026	480-523-008	480-572-017	480-523-013	480-220-035	480-200-005	480-560-009	480-501-002
480-601-009	480-500-011	480-570-001	480-560-014	480-581-002	480-541-005	480-211-011	480-491-004	480-580-032	480-481-025
480-140-008	480-491-003	480-221-001	480-523-007	480-481-010	480-480-018	480-581-009	480-611-012	480-141-005	480-590-007
480-141-002	480-570-005	480-220-003	480-501-001	480-511-001	480-130-025	480-602-031	480-480-002	480-030-013	480-040-002
480-040-004	480-040-006	480-040-001	480-040-008	480-580-015	480-220-033	480-511-023	480-143-009	480-220-009	480-612-013
480-601-013	480-602-034	480-580-017	480-612-012	480-580-030	480-141-013	480-523-009	480-480-017	480-523-003	480-200-

First 120 parcels shown



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: 472050024, APN: 472050024  
JANET CEBULA, ETAL  
30808 KELLER RD  
WINCHESTER, CA. 92596

ASMT: 480010016, APN: 480010016  
CINDY DOMENIGONI, ETAL  
31851 WINCHESTER RD  
WINCHESTER CA 92596

ASMT: 472050025, APN: 472050025  
MARY CUPP, ETAL  
6225 CAMINITO JUANICO  
SAN DIEGO CA 92111

ASMT: 480010019, APN: 480010019  
DOROTHY BOONE MURDUCK, ETAL  
37998 SILVER FOX CT  
MURRIETA CA 92562

ASMT: 480010002, APN: 480010002  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 480010021, APN: 480010021  
GRACIELA MORALES, ETAL  
34235 LEON RD  
WINCHESTER, CA. 92596

ASMT: 480010004, APN: 480010004  
YANCY RICHARDSON, ETAL  
C/O YANCY RICHARDSON  
30330 SUNNHILLS DR  
MENIFEE, CA. 92584

ASMT: 480010022, APN: 480010022  
STEVEN POLLOCK, ETAL  
5871 TERRIER DR  
HUNTINGTON BEACH CA 92649

ASMT: 480010005, APN: 480010005  
ROBIN BORDERS  
30420 SUNNY HILLS DR  
MENIFEE, CA. 92584

ASMT: 480030007, APN: 480030007  
FERNANDO DELGADILLO  
31120 FLOSSIE WAY  
WINCHESTER, CA. 92596

ASMT: 480010006, APN: 480010006  
JULIE VANGAALE, ETAL  
26772 DESERT LOCUS ST  
MURRIETA CA 92562

ASMT: 480030008, APN: 480030008  
JENNIE CHIEM  
P O BOX 8505  
MORENO VALLEY CA 92552

ASMT: 480010015, APN: 480010015  
HENDRIKA MONTELEONE, ETAL  
35245 BRIGGS RD  
MURRIETA CA 92563

ASMT: 480030009, APN: 480030009  
SHARILYN SHORES, ETAL  
31085 FLOSSIE WAY  
WINCHESTER, CA. 92596



ASMT: 480030010, APN: 480030010  
AMANDA WARREN  
31125 FLOSSIE WAY  
WINCHESTER, CA. 92596

ASMT: 480090078, APN: 480090078  
RIVERSIDE MITLAND 03  
1522 BROOKHOLLOW DR STE 1  
SANTA ANA CA 92705

ASMT: 480040008, APN: 480040008  
BEAZER HOMES HOLDING CORP  
1800 E IMPERIAL HWY NO 200  
BREA CA 92821

ASMT: 480090079, APN: 480090079  
KB HOME COASTAL INC  
36310 INLAND VALLEY DR  
WILDOMAR CA 92596

ASMT: 480090012, APN: 480090012  
ANNA MOSSA, ETAL  
35205 BRIGGS RD  
MURRIETA CA 92563

ASMT: 480100014, APN: 480100014  
TERESA SANDEZ, ETAL  
34650 LOS ALAMOS RD  
MURRIETA, CA. 92563

ASMT: 480090013, APN: 480090013  
STEVEN DRENNAN, ETAL  
35405 BRIGGS RD  
MURRIETA, CA. 92563

ASMT: 480100015, APN: 480100015  
WENDY LESOVSKY  
17364 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 480090014, APN: 480090014  
MARY ORR, ETAL  
30370 RAVEN CT  
MURRIETA, CA. 92563

ASMT: 480100071, APN: 480100071  
LENNAR SPENCERS CROSSING  
391 N MAIN ST STE 300  
CORONA CA 92880

ASMT: 480090021, APN: 480090021  
GAIL PATTON, ETAL  
P O BOX 430  
WINCHESTER CA 92596

ASMT: 480100075, APN: 480100075  
RICHARD FAMILY TRUST  
C/O EDWARD RICHARD  
38260 VIA TAFFIA  
MURRIETA CA 92563

ASMT: 480090065, APN: 480090065  
MURRIETA VALLEY UNIFIED SCHOOL DIST  
41870 MCALBY CT  
MURRIETA CA 92562

ASMT: 480100076, APN: 480100076  
JOHN OLSEN  
30180 LOS ALAMOS RD  
MURRIETA, CA. 92562

ASMT: 480100077, APN: 480100077  
SPENCERS CROSSING MASTER ASSN  
C/O DENNIS J CHAPMAN  
3090 BRISTOL ST STE 220  
COSTA MESA CA 92626

ASMT: 480130030, APN: 480130030  
GLENDA CALUB, ETAL  
30411 LARUNS ST  
MURRIETA, CA. 92563

ASMT: 480130024, APN: 480130024  
TAEJA GALBRAITH, ETAL  
30388 VERCORS ST  
MURRIETA, CA. 92563

ASMT: 480130031, APN: 480130031  
ROBIN CAIN, ETAL  
30399 LARUNS ST  
MURRIETA, CA. 92563

ASMT: 480130025, APN: 480130025  
BARBARA FELICIANO  
30400 VERCORS ST  
MURRIETA, CA. 92563

ASMT: 480130032, APN: 480130032  
MANG YU, ETAL  
C/O MANG YU  
P O BOX 8793  
RANCHO SANTA FE CA 92067

ASMT: 480130026, APN: 480130026  
JO BUENAVENTURA, ETAL  
30412 VERCORS ST  
MURRIETA, CA. 92563

ASMT: 480140001, APN: 480140001  
CECILIA DELGADO, ETAL  
30362 SAVOIE ST  
MURRIETA, CA. 92563

ASMT: 480130027, APN: 480130027  
ELIZABETH SHERWOOD, ETAL  
30424 VERCORS ST  
MURRIETA, CA. 92563

ASMT: 480140002, APN: 480140002  
LETICIA MENDOZA, ETAL  
30374 SAVOIE ST  
MURRIETA, CA. 92563

ASMT: 480130028, APN: 480130028  
CRISTEN HOFFMANN  
30435 LARUNS ST  
MURRIETA, CA. 92563

ASMT: 480140003, APN: 480140003  
TANYA CANAVAN, ETAL  
30386 SAVOIE ST  
MURRIETA, CA. 92563

ASMT: 480130029, APN: 480130029  
JOSE AMEZQUITA  
30423 LARUNS ST  
MURRIETA, CA. 92563

ASMT: 480140004, APN: 480140004  
ANGIE CAMACHO, ETAL  
30398 SAVOIE ST  
MURRIETA, CA. 92563

ASMT: 480140005, APN: 480140005  
ESTHER WARNER, ETAL  
30410 SAVOIE ST  
MURRIETA, CA. 92563

ASMT: 480141003, APN: 480141003  
TINA RICHES, ETAL  
30437 SAVOIE ST  
MURRIETA, CA. 92563

ASMT: 480140006, APN: 480140006  
JULIET KIM  
30422 SAVOIE ST  
MURRIETA, CA. 92563

ASMT: 480141004, APN: 480141004  
CHRIS POLLOK  
30425 SAVOIE ST  
MURRIETA, CA. 92563

ASMT: 480140007, APN: 480140007  
SHEENA YOUNG, ETAL  
205 YELLOWTAIL CT  
OCEANSIDE CA 92058

ASMT: 480141005, APN: 480141005  
ROSE ANDERSON, ETAL  
30413 SAVOIE ST  
MURRIETA, CA. 92563

ASMT: 480140008, APN: 480140008  
VERONICA GOMEZ, ETAL  
264 KILLGORE ST  
OCEANSIDE CA 92058

ASMT: 480141006, APN: 480141006  
RANDY RYAL  
30401 SAVOIE ST  
MURRIETA, CA. 92563

ASMT: 480140009, APN: 480140009  
CONSTANCE SWANGER, ETAL  
30458 SAVOIE ST  
MURRIETA, CA. 92563

ASMT: 480141007, APN: 480141007  
ROBIN HOWELL, ETAL  
30377 SAVOIE ST  
MURRIETA, CA. 92563

ASMT: 480141001, APN: 480141001  
LOURDES SINLAO, ETAL  
30461 SAVOIE ST  
MURRIETA, CA. 92563

ASMT: 480141008, APN: 480141008  
DIANE MEYER, ETAL  
14995 AVD COMPADRES  
CHINO HILLS CA 91709

ASMT: 480141002, APN: 480141002  
ASIF BALBALE  
30449 SAVOIE ST  
MURRIETA CA 92563

ASMT: 480141009, APN: 480141009  
PATRICIA LANUZA, ETAL  
30380 TERRAIN ST  
MURRIETA, CA. 92563

ASMT: 480141010, APN: 480141010  
YANG LI, ETAL  
30392 TERRAIN ST  
MURRIETA, CA. 92563

ASMT: 480142002, APN: 480142002  
RATSAMY MAY, ETAL  
30443 TERRAIN ST  
MURRIETA, CA. 92563

ASMT: 480141011, APN: 480141011  
BARBARA VALDEZ, ETAL  
30404 TERRAIN ST  
MURRIETA, CA. 92563

ASMT: 480142003, APN: 480142003  
HANNA BRAGG, ETAL  
30431 TERRAIN ST  
MURRIETA, CA. 92563

ASMT: 480141012, APN: 480141012  
CINDEE RYKHUS, ETAL  
30416 TERRAIN ST  
MURRIETA, CA. 92563

ASMT: 480142004, APN: 480142004  
MICHELLE BORK, ETAL  
30419 TERRAIN ST  
MURRIETA, CA. 92563

ASMT: 480141013, APN: 480141013  
MARIA JURGENS, ETAL  
30428 TERRAIN ST  
MURRIETA, CA. 92563

ASMT: 480142005, APN: 480142005  
SUKOW CAROL MARIE ESTATE OF  
C/O CAROL MARIE SUKOW  
30395 TERRAIN ST  
MURRIETA, CA. 92563

ASMT: 480141014, APN: 480141014  
CHRISTINA TRAN, ETAL  
30440 TERRAIN ST  
MURRIETA, CA. 92563

ASMT: 480142006, APN: 480142006  
TARA JEWELL, ETAL  
30371 TERRAIN ST  
MURRIETA, CA. 92563

ASMT: 480141015, APN: 480141015  
LILY CATANO, ETAL  
30452 TERRAIN ST  
MURRIETA, CA. 92563

ASMT: 480142007, APN: 480142007  
CHRISTOPHER POTAPA, ETAL  
30359 TERRAIN ST  
MURRIETA, CA. 92563

ASMT: 480142001, APN: 480142001  
CHRISTINE FORD, ETAL  
30455 TERRAIN ST  
MURRIETA, CA. 92563

ASMT: 480142010, APN: 480142010  
ALICIA HARRISON  
35649 BELLEVILLE CT  
MURRIETA, CA. 92563



ASMT: 480142011, APN: 480142011  
YOLANDA MENDEZ, ETAL  
35637 BELLEVILLE CT  
MURRIETA, CA. 92563

ASMT: 480142018, APN: 480142018  
MARGARET GONZALEZ, ETAL  
35667 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480142012, APN: 480142012  
CHRISTINA CRABTREE  
35625 BELLEVILLE CT  
MURRIETA, CA. 92563

ASMT: 480142019, APN: 480142019  
ROBERT KEDNEY, ETAL  
35655 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480142013, APN: 480142013  
KIMBERLY HERRING, ETAL  
35613 BELLEVILLE CT  
MURRIETA, CA. 92563

ASMT: 480142020, APN: 480142020  
LAUREN TRUFFA  
35643 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480142014, APN: 480142014  
WARDELL RICHARDSON  
35622 BELLEVILLE CT  
MURRIETA, CA. 92563

ASMT: 480142021, APN: 480142021  
THOMAS ETHERINGTON  
35631 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480142015, APN: 480142015  
MELISA MCCASLIN, ETAL  
35634 BELLEVILLE CT  
MURRIETA, CA. 92563

ASMT: 480142022, APN: 480142022  
JAMES SMITH  
35607 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480142016, APN: 480142016  
CLAUDIA WIBLE, ETAL  
35646 BELLEVILLE CT  
MURRIETA, CA. 92563

ASMT: 480143001, APN: 480143001  
CHYNTHIA RICHARDSON  
35508 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480142017, APN: 480142017  
RITA SALAS, ETAL  
35691 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480143002, APN: 480143002  
EMI KNOX, ETAL  
35520 SAINTE FOY ST  
MURRIETA, CA. 92563



ASMT: 480143003, APN: 480143003  
JENNIFER SOLANO  
35532 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480143004, APN: 480143004  
ROWENA PANLILIO, ETAL  
35544 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480143005, APN: 480143005  
LISA RODRIGUEZ, ETAL  
35556 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480143006, APN: 480143006  
KATARINA THOMPSON, ETAL  
35568 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480143007, APN: 480143007  
NATASHA BARKER  
35580 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480143008, APN: 480143008  
CHRISTINA BUDZEVSKI  
35592 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480143009, APN: 480143009  
LESLIE PFEIFFER JOHNSON, ETAL  
35604 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480143010, APN: 480143010  
MIRIAM ALBESA  
35616 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480143011, APN: 480143011  
JBERNARD BARRIOS, ETAL  
35628 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480143012, APN: 480143012  
MARGARET ROTELLI, ETAL  
35640 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480143013, APN: 480143013  
SANDRA GARDEI  
35652 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480143014, APN: 480143014  
SHAVAWN JOHNSON, ETAL  
35664 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480143015, APN: 480143015  
AMY ROMANS, ETAL  
35676 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480143016, APN: 480143016  
LELAND PETERSEN  
8731 TIMBER OAK LN  
LAUREL MD 20723



ASMT: 480150001, APN: 480150001  
LUCAS RIVERA, ETAL  
35700 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480150002, APN: 480150002  
JEREMY DURRANT  
35724 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480150003, APN: 480150003  
WHITNEY PEREZ, ETAL  
35736 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480150004, APN: 480150004  
ROSALEE SALIBA  
35748 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480150005, APN: 480150005  
CARMEN STANLEY, ETAL  
35760 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480150006, APN: 480150006  
KEVIN TINSLEY  
35772 SAINTE FOY ST  
MURRIETA, CA. 92563

ASMT: 480150007, APN: 480150007  
JOCELYN EISENHOUR, ETAL  
30427 VERCORS ST  
MURRIETA, CA. 92563

ASMT: 480150008, APN: 480150008  
AYA BARLOW, ETAL  
30415 VERCORS ST  
MURRIETA, CA. 92563

ASMT: 480150009, APN: 480150009  
RAQUEL BERNABE, ETAL  
19934 GRIDLEY RD  
CERRITOS CA 90703

ASMT: 480151010, APN: 480151010  
JERRY ABBOTT  
30426 DE CARON ST  
MURRIETA, CA. 92563

ASMT: 480151011, APN: 480151011  
BRENDA ABUAN, ETAL  
30438 DE CARON ST  
MURRIETA, CA. 92563

ASMT: 480151012, APN: 480151012  
VICKY ANDERSON, ETAL  
30450 DE CARON ST  
MURRIETA, CA. 92563

ASMT: 480151013, APN: 480151013  
D R HORTON LOS ANGELES HOLDING CO INC  
2280 WARDLOW CIR STE 100  
CORONA CA 92880

ASMT: 480170003, APN: 480170003  
WESTERN RIVERSIDE CO REG CONSERV AUT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507



ASMT: 480170008, APN: 480170008  
EMWD  
P O BOX 8300  
PERRIS CA 92572

ASMT: 480200019, APN: 480200019  
SUSAN RAFTER, ETAL  
3354 RYAN DR  
ESCONDIDO CA 92025

ASMT: 480170010, APN: 480170010  
WINCHESTER ROAD  
C/O JOHN S RICHARDS  
P O BOX 981623  
PARK CITY UT 84098

ASMT: 480200020, APN: 480200020  
AURORA PALAGANAS, ETAL  
31114 EUCLID LOOP  
WINCHESTER, CA. 92596

ASMT: 480200001, APN: 480200001  
NICOLE SAKAMOTO, ETAL  
31039 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480202005, APN: 480202005  
ROBERT HUTCHINSON  
255 BELLAFONTE CT  
CAMARILLO CA 93012

ASMT: 480200002, APN: 480200002  
MARIA BURTON, ETAL  
31027 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480202006, APN: 480202006  
NICOLE HANELINE  
35301 SAGUARO DR  
WINCHESTER, CA. 92596

ASMT: 480200003, APN: 480200003  
JENNIFER PONCE, ETAL  
31015 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480202007, APN: 480202007  
WANDA HEIMS, ETAL  
35289 SAGUARO DR  
WINCHESTER, CA. 92596

ASMT: 480200004, APN: 480200004  
ANGELICA GOMEZ, ETAL  
31003 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480202008, APN: 480202008  
IRMA MCDOWELL, ETAL  
31034 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480200005, APN: 480200005  
ZOFIA POLAKIEWICZ, ETAL  
31465 ENFIELD LN  
TEMECULA CA 92591

ASMT: 480202009, APN: 480202009  
JOHN ANANIAN  
31022 JANELLE LN  
WINCHESTER, CA. 92596



ASMT: 480202010, APN: 480202010  
PHUONG TRUONG  
31010 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480211012, APN: 480211012  
TRACY MARTINEZ, ETAL  
35375 AZALEA CIR  
WINCHESTER, CA. 92596

ASMT: 480203001, APN: 480203001  
HORTENSIA MADERA, ETAL  
31109 EUCLID LOOP  
WINCHESTER, CA. 92596

ASMT: 480220001, APN: 480220001  
VICTOR RABARA  
31103 BONSAI CIR  
WINCHESTER, CA. 92596

ASMT: 480211007, APN: 480211007  
SHEILA AZZARA, ETAL  
2733 KINGRIDGE DR  
FALLBROOK CA 92028

ASMT: 480220002, APN: 480220002  
SARA TWISS  
31091 BONSAI CIR  
WINCHESTER, CA. 92596

ASMT: 480211008, APN: 480211008  
RANDI WISE, ETAL  
35423 AZALEA CIR  
WINCHESTER, CA. 92596

ASMT: 480220003, APN: 480220003  
PORNPIMOL MCANULTY, ETAL  
31079 BONSAI CIR  
WINCHESTER, CA. 92596

ASMT: 480211009, APN: 480211009  
CARI DEKKER, ETAL  
35411 AZALEA CIR  
WINCHESTER, CA. 92596

ASMT: 480220004, APN: 480220004  
KRISTIN KANESTER, ETAL  
31067 BONSAI CIR  
WINCHESTER, CA. 92596

ASMT: 480211010, APN: 480211010  
THUY NGUYEN, ETAL  
35399 AZALEA CIR  
WINCHESTER, CA. 92596

ASMT: 480220005, APN: 480220005  
CHERISE GOODNO, ETAL  
31055 BONSAI CIR  
WINCHESTER, CA. 92596

ASMT: 480211011, APN: 480211011  
JENNIFER LUKER, ETAL  
35387 AZALEA CIR  
WINCHESTER, CA. 92596

ASMT: 480220006, APN: 480220006  
PATRICIA EDWARDS  
31038 BONSAI CIR  
WINCHESTER, CA. 92596



ASMT: 480220007, APN: 480220007  
ROWENA MITCHELL, ETAL  
31050 BONSAI CIR  
WINCHESTER, CA. 92596

ASMT: 480220014, APN: 480220014  
TOKIKO ZOOK  
35674 DATE PALM ST  
WINCHESTER, CA. 92596

ASMT: 480220008, APN: 480220008  
KIMBERLY WEIDMAN PORTER, ETAL  
31062 BONSAI CIR  
WINCHESTER, CA. 92596

ASMT: 480220015, APN: 480220015  
JEANNE LORING, ETAL  
35686 DATE PALM ST  
WINCHESTER, CA. 92596

ASMT: 480220009, APN: 480220009  
BONNIE WOZNAK  
31074 BONSAI CIR  
WINCHESTER, CA. 92596

ASMT: 480220016, APN: 480220016  
RENEE SANDECKI  
35698 DATE PALM ST  
WINCHESTER, CA. 92596

ASMT: 480220010, APN: 480220010  
SHASTA MEZA, ETAL  
31086 BONSAI CIR  
WINCHESTER, CA. 92596

ASMT: 480220017, APN: 480220017  
RUTH FLORES  
35710 DATE PALM ST  
WINCHESTER, CA. 92596

ASMT: 480220011, APN: 480220011  
GLORIA RAGOTERO, ETAL  
31098 BONSAI CIR  
WINCHESTER, CA. 92596

ASMT: 480220018, APN: 480220018  
SEPHON STROM, ETAL  
35722 DATE PALM ST  
WINCHESTER, CA. 92596

ASMT: 480220012, APN: 480220012  
DENISE STEIN, ETAL  
31110 BONSAI CIR  
WINCHESTER, CA. 92596

ASMT: 480220019, APN: 480220019  
KIM NGUYEN, ETAL  
35734 DATE PALM ST  
WINCHESTER, CA. 92596

ASMT: 480220013, APN: 480220013  
BEVERLY RIVAS, ETAL  
35662 DATE PALM ST  
WINCHESTER, CA. 92596

ASMT: 480220020, APN: 480220020  
DAVID LACASSE  
35746 DATE PALM ST  
WINCHESTER, CA. 92596



ASMT: 480220021, APN: 480220021  
LES BUZBEE  
35751 DATE PALM ST  
WINCHESTER, CA. 92596

ASMT: 480220028, APN: 480220028  
SHIRLEY MARQUETTE, ETAL  
31497 TULETTE LN  
WINCHESTER CA 92596

ASMT: 480220022, APN: 480220022  
AURORA GUERRERO, ETAL  
35739 DATE PALM ST  
WINCHESTER, CA. 92596

ASMT: 480220030, APN: 480220030  
CHRISTINE COVINGTON, ETAL  
18031 SERRANO AVE  
VILLA PARK CA 92861

ASMT: 480220023, APN: 480220023  
STEVE HAMLIN  
35727 DATE PALM ST  
WINCHESTER, CA. 92596

ASMT: 480220031, APN: 480220031  
BILLIE SEATON, ETAL  
31171 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480220024, APN: 480220024  
JEANETTE AUSTERMAN, ETAL  
35715 DATE PALM ST  
WINCHESTER, CA. 92596

ASMT: 480220032, APN: 480220032  
PEGGY LYON, ETAL  
31159 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480220025, APN: 480220025  
KENNETH BRIDGES  
P O BOX 190  
MURRIETA CA 92564

ASMT: 480220033, APN: 480220033  
BENNY PHAN  
31147 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480220026, APN: 480220026  
RONDA BROWN  
35691 DATE PALM ST  
WINCHESTER, CA. 92596

ASMT: 480220034, APN: 480220034  
SHELLY CUNNINGHAM, ETAL  
3211 FUTURA PT  
THOUSAND OAKS CA 91362

ASMT: 480220027, APN: 480220027  
MARIE FLORES  
35258 SLATER AVE  
WINCHESTER CA 92596

ASMT: 480220035, APN: 480220035  
SAMANTHA MCLEAN, ETAL  
31123 JANELLE LN  
WINCHESTER, CA. 92596



ASMT: 480220036, APN: 480220036  
JANA RUTT, ETAL  
32234 DAISY DR  
WINCHESTER CA 92596

ASMT: 480222003, APN: 480222003  
DEBORA TAYLOR, ETAL  
31082 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480220037, APN: 480220037  
SUE GIN  
7916 VIA CALLENDO  
CARLSBAD CA 92009

ASMT: 480222004, APN: 480222004  
ISABELLE VOSSETEIG, ETAL  
C/O STEVEN J VOSSETEIG  
31094 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480220038, APN: 480220038  
STEVEN GILPIN  
31087 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480222005, APN: 480222005  
CHARLES PEARSALL  
31106 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480221001, APN: 480221001  
HILARIA FERRER, ETAL  
P O BOX 801464  
SANTA CLARITA CA 91380

ASMT: 480222006, APN: 480222006  
ASSOC, ETAL  
4965 STONERIDGE CT  
OAKLAND CA 94605

ASMT: 480221002, APN: 480221002  
PHONESAVANH SIMPRASEUTH, ETAL  
31051 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480222007, APN: 480222007  
LOWELL HALLOCK, ETAL  
31142 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480222001, APN: 480222001  
FAIKA ELIAS  
31046 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480222008, APN: 480222008  
DEANNA FOGASSY, ETAL  
31154 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480222002, APN: 480222002  
MAHBOOBA SADAT, ETAL  
31058 JANELLE LN  
WINCHESTER, CA. 92596

ASMT: 480222009, APN: 480222009  
TERENCE BOLDEN  
31166 JANELLE LN  
WINCHESTER, CA. 92596



ASMT: 480230004, APN: 480230004  
ELIZABETH AIRD  
29579 CARA WAY  
TEMECULA CA 92591

ASMT: 480480004, APN: 480480004  
LORI KOEBLER, ETAL  
35090 LONE HILL CT  
WINCHESTER, CA. 92596

ASMT: 480230005, APN: 480230005  
KIMBERLY BRUNSON, ETAL  
35590 DRIFTWOOD ST  
WINCHESTER, CA. 92596

ASMT: 480480005, APN: 480480005  
NADINE DOUGLAS, ETAL  
35081 LONE HILL CT  
WINCHESTER, CA. 92596

ASMT: 480230006, APN: 480230006  
SUNITA SHARMA, ETAL  
32075 YOSEMITE ST  
WINCHESTER CA 92596

ASMT: 480480006, APN: 480480006  
CHARLES RAY, ETAL  
C/O CHARLES RAY  
35095 LONE HILL CT  
WINCHESTER, CA. 92596

ASMT: 480230007, APN: 480230007  
CALVIN COLLINS  
35614 DRIFTWOOD ST  
WINCHESTER, CA. 92596

ASMT: 480480007, APN: 480480007  
MARIA GIOVANNIELLO, ETAL  
35109 LONE HILL CT  
WINCHESTER, CA. 92596

ASMT: 480480001, APN: 480480001  
RHODA GOATS, ETAL  
35132 LONE HILL CT  
WINCHESTER, CA. 92596

ASMT: 480480008, APN: 480480008  
YOUNG YANG, ETAL  
31088 PINTAIL WAY  
WINCHESTER, CA. 92596

ASMT: 480480002, APN: 480480002  
ROSALYN RAMIREZ, ETAL  
35118 LONE HILL CT  
WINCHESTER, CA. 92596

ASMT: 480480009, APN: 480480009  
BETTY ALIVIO, ETAL  
112 MATISSE CIR  
ALISO VIEJO CA 92656

ASMT: 480480003, APN: 480480003  
ALLYN SCHEU  
35104 LONE HILL CT  
WINCHESTER, CA. 92596

ASMT: 480480010, APN: 480480010  
MICHAEL CACERES, ETAL  
35170 BOLA CT  
WINCHESTER CA 92584

ASMT: 480480011, APN: 480480011  
LUCILE JAMES, ETAL  
35156 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480480018, APN: 480480018  
OLGA RIVERA, ETAL  
25058 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480480012, APN: 480480012  
VELMA GANUELAS, ETAL  
35142 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480480019, APN: 480480019  
MATHEW DIUULLO  
35044 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480480013, APN: 480480013  
MAY AQUINO, ETAL  
35128 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480480020, APN: 480480020  
CHEMAIN GUDINO, ETAL  
35030 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480480014, APN: 480480014  
IAM RANGEL, ETAL  
35114 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480480021, APN: 480480021  
LESLIE ALVAREZ, ETAL  
35016 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480480015, APN: 480480015  
MICHELLE BOSSON, ETAL  
35100 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480480022, APN: 480480022  
HEATHER BOTTEGONI, ETAL  
35007 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480480016, APN: 480480016  
KEITH MCCUTCHEON  
35086 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480480023, APN: 480480023  
SELINA ANDRADE, ETAL  
35021 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480480017, APN: 480480017  
MICHELLE WAGNER, ETAL  
35072 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480480024, APN: 480480024  
MARIA STANSEL, ETAL  
35035 BOLA CT  
WINCHESTER, CA. 92596





ASMT: 480480025, APN: 480480025  
DIANA WEBER  
35049 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480481005, APN: 480481005  
JOSEPH SKOVRON  
35245 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480480026, APN: 480480026  
ROBERT PARRISH, ETAL  
35063 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480481008, APN: 480481008  
HEATHER SIMPSON  
31069 QUAIL GARDEN CT  
WINCHESTER, CA. 92596

ASMT: 480480027, APN: 480480027  
NOBLE GAGUCAS  
35077 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480481009, APN: 480481009  
JAMES TEMPLETON, ETAL  
31083 QUAIL GARDEN CT  
WINCHESTER, CA. 92596

ASMT: 480481001, APN: 480481001  
ELVIRA STOKES, ETAL  
34875 POURROY RD NO 2206  
WINCHESTER CA 92596

ASMT: 480481010, APN: 480481010  
MAHOGANY GUZMAN, ETAL  
31097 QUAIL GARDEN CT  
WINCHESTER, CA. 92596

ASMT: 480481002, APN: 480481002  
ROSA EMPERADOR, ETAL  
35203 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480481011, APN: 480481011  
DOUG BENTLEY, ETAL  
31111 QUAIL GARDEN CT  
WINCHESTER, CA. 92596

ASMT: 480481003, APN: 480481003  
PATRICIA WELLS, ETAL  
35217 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480481012, APN: 480481012  
CYNTHIA MEDLIN, ETAL  
31125 QUAIL GARDEN CT  
WINCHESTER, CA. 92596

ASMT: 480481004, APN: 480481004  
MELINDA PASCUAL, ETAL  
35231 BOLA CT  
WINCHESTER, CA. 92596

ASMT: 480481013, APN: 480481013  
JANET GARRISON  
31120 QUAIL GARDEN CT  
WINCHESTER, CA. 92596



ASMT: 480481014, APN: 480481014  
MELISSA MOHR, ETAL  
P O BOX 231  
MURRIETA CA 92564

ASMT: 480481021, APN: 480481021  
SUSAN WILKINSON, ETAL  
31107 PINTAIL WAY  
WINCHESTER, CA. 92596

ASMT: 480481015, APN: 480481015  
JAMIE SMOTHERS, ETAL  
31036 QUAIL GARDEN CT  
WINCHESTER, CA. 92596

ASMT: 480481023, APN: 480481023  
VISTA DEL VALLE II COMMUNITY ASSN  
C/O CRISTIN WELCH  
38770 SKY CANYON DR STE B  
MURRIETA CA 92563

ASMT: 480481016, APN: 480481016  
MARIVIC BERNARDO, ETAL  
31022 QUAIL GARDEN CT  
WINCHESTER, CA. 92596

ASMT: 480481024, APN: 480481024  
PARK DIST, ETAL  
P O BOX 907  
SAN JACINTO CA 92581

ASMT: 480481017, APN: 480481017  
ERICA DELROSARIO, ETAL  
31051 PINTAIL WAY  
WINCHESTER, CA. 92596

ASMT: 480481025, APN: 480481025  
AMELIA OLIVIERI RAMIREZ, ETAL  
31041 QUAIL GARDEN CT  
WINCHESTER, CA. 92596

ASMT: 480481018, APN: 480481018  
RAPHAEL LAVINE, ETAL  
31065 PINTAIL WAY  
WINCHESTER, CA. 92596

ASMT: 480481026, APN: 480481026  
CRYSTAL EDWARDS, ETAL  
31055 QUAIL GARDEN CT  
WINCHESTER, CA. 92596

ASMT: 480481019, APN: 480481019  
LISA PIERCE, ETAL  
31079 PINTAIL WAY  
WINCHESTER, CA. 92596

ASMT: 480490001, APN: 480490001  
KHLOUDI TARABULSI, ETAL  
35771 ELK LN  
MURRIETA, CA. 92563

ASMT: 480481020, APN: 480481020  
JUANA HERNANDEZ, ETAL  
31093 PINTAIL WAY  
WINCHESTER, CA. 92596

ASMT: 480490002, APN: 480490002  
LETICIA RIVERS, ETAL  
35759 ELK LN  
MURRIETA, CA. 92563

ASMT: 480490003, APN: 480490003  
MUSTAFA NOORI, ETAL  
35747 ELK LN  
MURRIETA, CA. 92563

ASMT: 480490010, APN: 480490010  
LETICIA TANJUAQUIO, ETAL  
35742 ELK LN  
MURRIETA, CA. 92563

ASMT: 480490004, APN: 480490004  
HAZEL PATAWARAN, ETAL  
35735 ELK LN  
MURRIETA, CA. 92563

ASMT: 480490011, APN: 480490011  
HEATHER ALACBAY, ETAL  
35754 ELK DR  
MURRIETA, CA. 92563

ASMT: 480490005, APN: 480490005  
JOSE FRAUSTO  
35723 ELK LN  
MURRIETA, CA. 92563

ASMT: 480490012, APN: 480490012  
DAVID AHN  
35766 ELK LN  
MURRIETA, CA. 92563

ASMT: 480490006, APN: 480490006  
MARLA POLLOK, ETAL  
6855 MOLOKAI DR  
CYPRESS CA 90630

ASMT: 480490013, APN: 480490013  
DUKE TEMOL  
35778 ELK LN  
MURRIETA, CA. 92563

ASMT: 480490007, APN: 480490007  
JOSEPH VINDIOLA  
35706 ELK LN  
MURRIETA, CA. 92563

ASMT: 480490014, APN: 480490014  
GINA RAYMUNDO, ETAL  
35790 ELK LN  
MURRIETA, CA. 92563

ASMT: 480490008, APN: 480490008  
MICHAEL RILEY  
35718 ELK LN  
MURRIETA, CA. 92563

ASMT: 480490015, APN: 480490015  
ZIBA TORKMAN  
C/O MICHAEL M MORADI  
35793 JACK RABBIT LN  
MURRIETA, CA. 92563

ASMT: 480490009, APN: 480490009  
ROBERT WEAVER, ETAL  
35730 ELK LN  
MURRIETA, CA. 92563

ASMT: 480490016, APN: 480490016  
MICHELLE MONTOYA, ETAL  
35781 JACK RABBIT LN  
MURRIETA, CA. 92563



ASMT: 480490017, APN: 480490017  
DOROTHY TAKASUGI, ETAL  
35769 JACK RABBIT LN  
MURRIETA, CA. 92563

ASMT: 480490024, APN: 480490024  
LISA SANDVAL, ETAL  
35728 JACK RABBIT LN  
MURRIETA, CA. 92563

ASMT: 480490018, APN: 480490018  
KYLE LEE, ETAL  
35757 JACK RABBIT LN  
MURRIETA, CA. 92563

ASMT: 480490025, APN: 480490025  
MAHSSA MEHRABI, ETAL  
35740 JACK RABBIT LN  
MURRIETA, CA. 92563

ASMT: 480490019, APN: 480490019  
MANAL ABOULHOSN, ETAL  
45248 WILLOWICK ST  
TEMECULA CA 92592

ASMT: 480490026, APN: 480490026  
MARIA MACEDO, ETAL  
35752 JACK RABBIT LN  
MURRIETA, CA. 92563

ASMT: 480490020, APN: 480490020  
ELIZABETH HEISEY, ETAL  
35733 JACK RABBIT LN  
MURRIETA, CA. 92563

ASMT: 480490027, APN: 480490027  
TINA STARK, ETAL  
35764 JACK RABBIT LN  
MURRIETA, CA. 92563

ASMT: 480490021, APN: 480490021  
DOUGLAS OLSON, ETAL  
35721 JACK RABBIT LN  
MURRIETA, CA. 92563

ASMT: 480491002, APN: 480491002  
WILLIAM BEACH  
30873 BALD EAGLE ST  
MURRIETA, CA. 92563

ASMT: 480490022, APN: 480490022  
RUENA DELEON, ETAL  
35709 JACK RABBIT LN  
MURRIETA, CA. 92563

ASMT: 480491003, APN: 480491003  
HEATHER ONTIVEROS, ETAL  
30861 COTTONTAIL LN  
MURRIETA, CA. 92563

ASMT: 480490023, APN: 480490023  
VIRGINIA ELSMORE, ETAL  
35716 JACK RABBIT LN  
MURRIETA, CA. 92563

ASMT: 480491004, APN: 480491004  
MELANIE MAGGARD, ETAL  
30849 COTTONTAIL LN  
MURRIETA, CA. 92563



ASMT: 480491005, APN: 480491005  
SABRINA PIERCE, ETAL  
30837 COTTONTAIL LN  
MURRIETA, CA. 92563

ASMT: 480500002, APN: 480500002  
BETHANY GIETL SIDES, ETAL  
35729 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480491006, APN: 480491006  
FANNIE RODRIGUEZ, ETAL  
30825 COTTONTAIL LN  
MURRIETA, CA. 92563

ASMT: 480500003, APN: 480500003  
NATALIE HENRICKSEN, ETAL  
54 TESLA  
IRVINE CA 92618

ASMT: 480491007, APN: 480491007  
BERTHA MORAN, ETAL  
30813 COTTONTAIL LN  
MURRIETA, CA. 92563

ASMT: 480500004, APN: 480500004  
KRYSTLE TRYON, ETAL  
35705 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480491008, APN: 480491008  
JEREMY WHITEHEAD  
30801 COTTONTAIL LN  
MURRIETA, CA. 92563

ASMT: 480500005, APN: 480500005  
BEATRICE LOPEZ, ETAL  
35693 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480491009, APN: 480491009  
CECILIA IACOVIELLO  
35819 ELK LN  
MURRIETA, CA. 92563

ASMT: 480500006, APN: 480500006  
AZMI AWWAD, ETAL  
35681 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480491010, APN: 480491010  
JIMMY SALES  
35807 ELK LN  
MURRIETA, CA. 92563

ASMT: 480500007, APN: 480500007  
MARY MCBRIDE, ETAL  
35669 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480500001, APN: 480500001  
JOHN LUBINSKI  
35741 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480500008, APN: 480500008  
SUNG KIM, ETAL  
35657 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480500009, APN: 480500009  
SHARON CRISP, ETAL  
35645 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480501006, APN: 480501006  
TAMARA SHORT, ETAL  
35580 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480500010, APN: 480500010  
TAYLOR FLEISCHMANN, ETAL  
35633 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480501007, APN: 480501007  
JARVIS DEAN  
35592 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480500011, APN: 480500011  
ANGELA DAVIS  
35621 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480502001, APN: 480502001  
THERESA FORESTI, ETAL  
35616 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480501002, APN: 480501002  
JANICE CHARON, ETAL  
35585 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480502002, APN: 480502002  
MICHELE WICKLEIN, ETAL  
35628 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480501003, APN: 480501003  
WENDI VALDEZ  
35573 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480502003, APN: 480502003  
DENISE STEARNS, ETAL  
35640 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480501004, APN: 480501004  
IRENE HOFFMAN, ETAL  
35561 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480502004, APN: 480502004  
MARIO PEREZ  
35652 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480501005, APN: 480501005  
CRISTINA VARGAS, ETAL  
35549 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480502005, APN: 480502005  
PATRICIA GOBER, ETAL  
35664 HAWKEYE ST  
MURRIETA, CA. 92563



ASMT: 480502006, APN: 480502006  
CYNTHIA HARRIS, ETAL  
35676 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480502013, APN: 480502013  
PHILECIA BRYANT, ETAL  
4454 FORRESTER ST  
WAHIAWA HI 96786

ASMT: 480502007, APN: 480502007  
LINDA HOPP, ETAL  
911 BUENA VISTA NO 2  
SAN CLEMENTE CA 92672

ASMT: 480502014, APN: 480502014  
FREDERICK DOUGLAS  
35677 SWIFTFox CT  
MURRIETA, CA. 92563

ASMT: 480502008, APN: 480502008  
JUDY LEVIER  
35736 HAWKEYE ST  
MURRIETA, CA. 92563

ASMT: 480502015, APN: 480502015  
LAURA QUILLEN  
C/O LAURA C QUILLEN  
35672 SWIFTFox CT  
MURRIETA, CA. 92563

ASMT: 480502009, APN: 480502009  
JUAN JUAREZ  
30916 BALD EAGLE ST  
MURRIETA, CA. 92563

ASMT: 480502016, APN: 480502016  
SHAWN DENNIS  
35684 SWIFTFox CT  
MURRIETA, CA. 92563

ASMT: 480502010, APN: 480502010  
DAMIEN BROCKINGTON  
30928 BALD EAGLE ST  
MURRIETA, CA. 92563

ASMT: 480502017, APN: 480502017  
RAMIRO PEREZ  
35696 SWIFTFox CT  
MURRIETA, CA. 92563

ASMT: 480502011, APN: 480502011  
WILLIAM MARBURY, ETAL  
30940 BALD EAGLE ST  
MURRIETA, CA. 92563

ASMT: 480502018, APN: 480502018  
MONICA JAIN, ETAL  
UNIT 3470 BOX 531  
DPO AA 34041

ASMT: 480502012, APN: 480502012  
WILLIAM MILLER  
35701 SWIFTFox CT  
MURRIETA, CA. 92563

ASMT: 480502019, APN: 480502019  
SHARON PETTIJOHN, ETAL  
35720 SWIFTFox CT  
MURRIETA, CA. 92563



ASMT: 480502020, APN: 480502020  
SCOTT DAY  
30981 BALD EAGLE ST  
MURRIETA, CA. 92563

ASMT: 480510001, APN: 480510001  
DEBORAH KIRCHOFF, ETAL  
30610 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480502021, APN: 480502021  
TAMARA COLLETT, ETAL  
30969 BALD EAGLE ST  
MURRIETA, CA. 92563

ASMT: 480510002, APN: 480510002  
RIZZA DELROSARIO, ETAL  
30620 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480502022, APN: 480502022  
ANGIE HUCKABEY, ETAL  
30957 BALD EAGLE ST  
MURRIETA, CA. 92563

ASMT: 480510003, APN: 480510003  
JULIE DISCENZA, ETAL  
30630 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480502023, APN: 480502023  
KENDYL BUTTERWORTH, ETAL  
30945 BALD EAGLE ST  
MURRIETA, CA. 92563

ASMT: 480510004, APN: 480510004  
CASSIE CLARK, ETAL  
30640 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480502024, APN: 480502024  
TALON SMITH  
30933 BALD EAGLE ST  
MURRIETA, CA. 92563

ASMT: 480510005, APN: 480510005  
JOYCE MOHRMANN  
30650 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480502025, APN: 480502025  
DARRYL DROTT  
30921 BALD EAGLE ST  
MURRIETA, CA. 92563

ASMT: 480510006, APN: 480510006  
ESTEVAN ARELLANO  
30660 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480502026, APN: 480502026  
SHIRLEY SABA, ETAL  
41309 AVENIDA BIONA  
TEMECULA CA 92591

ASMT: 480510007, APN: 480510007  
CANDICE LEFFINGWELL, ETAL  
30670 FOX SEDGE WAY  
MURRIETA, CA. 92563





ASMT: 480510008, APN: 480510008  
MARILOU MADER, ETAL  
30680 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480510015, APN: 480510015  
LIZA JABORO, ETAL  
35808 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480510009, APN: 480510009  
JESSICA LAROCHE, ETAL  
35748 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480510016, APN: 480510016  
SAMUEL GOLDSTEIN, ETAL  
35818 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480510010, APN: 480510010  
STEPHEN JOHNSON  
35758 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480511001, APN: 480511001  
BANK OF AMERICA  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

ASMT: 480510011, APN: 480510011  
SCOTT GATES  
35768 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480511002, APN: 480511002  
MARK MOTLUCK  
25823 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480510012, APN: 480510012  
BEVERLY ROBERTS, ETAL  
35778 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480511003, APN: 480511003  
NOAH RICHMAN, ETAL  
35813 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480510013, APN: 480510013  
RYAN ROBERTS  
35788 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480511004, APN: 480511004  
MADELEINE FLYNN, ETAL  
35803 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480510014, APN: 480510014  
KAREN POZNANSKI, ETAL  
35798 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480511005, APN: 480511005  
MICHELLE SAVATDY, ETAL  
35793 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480511006, APN: 480511006  
THANDIWE HUDSON  
35783 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480511013, APN: 480511013  
CHERYL CHRISTIANSON, ETAL  
6588 JOEL PEREZ PL  
FORT SILL OK 73503

ASMT: 480511007, APN: 480511007  
REBECCA MERCADO, ETAL  
35773 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480511014, APN: 480511014  
KIMBERLY LITTLE, ETAL  
30605 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480511008, APN: 480511008  
CARLOS GARLAND  
30665 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480511015, APN: 480511015  
CORRIN MEYERS, ETAL  
35776 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480511009, APN: 480511009  
DAWN PATTERSON  
30655 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480511016, APN: 480511016  
LINDA HOPP, ETAL  
P O BOX 4432  
SAN CLEMENTE CA 92674

ASMT: 480511010, APN: 480511010  
KARIE VELASCO, ETAL  
30645 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480511017, APN: 480511017  
ERIC DAHLSTROM  
35796 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480511011, APN: 480511011  
STEVE REYNAGA, ETAL  
30635 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480511018, APN: 480511018  
TERESA DOWNEY  
35806 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480511012, APN: 480511012  
BEVERLY MARTIN, ETAL  
30625 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480511019, APN: 480511019  
HEATHER CORNETT, ETAL  
35816 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480511020, APN: 480511020  
JULIO SALAZAR  
35826 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480511027, APN: 480511027  
RSG INV INC  
9877 CHAPMAN AVE STE D609  
GARDEN GROVE CA 92841

ASMT: 480511021, APN: 480511021  
SHELDON WEISEL  
35836 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480511028, APN: 480511028  
ODELL BARLEY  
35771 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480511022, APN: 480511022  
ARMANDO LARA, ETAL  
35831 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480511029, APN: 480511029  
SPENCERS CROSSING MASTER ASSN  
C/O MERIT ASSN SVCS  
1 POLARIS WAY STE 100  
ALISO VIEJO CA 92656

ASMT: 480511023, APN: 480511023  
MICHELLE ADDISON, ETAL  
35821 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480511030, APN: 480511030  
ELVINA GONZALEZ, ETAL  
30634 GRAY WOLF WAY  
MURRIETA, CA. 92563

ASMT: 480511024, APN: 480511024  
MARY BLACK, ETAL  
35811 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480511031, APN: 480511031  
THR CALIF  
291 CORPORATE TERRACE CIR  
CORONA CA 92879

ASMT: 480511025, APN: 480511025  
AMBER CASHMORE, ETAL  
35801 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480511032, APN: 480511032  
JAKOB TALLENT  
30614 GRAY WOLF WAY  
MURRIETA, CA. 92563

ASMT: 480511026, APN: 480511026  
MICHELL BENJAMIN, ETAL  
35791 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480511033, APN: 480511033  
ALEJANDRA LOPEZ, ETAL  
30604 GRAY WOLF WAY  
MURRIETA, CA. 92563



ASMT: 480511034, APN: 480511034  
REANNON ROSELL, ETAL  
30594 GRAY WOLF WAY  
MURRIETA, CA. 92563

ASMT: 480511041, APN: 480511041  
JEANNE MIRANDA  
30582 RED FOX CT  
MURRIETA, CA. 92563

ASMT: 480511035, APN: 480511035  
ANNE HAMPTON, ETAL  
30584 GRAY WOLF WAY  
MURRIETA, CA. 92563

ASMT: 480511042, APN: 480511042  
SHAYNE NICKERSON, ETAL  
30592 RED FOX CT  
MURRIETA, CA. 92563

ASMT: 480511036, APN: 480511036  
CLAUDIA DUNN, ETAL  
30587 RED FOX CT  
MURRIETA, CA. 92563

ASMT: 480511043, APN: 480511043  
SHAWNA LOUDER, ETAL  
30575 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480511037, APN: 480511037  
NIRAJAN SINGH, ETAL  
C/O NIRAJAN SINGH  
30597 RED FOX CT  
MURRIETA, CA. 92563

ASMT: 480511044, APN: 480511044  
SURJIT GILL, ETAL  
30585 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480511038, APN: 480511038  
GAYONE BRADLEY, ETAL  
30607 RED FOX CT  
MURRIETA, CA. 92563

ASMT: 480512001, APN: 480512001  
MARTHA RAMBO, ETAL  
30580 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480511039, APN: 480511039  
JOSE GALVEZ  
30617 RED FOX CT  
MURRIETA, CA. 92563

ASMT: 480512002, APN: 480512002  
COAST DEV GROUP INC  
16787 BEACH BLV STE 315  
HUNTINGTON BEACH CA 92647

ASMT: 480511040, APN: 480511040  
KATHLEEN PARKS, ETAL  
30627 RED FOX CT  
MURRIETA, CA. 92563

ASMT: 480512003, APN: 480512003  
MARIAM YACOUB, ETAL  
30560 FOX SEDGE WAY  
MURRIETA, CA. 92563

ASMT: 480512004, APN: 480512004  
CHIARA PILLER, ETAL  
35789 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480512011, APN: 480512011  
TAMMY GONZALES, ETAL  
35879 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480512005, APN: 480512005  
TIFFANY BERRY, ETAL  
35799 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480512012, APN: 480512012  
MADELYN BERSON  
35889 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480512006, APN: 480512006  
JOAN ENGEL, ETAL  
35819 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480520002, APN: 480520002  
EDMUND CHEW  
35848 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480512007, APN: 480512007  
JENNIFER WOOD, ETAL  
35839 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480520003, APN: 480520003  
JOSE OTERO  
35858 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480512008, APN: 480512008  
MAILE WILLIAMS, ETAL  
35849 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480520004, APN: 480520004  
ALYSSA MURRAY, ETAL  
35868 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480512009, APN: 480512009  
CORINNE HUTCHENS  
35859 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480521001, APN: 480521001  
MAUREEN PAYNE, ETAL  
35873 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480512010, APN: 480512010  
VANEET GILL, ETAL  
35869 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480521002, APN: 480521002  
EMMANUEL CASTILLO  
35863 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480521003, APN: 480521003  
MAUREEN ROMBOA, ETAL  
35853 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480522002, APN: 480522002  
LUC WONG, ETAL  
35871 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480521004, APN: 480521004  
JONATHAN ASCENCIO  
35843 QUAIL RUN ST  
MURRIETA, CA. 92563

ASMT: 480522003, APN: 480522003  
JOSHUA PAUL, ETAL  
35861 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480521005, APN: 480521005  
ENRIQUE PINEDO  
35846 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480522004, APN: 480522004  
ROBERT NOAH  
26504 MAHONIA WAY  
MURRIETA CA 92562

ASMT: 480521006, APN: 480521006  
BETTY LE, ETAL  
35856 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480523001, APN: 480523001  
JIE CHEN, ETAL  
35899 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480521007, APN: 480521007  
AIMEE COFFEY, ETAL  
35866 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480523002, APN: 480523002  
PAMELA KENT, ETAL  
35909 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480521008, APN: 480521008  
KELLY SHOEMAKER  
35876 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480523003, APN: 480523003  
NICOLE WISEMAN, ETAL  
35919 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480522001, APN: 480522001  
LIA FAIRCHILD, ETAL  
35881 BOBCAT WAY  
MURRIETA, CA. 92563

ASMT: 480523004, APN: 480523004  
LARRY CHU  
4743 HUMMINGBIRD DR  
WALDORF MD 20603

ASMT: 480523005, APN: 480523005  
DINA LANDAZURI  
35939 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480523012, APN: 480523012  
DANIEL SNETHEN  
30589 GRAY WOLF WAY  
MURRIETA, CA. 92563

ASMT: 480523006, APN: 480523006  
MARY PAPICH  
35949 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480523013, APN: 480523013  
TARA HOPPER, ETAL  
30599 GRAY WOLF WAY  
MURRIETA, CA. 92563

ASMT: 480523007, APN: 480523007  
ARACELY OQUENDO, ETAL  
35959 WOLVERINE LN  
MURRIETA CA 92563

ASMT: 480523014, APN: 480523014  
JENNIFER STARKEY, ETAL  
35917 COYOTE HILL CT  
MURRIETA, CA. 92563

ASMT: 480523008, APN: 480523008  
ANDREAS KASSEL  
35969 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480523015, APN: 480523015  
GRIFFIN WAYNE  
35927 COYOTE HILL CT  
MURRIETA, CA. 92563

ASMT: 480523009, APN: 480523009  
BONNIE KELLY, ETAL  
35944 WOLVERINE LN  
MURRIETA, CA. 92563

ASMT: 480523016, APN: 480523016  
VENG NGOV  
35937 COYOTE HILL CT  
MURRIETA, CA. 92563

ASMT: 480523010, APN: 480523010  
THR CALIF  
410 N MAIN ST  
CORONA CA 92880

ASMT: 480523017, APN: 480523017  
DANIELLE DIAZ, ETAL  
35947 COYOTE HILL CT  
MURRIETA, CA. 92563

ASMT: 480523011, APN: 480523011  
EVELYN HAN, ETAL  
5 SORENSON  
IRVINE CA 92660

ASMT: 480523018, APN: 480523018  
BRANDY EDGERLY, ETAL  
35942 COYOTE HILL CT  
MURRIETA, CA. 92563

ASMT: 480523019, APN: 480523019  
VINCENT WALTON  
35932 COYOTE HILL CT  
MURRIETA, CA. 92563

ASMT: 480541009, APN: 480541009  
LAUREN BRIMMER, ETAL  
31052 PINION PINE CIR  
WINCHESTER, CA. 92596

ASMT: 480523020, APN: 480523020  
JENNIFER DEAN, ETAL  
35922 COYOTE HILL CT  
MURRIETA, CA. 92563

ASMT: 480541025, APN: 480541025  
MERITAGE HOMES OF CALIF  
C/O BARRY GRANT  
1671 E MONTE VISTA N214  
VACAVILLE CA 95688

ASMT: 480523021, APN: 480523021  
RICHARD BLACK  
35912 COYOTE HILL CT  
MURRIETA, CA. 92563

ASMT: 480560001, APN: 480560001  
RINA PIERSON, ETAL  
30939 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480541004, APN: 480541004  
WILLIAM HOWARD  
31031 PINION PINE CIR  
WINCHESTER, CA. 92596

ASMT: 480560002, APN: 480560002  
JOLLY SUSAN J TRUST, ETAL  
30927 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480541005, APN: 480541005  
AMY ALEJANDRE, ETAL  
31019 PINION PINE CIR  
WINCHESTER, CA. 92596

ASMT: 480560003, APN: 480560003  
CATHERINE BACON, ETAL  
30915 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480541007, APN: 480541007  
SHANE MARIA  
31028 PINION PINE CIR  
WINCHESTER, CA. 92596

ASMT: 480560004, APN: 480560004  
JOVANA VALLEFUOCO, ETAL  
30903 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480541008, APN: 480541008  
FRANCES SAMAHA, ETAL  
5452 WOODSIDE PL  
ALTA LOMA CA 91737

ASMT: 480560005, APN: 480560005  
IVAN FAVELA  
30891 MOONFLOWER LN  
MURRIETA, CA. 92563



ASMT: 480560006, APN: 480560006  
AVEEN AL KHATTAT, ETAL  
30879 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480560013, APN: 480560013  
SETH HOOPES, ETAL  
30795 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480560007, APN: 480560007  
MOSES MENCHACA  
30867 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480560014, APN: 480560014  
ERIC PERALTA, ETAL  
30783 MOONFLOWER LN  
MURRIETA CA 92653

ASMT: 480560008, APN: 480560008  
DIANA COSMANO, ETAL  
30855 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561004, APN: 480561004  
RICHMOND AMERICAN HOMES OF MARYLAND  
4350 S MONACO ST STE 400  
DENVER CO 80237

ASMT: 480560009, APN: 480560009  
ROBIN MCDOWELL, ETAL  
30843 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561005, APN: 480561005  
SAMANTHA DAYE, ETAL  
35618 SILVERWEED RD  
MURRIETA, CA. 92563

ASMT: 480560010, APN: 480560010  
TANYA FRISBY  
30831 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561006, APN: 480561006  
KELLEY CALDERA  
35642 SILVERWEED RD  
MURRIETA, CA. 92563

ASMT: 480560011, APN: 480560011  
GILDA TIU, ETAL  
30819 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561007, APN: 480561007  
ROSYATY IRAWAN, ETAL  
3941 CADENA DR  
OCEANSIDE CA 92058

ASMT: 480560012, APN: 480560012  
NORA MCFARLAND, ETAL  
30807 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561008, APN: 480561008  
KELLY FOWLER, ETAL  
30780 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561009, APN: 480561009  
FRANK JOHNSON  
30792 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561016, APN: 480561016  
SARAH WINDER, ETAL  
30876 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561010, APN: 480561010  
SYLVIA GREENBERG, ETAL  
57 PAJARO WAY  
GREELEY CO 80634

ASMT: 480561017, APN: 480561017  
CELIA MOHR, ETAL  
30900 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561011, APN: 480561011  
ALBERT BREHM, ETAL  
30816 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561018, APN: 480561018  
DOLORES SHAY  
30912 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561012, APN: 480561012  
JAMIE BURGESS, ETAL  
30828 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561019, APN: 480561019  
MELINDA NEWBURN, ETAL  
30924 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561013, APN: 480561013  
THADDEUS JONES, ETAL  
30840 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561020, APN: 480561020  
BLANCA BARBOZA, ETAL  
30936 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561014, APN: 480561014  
DANA PARRISH, ETAL  
30852 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561021, APN: 480561021  
GEOVANNA PRINGLE QUINTERO, ETAL  
35559 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480561015, APN: 480561015  
CRYSTAL NORTHUP, ETAL  
30864 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480561022, APN: 480561022  
DELKYS SCARLETT  
35571 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480561023, APN: 480561023  
RAYSA TORRES  
35583 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480561030, APN: 480561030  
TAMI BURKE, ETAL  
35634 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480561024, APN: 480561024  
SUSAN ERNO, ETAL  
35595 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480561031, APN: 480561031  
LOUIE CARPOLONGO  
35622 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480561025, APN: 480561025  
DANICA WARNER, ETAL  
35607 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480561032, APN: 480561032  
AMANDA STEKALA, ETAL  
35610 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480561026, APN: 480561026  
WANDA CABAN, ETAL  
35619 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480561033, APN: 480561033  
KAREN BARTON, ETAL  
35598 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480561027, APN: 480561027  
JENNIFER TREFFTZS, ETAL  
35631 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480561034, APN: 480561034  
MATTHEW BURGHARDT  
35586 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480561028, APN: 480561028  
WENDY MCGANNON, ETAL  
35658 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480561035, APN: 480561035  
AILEEN ARII KOHRMANN, ETAL  
35574 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480561029, APN: 480561029  
DARIO HERNANDEZ  
35646 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480570001, APN: 480570001  
ANGELA GOMEZ  
35533 EVENING GLOW DR  
MURRIETA, CA. 92563



ASMT: 480570002, APN: 480570002  
MELANIE JENKINS, ETAL  
35521 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480570009, APN: 480570009  
KATHERINE SIMPSON, ETAL  
35425 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480570003, APN: 480570003  
CORIE EDGMON, ETAL  
35509 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480570010, APN: 480570010  
AMY THOMASON, ETAL  
35413 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480570004, APN: 480570004  
JILL TALOA, ETAL  
35497 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480570011, APN: 480570011  
WALTER ANGULO  
35401 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480570005, APN: 480570005  
NOSAYABA OSAZUWA, ETAL  
35485 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480570013, APN: 480570013  
KATHERINE SHOMAKER, ETAL  
35389 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480570006, APN: 480570006  
WYDETTE RODRIGUEZ, ETAL  
35461 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480570014, APN: 480570014  
HAENG REED, ETAL  
35377 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480570007, APN: 480570007  
SHANNON MCKINNON, ETAL  
35449 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480570015, APN: 480570015  
CHRISTOPHER NG  
35365 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480570008, APN: 480570008  
RENEE QUIJANO, ETAL  
35437 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480570016, APN: 480570016  
HEATHER FRANCIS, ETAL  
35353 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480570017, APN: 480570017  
RENEE JENKINS, ETAL  
35341 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480572004, APN: 480572004  
THALEISHA GRIFFIN, ETAL  
35458 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480571001, APN: 480571001  
CARL SCHRAMM  
35350 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480572005, APN: 480572005  
MICHELLE BARLOW, ETAL  
35470 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480571002, APN: 480571002  
MARY MARTIN  
35362 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480572006, APN: 480572006  
DONNA HUGHES  
35482 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480571003, APN: 480571003  
MARGARET DELGATTO, ETAL  
35374 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480572007, APN: 480572007  
ADRIANNE HACKE, ETAL  
35494 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480572001, APN: 480572001  
MICHELLE HARRIS, ETAL  
35422 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480572008, APN: 480572008  
TERESA CAZARESMEZA, ETAL  
30787 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480572002, APN: 480572002  
FRANCES COLLINS  
35434 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480572009, APN: 480572009  
RAELENE ESPINOZA  
30799 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480572003, APN: 480572003  
ERIC LOPEZ  
35446 EVENING GLOW DR  
MURRIETA, CA. 92563

ASMT: 480572010, APN: 480572010  
NEBIYOU KEDIR  
30811 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480572011, APN: 480572011  
ROWENA BAUTISTA, ETAL  
30835 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480572018, APN: 480572018  
NICOLE FIELD, ETAL  
35523 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480572012, APN: 480572012  
DAVID BERRY  
35451 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480572019, APN: 480572019  
SPENCERS CROSSING MASTER ASSN  
C/O JACKSON DEMARCO TIDUS PECKENPAUG  
2030 MAIN ST STE 1200  
IRVINE CA 92614

ASMT: 480572013, APN: 480572013  
AIMEE RAYMUNDO, ETAL  
35463 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480580001, APN: 480580001  
JAN STOVALL, ETAL  
30946 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480572014, APN: 480572014  
ROBERT KNOLL  
35475 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480580002, APN: 480580002  
SANDRA RILEY, ETAL  
30958 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480572015, APN: 480572015  
FRANK KNAPP  
35487 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480580003, APN: 480580003  
LAVENDER LLOYD, ETAL  
30970 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480572016, APN: 480572016  
ANGELA CRUMPTON, ETAL  
35499 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480580004, APN: 480580004  
KURT HANZ  
30982 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480572017, APN: 480572017  
MARIFLOR CUSTODIO, ETAL  
35511 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480580005, APN: 480580005  
JOSE MAISONET  
30973 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480580006, APN: 480580006  
KEVIN EVANS  
30951 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480580016, APN: 480580016  
FERDINAND HERNANDEZ  
30953 STARFIRE CIR  
MURRIETA, CA. 92563

ASMT: 480580007, APN: 480580007  
JANICE BEARD, ETAL  
30949 MOONFLOWER LN  
MURRIETA, CA. 92563

ASMT: 480580017, APN: 480580017  
BRENDA HOGEN  
35442 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480580011, APN: 480580011  
FRANKIE BROWNING, ETAL  
30950 STARFIRE CIR  
MURRIETA, CA. 92563

ASMT: 480580018, APN: 480580018  
RAVINDERPREE KAUR  
35454 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480580012, APN: 480580012  
SCOTT HILL  
30962 STARFIRE CIR  
MURRIETA, CA. 92563

ASMT: 480580019, APN: 480580019  
DONNA GIBSON, ETAL  
35466 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480580013, APN: 480580013  
DEBRA CRISPIN, ETAL  
30974 STARFIRE CIR  
MURRIETA, CA. 92563

ASMT: 480580020, APN: 480580020  
MICHAEL WEBSTER  
35478 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480580014, APN: 480580014  
HELEN CRUZ, ETAL  
30977 STARFIRE CIR  
MURRIETA, CA. 92563

ASMT: 480580021, APN: 480580021  
SOCORRO GARCIA, ETAL  
30934 GOLDEN ASTER CT  
MURRIETA, CA. 92563

ASMT: 480580015, APN: 480580015  
BENJAMIN VELASCO  
30965 STARFIRE CIR  
MURRIETA, CA. 92563

ASMT: 480580022, APN: 480580022  
HELENE BADALUCO, ETAL  
30946 GOLDEN ASTER CT  
MURRIETA, CA. 92563

ASMT: 480580023, APN: 480580023  
JODI ELLIOTT, ETAL  
30958 GOLDEN ASTER CT  
MURRIETA, CA. 92563

ASMT: 480580030, APN: 480580030  
GRACE GERMAIN, ETAL  
35526 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480580024, APN: 480580024  
CYNTHIA MCNEIL, ETAL  
30970 GOLDEN ASTER CT  
MURRIETA, CA. 92563

ASMT: 480580031, APN: 480580031  
FATIMA SERNA, ETAL  
35538 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480580025, APN: 480580025  
MASAMI WAGSTAFF, ETAL  
30973 GOLDEN ASTER CT  
MURRIETA, CA. 92563

ASMT: 480580032, APN: 480580032  
ANTHONY LASHLEY  
35550 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480580026, APN: 480580026  
VERONICA LONG, ETAL  
30961 GOLDEN ASTER CT  
MURRIETA, CA. 92563

ASMT: 480581001, APN: 480581001  
DELANEA PENFOLD RADBOURNE, ETAL  
35517 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480580027, APN: 480580027  
ROCHELLE JOHNSON, ETAL  
30949 GOLDEN ASTER CT  
MURRIETA, CA. 92563

ASMT: 480581002, APN: 480581002  
DENISE LLAMAS, ETAL  
35505 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480580028, APN: 480580028  
CHERYL FOSTER, ETAL  
30937 GOLDEN ASTER CT  
MURRIETA, CA. 92563

ASMT: 480581003, APN: 480581003  
ADRIAN LEROUX  
35493 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480580029, APN: 480580029  
JACQUELINE AMDUR, ETAL  
35514 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480581004, APN: 480581004  
GREGORY HENDERSON  
35481 SUMMERHOLLY LN  
MURRIETA, CA. 92563



ASMT: 480581005, APN: 480581005  
FRANK LEON  
35469 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480581012, APN: 480581012  
TOSHA SMITH, ETAL  
35368 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581006, APN: 480581006  
OLGA CARDENAS, ETAL  
35457 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480581013, APN: 480581013  
KARI SCOTT, ETAL  
35380 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581007, APN: 480581007  
ONIKA GRIMES, ETAL  
35445 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480581017, APN: 480581017  
MARYSUSAN SMITH  
35428 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581008, APN: 480581008  
JENNIFER GOODNER, ETAL  
35433 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480581018, APN: 480581018  
VILLA HAINES, ETAL  
35440 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581009, APN: 480581009  
PATRICIA MOLINA, ETAL  
35421 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480581019, APN: 480581019  
NANCY VOLPE, ETAL  
35452 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581010, APN: 480581010  
JOYCE JOHNSON, ETAL  
35409 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480581020, APN: 480581020  
ROY AHLERS  
35443 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581011, APN: 480581011  
ALICIA AGUIRRE  
35385 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480581021, APN: 480581021  
SCOTT HOUGHTON  
35419 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581022, APN: 480581022  
MARY ANDREW, ETAL  
35407 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581031, APN: 480581031  
CLAUDIA SAAVEDRA, ETAL  
35361 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480581023, APN: 480581023  
ANNA GOULD, ETAL  
35395 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581032, APN: 480581032  
MAGGIE FITZGERALD, ETAL  
35349 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480581024, APN: 480581024  
FELICITA MOGES, ETAL  
35383 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581033, APN: 480581033  
NATIVIDAD FRIGILLANA, ETAL  
35325 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480581025, APN: 480581025  
RENETH TULLAO, ETAL  
35390 MAYAPPLE CT  
MURRIETA, CA. 92563

ASMT: 480581034, APN: 480581034  
JENNIFER SENEFF, ETAL  
35320 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581026, APN: 480581026  
CLAUDIA CONTRERAS  
35402 MAYAPPLE CT  
MURRIETA, CA. 92563

ASMT: 480581035, APN: 480581035  
AMY GONZALEZ, ETAL  
35332 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581027, APN: 480581027  
MARLYN MORALES, ETAL  
35414 MAYAPPLE CT  
MURRIETA, CA. 92563

ASMT: 480581036, APN: 480581036  
THOMAS AIELLO, ETAL  
35344 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581030, APN: 480581030  
NABILA ZAIDI, ETAL  
35373 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480581037, APN: 480581037  
MICHELLE TURNER MARTIN, ETAL  
35356 STONECROP CT  
MURRIETA, CA. 92563



ASMT: 480581038, APN: 480581038  
MARGARET ANDERSON, ETAL  
35359 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581045, APN: 480581045  
ELLEN WILSON, ETAL  
35366 MAYAPPLE CT  
MURRIETA, CA. 92563

ASMT: 480581039, APN: 480581039  
JENEKE BLANCO, ETAL  
35347 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581046, APN: 480581046  
CHRISTOPHER REGAL  
35378 MAYAPPLE CT  
MURRIETA, CA. 92563

ASMT: 480581040, APN: 480581040  
PEDRO CABRERA  
35335 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581047, APN: 480581047  
JUDITH MARNET, ETAL  
35392 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581041, APN: 480581041  
MARIE HEIL  
35323 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581048, APN: 480581048  
KRSITIN PETERS, ETAL  
35404 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581042, APN: 480581042  
JENNIFER STACY, ETAL  
35330 MAYAPPLE CT  
MURRIETA, CA. 92563

ASMT: 480581049, APN: 480581049  
LADONNA MARTINEZ, ETAL  
35416 STONECROP CT  
MURRIETA, CA. 92563

ASMT: 480581043, APN: 480581043  
NICOLE CABRERA, ETAL  
35342 MAYAPPLE CT  
MURRIETA, CA. 92563

ASMT: 480582001, APN: 480582001  
ALVERIA HARRINGTON, ETAL  
35382 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480581044, APN: 480581044  
AMIE BALLE  
35354 MAYAPPLE CT  
MURRIETA, CA. 92563

ASMT: 480582004, APN: 480582004  
DAROOSH TAYEBI  
35322 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480582005, APN: 480582005  
MARIAM SULTANI, ETAL  
35334 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480590004, APN: 480590004  
SHANNON PALUSO, ETAL  
35601 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480582006, APN: 480582006  
JACQUELINE GAINES, ETAL  
35346 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480590005, APN: 480590005  
CECILIA COTIN, ETAL  
38499 ROYAL TROON DR  
MURRIETA CA 92563

ASMT: 480582007, APN: 480582007  
JERROD NOVODOCZKY  
35358 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480590006, APN: 480590006  
DENISE ASCENCIO  
35637 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480582008, APN: 480582008  
PATRICIA BECKER, ETAL  
35370 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480590007, APN: 480590007  
ASHLEY PERKINS  
35649 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480590001, APN: 480590001  
URBAN DEV, ETAL  
C/O MICHAELSON CONNOR & BOUL  
5312 BOLSA AVE STE 200  
HUNTINGTON BEACH CA 92649

ASMT: 480590008, APN: 480590008  
VICTORIA LINCOLN  
35604 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480590002, APN: 480590002  
JULIE RONES, ETAL  
35577 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480590009, APN: 480590009  
NEVINE GIRGIS, ETAL  
35592 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480590003, APN: 480590003  
KIM GILBERT  
35589 SUMMERHOLLY LN  
MURRIETA, CA. 92563

ASMT: 480590010, APN: 480590010  
CORINA HERN, ETAL  
35580 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480590011, APN: 480590011  
PAUL COE  
35556 SUGAR MAPLE ST  
MURRIETA, CA. 92563

ASMT: 480590018, APN: 480590018  
LISA JIMENEZ  
30838 PRAIRIE SMOKE CIR  
MURRIETA, CA. 92563

ASMT: 480590012, APN: 480590012  
MARIA LOPEZ, ETAL  
30805 PRAIRIE SMOKE CIR  
MURRIETA, CA. 92563

ASMT: 480590019, APN: 480590019  
JENNIFER SCHULTE MAHOMED, ETAL  
30826 PRAIRIE SMOKE CIR  
MURRIETA, CA. 92563

ASMT: 480590013, APN: 480590013  
HECTOR MILAN  
30817 PRAIRIE SMOKE CIR  
MURRIETA, CA. 92563

ASMT: 480590020, APN: 480590020  
JASHIR SETIAS  
30814 PRAIRIE SMOKE CIR  
MURRIETA, CA. 92563

ASMT: 480590014, APN: 480590014  
CLAY HAMILTON  
30829 PRAIRIE SMOKE CIR  
MURRIETA, CA. 92563

ASMT: 480590021, APN: 480590021  
ANNABEL OLEA, ETAL  
30802 PRAIRIE SMOKE CIR  
MURRIETA, CA. 92563

ASMT: 480590015, APN: 480590015  
JULIE SOLIS, ETAL  
30841 PRAIRIE SMOKE CIR  
MURRIETA, CA. 92563

ASMT: 480590022, APN: 480590022  
JUSTIN CHEVALIER  
30847 SUNCATCHER ST  
MURRIETA CA 92563

ASMT: 480590016, APN: 480590016  
JESSICA PADILLA, ETAL  
30853 PRAIRIE SMOKE CIR  
MURRIETA, CA. 92563

ASMT: 480590023, APN: 480590023  
LIZABETH KOEHN, ETAL  
30859 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480590017, APN: 480590017  
FRANCESCA KENNEDY, ETAL  
30850 PRAIRIE SMOKE CIR  
MURRIETA, CA. 92563

ASMT: 480590024, APN: 480590024  
BRIDGET OSTRAND, ETAL  
30871 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480590025, APN: 480590025  
SARA VEGA  
30883 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480591005, APN: 480591005  
ELIZABETH GARCIA  
30844 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480590026, APN: 480590026  
BRYAN KIRBY  
30895 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480591006, APN: 480591006  
LAUREN ANDERSON, ETAL  
30832 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480590027, APN: 480590027  
MOUREENA SHEFFER, ETAL  
30907 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480591007, APN: 480591007  
SOU SAETERN  
30820 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480591001, APN: 480591001  
MICHELLE MACEA, ETAL  
30892 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480591008, APN: 480591008  
BRANDY VILLASENOR, ETAL  
30808 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480591002, APN: 480591002  
JAMARA WELLS, ETAL  
30880 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480591009, APN: 480591009  
NAOMI DAVIS, ETAL  
30796 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480591003, APN: 480591003  
CHARMAINE MERCADAL, ETAL  
30868 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480591011, APN: 480591011  
ARACELI JUAREZ, ETAL  
35405 MAYAPPLE CT  
MURRIETA, CA. 92563

ASMT: 480591004, APN: 480591004  
MARIA CARTELL, ETAL  
30856 SUNCATCHER ST  
MURRIETA, CA. 92563

ASMT: 480591012, APN: 480591012  
JEAN DAUTERMANN, ETAL  
35393 MAYAPPLE CT  
MURRIETA, CA. 92563



ASMT: 480591013, APN: 480591013  
CASANDRA SCOTT, ETAL  
35381 MAYAPPLE CT  
MURRIETA, CA. 92563

ASMT: 480591020, APN: 480591020  
TERESA FLYNN EVERETT, ETAL  
30783 OLYMPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480591014, APN: 480591014  
ELEANA TILLER, ETAL  
35357 MAYAPPLE CT  
MURRIETA, CA. 92563

ASMT: 480591021, APN: 480591021  
PEY SU, ETAL  
10921 S 87TH E AVE  
TULSA OK 74133

ASMT: 480591015, APN: 480591015  
MORTEN DUE, ETAL  
35345 MAYAPPLE CT  
MURRIETA, CA. 92563

ASMT: 480591022, APN: 480591022  
DEBBIE ANDERSON, ETAL  
30759 OLYMPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480591016, APN: 480591016  
DARRELYNN SMITH, ETAL  
35321 MAYAPPLE CT  
MURRIETA CA 92563

ASMT: 480591023, APN: 480591023  
DANELLE ZIETLOW, ETAL  
30747 OLYMPIA ROSE DR  
MURRIETA CA 92563

ASMT: 480591017, APN: 480591017  
BARBARA LALINGO, ETAL  
35328 WHITE CLOVER CT  
MURRIETA, CA. 92563

ASMT: 480600001, APN: 480600001  
DARREL WILLIAMS  
30732 OLYMPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480591018, APN: 480591018  
MELODY SALAMAT, ETAL  
35340 WHITE CLOVER CT  
MURRIETA, CA. 92563

ASMT: 480600002, APN: 480600002  
CAROLITA FRANCA, ETAL  
30744 OLYMPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480591019, APN: 480591019  
MARIA OCHOA, ETAL  
35364 WHITE CLOVER CT  
MURRIETA, CA. 92563

ASMT: 480600003, APN: 480600003  
DANIELLE VARGAS, ETAL  
30756 OLYMPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480600004, APN: 480600004  
SHIRLEY BURRASCANO, ETAL  
30769 DROPSEED DR  
MURRIETA, CA. 92563

ASMT: 480601004, APN: 480601004  
HANA SAYEGH, ETAL  
6324 FRANKLIN GATE DR  
EL PASO TX 79912

ASMT: 480600005, APN: 480600005  
DEBORAH COFFINO, ETAL  
30757 DROPSEED DR  
MURRIETA, CA. 92563

ASMT: 480601005, APN: 480601005  
CONTESSA BROWN, ETAL  
30830 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480600006, APN: 480600006  
TERESA DEKOWSKI, ETAL  
30745 DROPSEED DR  
MURRIETA, CA. 92563

ASMT: 480601006, APN: 480601006  
ZEJIAN LIN, ETAL  
30842 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480600009, APN: 480600009  
SPENCERS CROSSING MASTER ASSN  
38625 CALISTOGA DR STE 200  
MURRIETA CA 92563

ASMT: 480601007, APN: 480601007  
ELVIRA GURAT, ETAL  
30854 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480601001, APN: 480601001  
PETER BOPP  
30770 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480601008, APN: 480601008  
CATHERINE MILLER, ETAL  
30866 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480601002, APN: 480601002  
JOHN RUSH  
SAM  
30782 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480601009, APN: 480601009  
ANGEL VILLEGAS  
30878 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480601003, APN: 480601003  
DAVID CHO  
30794 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480601010, APN: 480601010  
ERLINDA ROBLES, ETAL  
30890 PRAIRIE SUN WAY  
MURRIETA, CA. 92563



ASMT: 480601011, APN: 480601011  
TIFFANY HEITZMAN, ETAL  
30902 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480602020, APN: 480602020  
BELMA RAFANAN, ETAL  
30869 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480601012, APN: 480601012  
DENNIS OLENICK  
30914 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480602021, APN: 480602021  
ROBERT AVILA, ETAL  
30857 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480601013, APN: 480601013  
MICHAEL PALMER, ETAL  
30926 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480602022, APN: 480602022  
GUADALUPE GILL, ETAL  
30845 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480602016, APN: 480602016  
MICHAEL HOLDEN  
30917 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480602023, APN: 480602023  
RACHEL AKANA TAMBURI, ETAL  
30833 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480602017, APN: 480602017  
MELINDA HOSLEY  
30905 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480602024, APN: 480602024  
BEVERLY DUELL, ETAL  
30821 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480602018, APN: 480602018  
ALEXANDER COLE  
30893 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480602025, APN: 480602025  
ALBA CHASSEY, ETAL  
30809 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480602019, APN: 480602019  
VICTOR MENDOZA  
30881 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480602026, APN: 480602026  
AMY HUFFMAN  
30797 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480602027, APN: 480602027  
DARREN RAMSEY  
30785 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480602034, APN: 480602034  
DEVREA SMITH, ETAL  
30814 DROPSEED DR  
MURRIETA, CA. 92563

ASMT: 480602028, APN: 480602028  
MARYANN KEENE, ETAL  
30773 PRAIRIE SUN WAY  
MURRIETA, CA. 92563

ASMT: 480602035, APN: 480602035  
VERONICA MONDRAGON, ETAL  
30826 DROPSEED DR  
MURRIETA, CA. 92563

ASMT: 480602029, APN: 480602029  
GILBERT DUARTE, ETAL  
30754 DROPSEED DR  
MURRIETA, CA. 92563

ASMT: 480602048, APN: 480602048  
WOODSIDE 05S  
11870 PIERCE ST STE 250  
RIVERSIDE CA 92505

ASMT: 480602030, APN: 480602030  
HARRIET LEATH, ETAL  
30766 DROPSEED DR  
MURRIETA, CA. 92563

ASMT: 480602049, APN: 480602049  
STEPHANIE MARTINEZ, ETAL  
30817 DROPSEED DR  
MURRIETA, CA. 92563

ASMT: 480602031, APN: 480602031  
JANET SLATER MILLER, ETAL  
30778 DROPSEED DR  
MURRIETA, CA. 92563

ASMT: 480602050, APN: 480602050  
NATALIE FISCHER  
30805 DROPSEED DR  
MURRIETA, CA. 92563

ASMT: 480602032, APN: 480602032  
NOEL MURILLO, ETAL  
30790 DROPSEED DR  
MURRIETA, CA. 92563

ASMT: 480602051, APN: 480602051  
REBECCA ARZINGER  
30793 DROPSEED DR  
MURRIETA, CA. 92563

ASMT: 480602033, APN: 480602033  
BRENDA BRISSON, ETAL  
30802 DROPSEED DR  
MURRIETA, CA. 92563

ASMT: 480602052, APN: 480602052  
EDWARD HANNON  
P O BOX 77216  
CORONA CA 92877

ASMT: 480602053, APN: 480602053  
SCOTT HACKWORTH  
30780 OLYMPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480602061, APN: 480602061  
MARY BAILEY, ETAL  
30876 OLYMPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480602054, APN: 480602054  
PEGGY BANKS  
30792 OLYPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480602062, APN: 480602062  
GLORIA SAVE, ETAL  
30888 OLYMPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480602055, APN: 480602055  
JANIS CARRILLO, ETAL  
30804 OLYMPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480602063, APN: 480602063  
ALMA WILLIAMS, ETAL  
30900 OLYMPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480602056, APN: 480602056  
CHRISTETA WEFEL, ETAL  
30816 OLYPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480602064, APN: 480602064  
JULIE RIVA, ETAL  
30912 OLYMPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480602057, APN: 480602057  
FAVIAN ANGUIANO  
30828 OLYMPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480602065, APN: 480602065  
SPENCERS CROSSING 103  
C/O DENNIS CHAPMAN  
1522 BROOKHOLLOW DR NO 1  
SANTA ANA CA 92705

ASMT: 480602058, APN: 480602058  
EUNICE RECOLASO, ETAL  
30840 OLYMPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480602066, APN: 480602066  
ELIZABETH BEELS, ETAL  
30936 OLYMPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480602060, APN: 480602060  
SUSAN YEE, ETAL  
1309 LUNALILO HOME RD  
HONOLULU HI 96825

ASMT: 480602067, APN: 480602067  
KATHLEEN HECKATHORN, ETAL  
30948 OLYMPIA ROSE DR  
MURRIETA, CA. 92563

ASMT: 480610001, APN: 480610001  
JILLIAN DAVIS, ETAL  
30856 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480610008, APN: 480610008  
SELINA SMITH, ETAL  
35051 INDIAN GRASS DR  
MURRIETA, CA. 92563

ASMT: 480610002, APN: 480610002  
DOROTHEA MAY, ETAL  
30844 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480610009, APN: 480610009  
VIOLET WERT  
35063 INDIAN GRASS DR  
MURRIETA, CA. 92563

ASMT: 480610003, APN: 480610003  
H HERMANSON  
30832 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480610011, APN: 480610011  
ELIZABETH LANGSDALE  
35087 INDIAN GRASS DR  
MURRIETA, CA. 92563

ASMT: 480610004, APN: 480610004  
ROVEENDRA PAUL  
30820 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480610021, APN: 480610021  
KRISTY GARDINER, ETAL  
35084 INDIAN GRASS DR  
MURRIETA, CA. 92563

ASMT: 480610005, APN: 480610005  
VERNELL WILLIAMS  
30808 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480610050, APN: 480610050  
SPENCERS CROSSING MASTER ASSN  
C/O MERIT ASSOCIATION SVCS  
1 POLARIS WAY  
ALISO VIEJO CA 92656

ASMT: 480610006, APN: 480610006  
BARBARA STEVENS, ETAL  
35027 INDIAN GRASS DR  
MURRIETA, CA. 92563

ASMT: 480610051, APN: 480610051  
RIVERSIDE MITLAND 03  
C/O RICHARD WHITNEY  
12865 POINTE DEL MAR 200  
DEL MAR CA 92014

ASMT: 480610007, APN: 480610007  
JAMEY LIGHT, ETAL  
35039 INDIAN GRASS DR  
MURRIETA, CA. 92563

ASMT: 480611012, APN: 480611012  
CATALINA ESPINO, ETAL  
30823 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480611013, APN: 480611013  
LINDA REYNAGA, ETAL  
30835 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480611020, APN: 480611020  
AMY FRIEDMAN, ETAL  
30919 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480611014, APN: 480611014  
GAIL SCHUELLER  
30847 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480611021, APN: 480611021  
MARYANN SELLE  
30931 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480611015, APN: 480611015  
MAXIMA ALARVA, ETAL  
30859 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480611022, APN: 480611022  
JAMES GALLENBERGER, ETAL  
30943 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480611016, APN: 480611016  
NINA PETERSON, ETAL  
30871 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480612008, APN: 480612008  
DR HORTON LOS ANGELES HOLDING CO INC  
C/O STEVE FITZPATRICK  
2280 WARDLOW CIR  
CORONA CA 92880

ASMT: 480611017, APN: 480611017  
SHERRI HILL  
30883 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480612009, APN: 480612009  
JACQUELYN CAN, ETAL  
35058 GOLDTHREAD LN  
MURRIETA, CA. 92563

ASMT: 480611018, APN: 480611018  
CAROLINE NYAIRO  
30895 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480612010, APN: 480612010  
JONATHAN BALL  
35046 GOLDTHREAD LN  
MURRIETA, CA. 92563

ASMT: 480611019, APN: 480611019  
JASON TRAIL  
30907 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480612011, APN: 480612011  
ROBIN OWENS, ETAL  
35034 GOLDTHREAD LN  
MURRIETA, CA. 92563

ASMT: 480612012, APN: 480612012  
MARY BAESEN, ETAL  
30964 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480612022, APN: 480612022  
PARK DIST, ETAL  
29658 CAMINO PEPITA  
MENIFEE CA 92584

ASMT: 480612013, APN: 480612013  
BRADLEY PRICE  
30952 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480643014, APN: 480643014  
RICHMOND AMERICAN HOMES OF MARYLAND  
C/O LAND ACQUISITION  
5171 CALIFORNIA STE 120  
IRVINE CA 92617

ASMT: 480612014, APN: 480612014  
NATHAN DYSKA  
30940 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480643019, APN: 480643019  
PARK DISTRICT, ETAL  
537 E FLORIDA AVE  
HEMET CA 92543

ASMT: 480612015, APN: 480612015  
DAVID DENSON  
30928 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 963060069, APN: 963060069  
MARTIN RINDAHL  
2303 W LOMA LINDA AVE  
FRESNO CA 93711

ASMT: 480612016, APN: 480612016  
JUSTIN MITHERS, ETAL  
30916 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 963450018, APN: 963450018  
FV COMMONS  
C/O PROPERTY TAX DEPT  
P O BOX 790830  
SAN ANTONIO TX 78279

ASMT: 480612017, APN: 480612017  
JACQUALINE TONINI, ETAL  
30904 SNOWBERRY LN  
MURRIETA, CA. 92563

ASMT: 480612018, APN: 480612018  
REBECCA DUBOSE  
30892 SNOWBERRY LN  
MURRIETA, CA. 92563



6/25/2013 5:25:25 PM

ATTN: John Guerin  
Airport Land Use Commission  
Mail Stop 1070

Aviation Administration,  
Riverside County  
Mail Stop 1560

ATTN: Dan Kopulsky  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 725  
San Bernardino, CA 92401-1400

ATTN: Bill Brown  
County Service Area 104  
c/o EDA  
Mail Stop 1040

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Murrieta Valley Unified School District  
41870 McCalby Ct.  
Murrieta, CA 92562-7036

Starfield Sycamore Inv LLC  
2151 Michelson Dr. #250  
Irvine CA 92612

Albert A Webb  
3788 McCray St  
Riverside CA92506

Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

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

T&B Planning  
17542 East 17th Street Suite 100  
Tustin CA 92780



# 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.**

Specific Plan No. 312 Amended No. 1, Change of Zone No. 7769, Tentative Tract Map No. 36418, Tentative Tract Map No. 32289 Minor Change No. 1

*Project Title/Case Numbers*

Matt Straite  
*County Contact Person*

951-955-8631  
*Phone Number*

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

Riverside Mitland 03, LLC  
*Project Applicant*

3090 Bristol Street Suite 220 Coasta Mesa CA 92626  
*Address*

The project is located in the Southwest Area Plan, in the Community of French Valley; more specifically the project is easterly of Briggs Road, westerly of Highway 79 and Leon Road, southerly of Keller Road.  
*Project Location*

Change of Zone No 7769 proposes to modify the zoning standards for Planning Area 8, 15, 16, 18A, 19 and 20/21, in addition the Planning Area boundaries would be formalized. For a more detailed project description see the EIR Addendum. Tentative Tract Map No. 36418 proposes a Schedule A subdivision of 10.06 gross acres into 50 residential lots, 1 utility lot, and 3 open space lots in Planning Area 19, a site designated for a school which is no longer needed by the district. For a more detailed project description see the EIR Addendum. Tentative Track Map No. 32289 Minor Change No.1 proposes to merge lots 181-183, 184-197 and 214-216. There will be a total of 179 residential lots, 18 open space lots, and 2 detention basin lots on 81.87 gross acres after all lots are merged, 19 total lots are being merged. For a more detailed project description see the EIR Addendum.  
*Project Description*

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

1. The project WILL have a significant effect on the environment.
2. An Addendum to previously adopted EIR No. 411 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Proof of prior payment + \$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 NOT 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 1/22/2013  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42492 ZCFG05864 .

**FOR COUNTY CLERK'S USE ONLY**





COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY

EA 37469  
FILED  
RIVERSIDE COUNTY  
JUN 08 2001

NOTICE OF DETERMINATION

GARY L. ORSO

By *C. Kohler* C. Kohler  
Deputy

TO:  Office of Planning and Research (OPR)  
1400 Tenth Street, Room 121  
Sacramento, CA 95814  
 County Clerk  
County of Riverside

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409  
 82-675 Highway 111, 2nd Floor  
Indio, CA 92201

Riverside County Transportation Department  
 4080 Lemon Street, 8th Floor  
P. O. Box 1090  
Riverside, CA 92502-1090

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

E.A. Number 37469, Specific Plan No. 312, General Plan Amendment No. 472, Change of Zone No. 6383, EIR 411  
Project Title: Case Numbers COUNTY CLERK  
1999041068 Keith Gardner (909) 955-9076  
State Clearinghouse Number Contact Person Area Code/No./Ext.  
Neg Declaration/Ntc Determination Filed per P.R.C. 21152 POSTED

Tucalota Hills Associates, LLC 19800 MacArthur Boulevard, Suite 700 Irvine, CA 92612  
Project Applicant/Property Owner and Address

South of Keller Road, West of Leon Road, East of Briggs Road  
Project Location  
Removed: 7-9-01  
By: *J. Hyten* Dept  
County of Riverside State of California

A master planned community to have 1,793 dwelling units on 449.4 acres, 95.4 acres of park sites/detention basins/open space, 20.0 acres of school sites, 7 acres of commercial sites, and 41.3 acres of major road ways.  
Project Description

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on 6/5/01, and has made the following determinations regarding that project:

1. The project  will,  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act.  
 An Addendum to a previously adopted Negative Declaration was prepared for this project pursuant to the provisions of the California Environmental Quality Act.  
 The proposed project is a (commercial/industrial/residential) project undertaken pursuant to and in conformity to Specific Plan No. ?? (??) for which an Environmental Impact Report has been prepared, therefore pursuant to Section 15182 of the CEQA Guidelines, the proposed project is exempt from CEQA.
3. Mitigation Measures  were,  were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations  , was,  was not adopted for this project.
6. A de minimis finding  was,  was not made for this project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments, responses and record of project approval is available to the general public at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

*[Signature]* Board Assistant JUN 05 2001  
Signature Title Date  
ORD 348.3996  
Resol 2001-111

Y:\TM2\Keith\Eas\nod37469.wpd

6/5/01 3.79

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:	FOR COUNTY CLERK'S USE ONLY  Please charge deposit fee case number: 37469
--	---

ORIGINAL

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0103803

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(909) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(909) 694-5242

82675 Highway 111  
Room 209  
Indio, CA 92201  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: FRENCH VALLEY ASSOCIATES LLC \$928.00  
paid by: CK 1326  
paid towards: CFG01717 CALIF FISH & GAME: EIR  
FISH & GAME FOR EIR 411 (SP312 GPA472 CZ6383)  
at parcel #:  
appl type: CFG2

By \_\_\_\_\_ Apr 09, 2001 14:50  
NMAZIK posting date Apr 09, 2001

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
5701-322-490-9923	CF&G TRUST	\$928.00

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

Additional info at [www.tlma.co.riverside.ca.us/lms/lms.htm](http://www.tlma.co.riverside.ca.us/lms/lms.htm)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

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Account Code	Description	Amount
5701-322-490-9923	CF&G TRUST	\$928.00

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EA 39040

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200401411

Lead Agency: COUNTY PLANNING Date: 11/23/2004

County Agency of Filing: Riverside Document No: 200401411

Project Title: TTM 30695

Project Applicant Name: SPENCER'S CROSSING LLC Phone Number:

Project Applicant Address: 27393 YNEZ RD., STE. 25 TEMECULA CA 92591

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

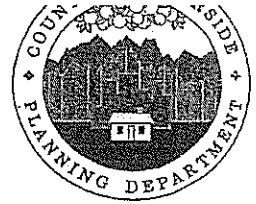
- Environmental Impact Report \_\_\_\_\_
  - Negative Declaration \_\_\_\_\_
  - Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
  - Project Subject to Certified Regulatory Programs \_\_\_\_\_
  - County Administration Fee \_\_\_\_\_ \$64.00
    - Project that is exempt from fees (DeMinimis Exemption)
    - Project that is exempt from fees (Notice of Exemption)
- Total Received** \_\_\_\_\_ **\$64.00**

Signature and title of person receiving payment:  \_\_\_\_\_

Notes:



# COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Richard K. Lashbrook  
Agency Director

## Planning Department

Robert C. Johnson  
Planning Director

### Notice of Exemption

**FILED**  
RIVERSIDE COUNTY

**PROJECT CASE NO./TITLE:** Tentative Tract Map No. 30695

NOV 23 2004

**PROJECT SPONSOR:** Spencer's Crossing, LLC  
27393 Ynez Road, Suite 25  
Temecula, CA 92591

By *GARY L. ORSO*  
*C. Kohler* Deputy

**PROJECT LOCATION:** The project is located in the French Valley Area of Western Riverside County, in the French Valley Specific Plan (SP No. 312). More specifically, the project is located north of Thompson Street and south of Leon Road.

**PROJECT DESCRIPTION:** Tentative Tract Map No. 30695 is a proposal to create 107 single-family residential lots on 49.92 acres with 18 open space lots for drainage, buffering, and open space purposes.

The Planning Department has found that the project is exempt from the provisions of CEQA based on the following:

Riverside County has prepared and certified an Environmental Impact Report (EIR No. 411) for Specific Plan No. 312. Riverside County has prepared an certified an Addendum to Environmental Staff Report No. 411 on July 14, 2004. No further environmental documentation (EIR or negative declaration) is needed, **reference Sec. 15181 of CEQA Guidelines.**

**Findings:**

1. The project conforms to the Specific Plan No. 312.
2. No EIR or negative declaration needs to be prepared.

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Robert C. Johnson, Planning Director

*[Signature]*  
Adam B. Rush, Urban Regional Planner I

COUNTY CLERK  
Neg. Declaration/Ntc Determination  
Filed per P.R.C. 21152  
POSTED

NOV 23 2004

Removed: *DEC 6 7 2004*  
*Roseanne M. Sanchez*  
By \_\_\_\_\_ Dept.  
County of Riverside, State of California

Y:\TM2\ADAM R\TR30695\TR30695NOE.doc

**ORIGINAL**

Riverside Office: 4080 Lemon Street, 9<sup>th</sup> Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(909) 955-3200 · Fax (909) 955-3157

Indio Office: 82-675 Hwy 111, 2<sup>nd</sup> Floor  
Room 209, Indio, California 92201  
(760) 863-8277 · Fax (760) 863-7040

Murrieta Office: 39493 Los Alamos Rd.  
Murrieta, California 92563  
(909) 600-6170 · Fax (909) 600-6145

11-9-04 1.2

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R0308336

4080 Lemon Street  
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Riverside, CA 92502  
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Murrieta, CA 92563  
(951) 694-5242

82675 Highway 111  
Room 209  
Indio, CA 92201  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: SPENCERS CROSSING LLC \$64.00  
paid by: CK 242  
CFG FOR EA39046  
paid towards: CFG02504 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ May 07, 2003 10:05  
MBRASWEL posting date May 07, 2003

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

11-9-04 1.2

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

82675 Highway 111  
Room 209  
Indio, CA 92201  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

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paid by: CK 1326  
FISH & GAME FOR EIR 411 (SP312 GPA472 CZ6383)  
paid towards: CFG01717 CALIF FISH & GAME: EIR  
at parcel:  
appl type: CFG2

By \_\_\_\_\_ Apr 09, 2001 14:50  
NMAZIK posting date Apr 09, 2001

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
5701-322-490-9923	CF&G TRUST	\$928.00

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