



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

PLANNING COMMISSIONERS 2014

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**Interim
Planning Director**
Juan C. Perez

Legal Counsel
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*Deputy
County Counsel*

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9:00 A.M.

NOVEMBER 17, 2014

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY • RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
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 you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR

1.1 **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 – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:

3.1 **CHANGE OF ZONE NO. 7839 and TENTATIVE TRACT MAP NO. 36337** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Reinhart Canyon Assoc., LLC – Engineer/Representative: United Engineering Group – Third/Third Supervisorial

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Palm Desert, California 92211
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District - Hemet-San Jacinto Zoning District - San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Parry Drive, Southerly of Jelanie Lane and Westerly of California Avenue – 176.62 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** The Change of Zone is proposing to change the property's zoning on the site from Controlled Development Areas (W-2) zoning to Planned Residential (R-4) zoning. The Map proposes a Schedule A subdivision of 176.62 acres into 332 residential lots with a minimum lot size of 3,500 sq. ft. and 29 lettered lots. Continued from October 29, 2014. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org (Legislative)

4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

4.1 **NONE**

5.0 WORKSHOPS:

5.1 **NONE**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

3.1

Agenda Item No.:
Area Plan: San Jacinto Valley
Zoning Area: Temescal
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: November 17, 2014
Previously before the Commission: October 29, 2014

TENTATIVE TRACT MAP NO. 36337
CHANGE OF ZONE NO. 7839
ENVIRONMENTAL ASSESSMENT NO. 42410
Applicant: Reinhart Canyon Association, LLC
Engineer: United Engineering Group

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE TRACT MAP NO. 36337 proposes a Schedule A subdivision of 176.62 acres into 332 residential lots with a minimum lot size of 3,500 square feet. Lots 1 through 332 will occupy 33.42 acres of the project area. The designated lettered lots will be used for landscaping, water quality, storm drain, and open space purposes and encompass 126.12 acres of the project area. Open Space features within the project site will consist of a designated Open Space area of approximately 105 acres (Lot U), a club house of 1.1 acres (Lot V), an 0.07 acre Open Space Paseo (Lot M), and a Recreation Facility of 0.49 acres (Lot N).

CHANGE OF ZONE NO. 7839 proposes to amend the zoning designation on the project area from Controlled Development Areas (W-2) to Planned Residential (R-4) zoning.

Due to the proposed project being located within a high fire area zone, two proposed emergency access routes have been identified by staff for the ingress and egress of emergency personnel that are located on Beech Street and "G" Street.

The project is located in the San Jacinto Area Plan, more specifically it is located in Reinhart Canyon, northerly of the Heartland Village (Four Seasons) Specific Plan in the City of Hemet and Parry Drive, southerly of Jelanie Lane and westerly of California Avenue.

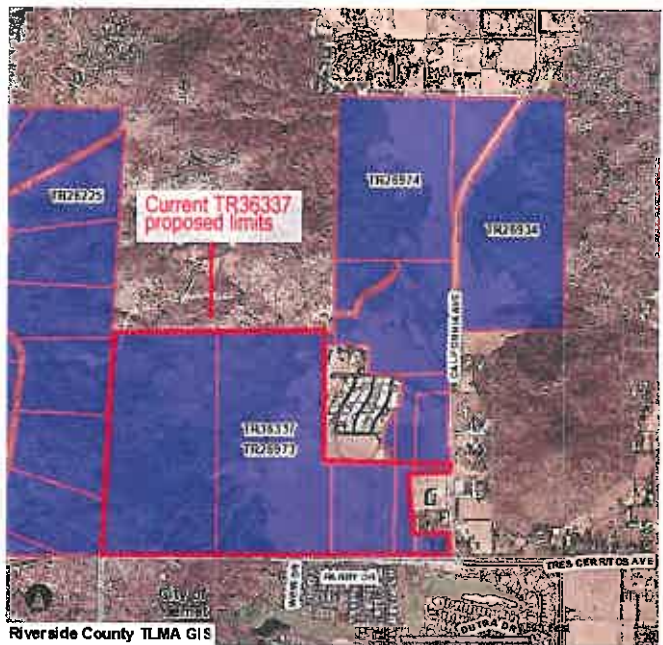
FURTHER PLANNING CONSIDERATIONS:

November 5, 2014

This project was before the Planning Commission on October 29th. The item was before the Commission with a recommendation of Discuss and Continue, no final action was recommended. The California Environmental Quality Act (CEQA) document had yet to be completed at the time the October 29th hearing was scheduled. The CEQA document (a Mitigated Negative Declaration and Environmental Assessment) was prepared and the required public review period has been completed.

PROJECT BACKGROUND:

In 1995 three Tentative Tract Maps were approved by the Board on the project site TR26973, on the southern portion of the property, and TR26974 on the northern portion (no longer part of the proposed TR36337), and TR26934 where some offsite hydrology infrastructure is proposed as part of



TR36337. On June 15, 1994 the Planning Commission denied all three maps based mostly on a lack of adequate access. On appeal, the Board heard and approved the maps with the addition of a condition of approval requiring secondary access prior to the maps recordation. The maps have all expired.

Prior to the 2003 General Plan the site was designated Rural Residential which features a five (5) acre minimum lot size. In 2003 the Board elected to change the designation for most of the site to Community Development: Low Density Residential (CD:LDR) which features a half (1/2) acre minimum lot size. Based on input from the General Plan Advisory Committee (GPAC) the 2008 update to the General Plan is proposing to revert a portion of the acreage back to Rural: Rural Residential- 5 Acre Minimum. The General Plan update has not yet been approved.

The application for the project was submitted in December of 2010. The map went through several changes including:

- The first application submittal covered a larger area of 361.6 acres proposing 340 half acre lots that included significant encroachment into the hills and rocky slope areas. This version of the map covered area between the Maze Stone Village and First Dirt Road as well as the area between the Maze Stone Village and the Four Seasons project.
- The project was then revised. The acreage stayed the same but the design was revised to reduce the impact area, leaving the slope areas mostly unaffected. The lot sizes were reduced to 12,000 square feet and employed clustering to achieve the density permitted by the General Plan. This version continued to have significant issues regarding access.
- The third iteration of the project reduced the acreage to 176.62 acres, basically only proposing a subdivision on the lower half of the site, south of the Maze Stone Village. The number of lots was reduced to 173 lots with a minimum lot size of 11,718 square feet.
- The fourth version of the map maintained the acreage of 176.62 acres, south of Maze Stone Village, but increased the lot count 332 lots with a minimum lot size of 3,500 square feet. As explained below in greater detail, the intent of the smaller lots was to echo the design of the Four Seasons project to the south.

ISSUES OF POTENTIAL CONCERN:

Fire Hazard Compliance

The project will be required to comply with all fuel modification requirements, which will include brush clearance at least 100 feet from all structures. Secondary access will also have to be provided to assure the community can evacuate in the event of an emergency, including a fire. The Fire Hazard section of the Riverside County General Plan requires that a secondary access route be provided for any proposed development which is located within a Hazardous Fire area. To comply with the secondary access requirements described in the Safety Element of the Riverside County General Plan, two potential secondary access routes have been identified by the Riverside County Transportation Department and may be designated for emergency ingress and egress access only. A condition of approval has been added to the project that will require the applicant to secure either one of these two routes, or provide an alternative agreeable to the Director of Planning, prior to map recordation. Each of the two identified routes is described below. Each has had a full review in the CEQA document.

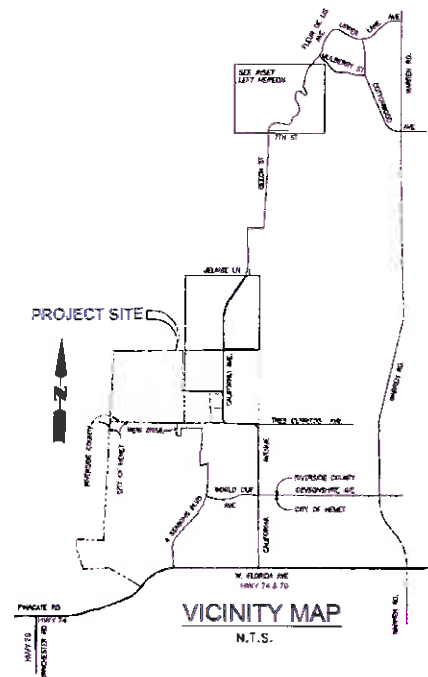
Through the Four Seasons Specific Plan:

The project abuts a built out Specific Plan on the south of the project site called Four Seasons, located in the City of Hemet. The Four Seasons project contains a road, Weir Drive, which features a cul-de-sac that abuts the northern most edge of the community. At the end of the cul-de-sac is a locked gate. The applicant contends that the Four Seasons project is required to provide emergency access through the gate at Weir Drive and following through the Four Seasons community to ultimately meet a circulating road outlet; the "K Hovanian's Four Seasons at Hemet Community Association Inc" has indicated they are not in support of access through their project. County Staff's opinion is that the secondary access documentation regarding access requirements through the Four Season's project does not currently meet our requirements for unobstructed secondary access required under Ordinance No. 460 to record the map. More specifically the easement granted by the City of Hemet, required to access the Four Seasons property, specifically used the work "existing" residents when referencing who could use the access. The proposed project would not fit that description, in the opinion of County Staff. Should the applicant elect to use this route for secondary emergency access, they will have to provide documentation for approval by the Director of Planning, that legal access exists to the satisfaction of the County. The street that would access this point from within the proposed map is the "G" street access road proposed to be a 32 foot paved emergency access road that will ultimately serve the current and future residents of Reinhardt Canyon. It should be noted that the Four Seasons project is currently required to provide emergency access through their project to all existing residents of Reinhardt Canyon.

Through an extension of Beech Street:

The second possible secondary access would be through an extension of Beech Street. This would also include the use of an easement along the southern part of the map itself along Street "G". The primary case exhibit for the map shows the possible extension of Beech Street on the Vicinity map inset of the exhibit, also shown in the image to the next page.

The secondary access route along Beech Street would provide emergency access for the entire canyon. The access would start at the intersection of California Avenue and Street "A". From this intersection the proposed route would continue in a northerly direction along California Avenue towards Firecat Road, where it would then proceed in an easterly direction. Upon reaching Beech Street, the secondary access road would then proceed north to the intersection of Beech Street and 7th Street. Until this point, the proposed access road would be on existing, paved, and County maintained roads. The access is then proposed to proceed northerly through the pass and terminate on a proposed street (which is already graded) in a KB Homes project located in the City of San Jacinto northerly of Reinhardt Canyon.



The roadway would have a 40 foot Right of Way (ROW) and it is also anticipated that the roadway will have an average width of 24 feet with a minimum width of 20 feet where terrain and other constraints dictate. It should be noted that the proposed secondary access road along Beech Street will transverse through two parcels that are privately owned, one parcel that is owned by the Riverside Conservation Agency (RCA), and a fourth parcel owned by KB homes. It

is not anticipated that any of the parcels will present any development constraints that would prohibit the construction of this roadway.

This proposed access would traverse property that is within a Western Riverside County Multi Species Habitat Conservation Plan (WRMSHCP) Criteria Cell. A minor change to the MSHCP has been processed by the County to permit a road through this location, as is a Habitat Acquisition and Negotiation Strategy (HANS) and Joint Project (JPR) Process. The proposed extension of Beech Street will impact approximately 3.49 acres of land described for conservation under Criteria Cell 2679 of Cell Group A' of the San Jacinto Valley Area Plan.

Design Manual

Based on the proposed unit increase, the project is not consistent with the existing zoning. The applicant has proposed to revise the zoning to R-4 (Planned Residential). The R-4 zoning is unique in that it has a number of specific requirements not seen in other zoning classifications. The idea of R-4 zoning is that the applicant can create smaller lots than most other residential zones permit (down to 3,500 square feet), however, the average lot size must be at least 6,000 square feet. The project meets all the criterion of the R-4 zone, including the required average 6,000 square feet. The intent is to have a community with parks and open space that offset the smaller lot sizes. Additionally, the R-4 zoning requires the inclusion of a Design Manual which shows more detail than most subdivisions at the tentative map stage. A copy of the proposed Design Manual is attached for review.

Compatibility with surrounding communities

The project is located between the Maze Stone Village and the Four Seasons Specific Plan. The intent of the project was to cluster the units (see below) and have the project designed in a way that was similar to the Four Seasons project. The units are all intended to be age restricted, and single story. Both requirements have been added through conditions of approval. The lot sizes are similar and the recreational aspects of the project include a recreation center and several pocket parks.

The proposed project will be bringing sewer up from World Cup way and California to the project site. In addition, a stub will be run to the Maze Stone Village allowing them to connect to sewer as well in the future, should they wish to do so.

Clustering

The project is clustering the units in order to preserve hillsides near the proposed lots. The hillsides are developable, but contain many rock outcroppings that are being preserved through the clustering of structures.

The areas that do not feature significant slopes in 2003 were changed to CD:LDR. The areas with significant slopes were changed to Rural: Rural Mountainous (RM). The proposed area of disturbance for the map does include areas within the Rural Mountainous designation, however these portions of the map, and the density proposed by these lots, is consistent with the General Plan designation of RM because the project is using clustering. 'Clustering' means they are proposing to capture the density permitted in the RM area of the map and use that density (allowed units based on a 1 per 10 acre allotment outlined in the General Plan) on the other sections of the map; a density transfer. This is permitted by the General Plan as long as the area used to transfer density (the RM area) is dedicated to a permanent open space or other form of conservation. This project is required to conserve the RM area of the project site. Additional offsite areas, also currently owned by the applicant, are required to

be conserved for additional clustering in order to reach the allocation of 332 lots proposed on the map. The conservation of the offsite areas have been required by condition of approval 50.PLANNING.32.

There is an area to the north of the Maze Stone Village that could still be developed, even after the clustering described above. The current General Plan and zoning would permit half acre lots or a density of 2 dwelling units per acre.

Ordinance No. 460 Section 3.2.J

The project is proposing to use improvements on a number of offsite properties. More specifically the project requires:

- Use of the existing channel located to the south of the project site;
- Use of a 30 foot strip of land east of the Maze Stone Village to run an offsite drainage pipe under the property; and,
- Use of the property north of Beech Street for a possible extension of secondary access to the Canyon.

Such offsite access is administered by the Subdivision Ordinance, No. 460. As a result of Section 3.2.I of Ordinance No. 460, and in accordance with Section 3.2.J., the applicant has attempted to secure written assurances from the owners of the properties underlying the off-site improvement/alignment (as shown on the proposed map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors. Copies of the applicant's attempts to gain authorization are attached. Authorization has not yet been granted. Appropriate findings have been included as required by Ordinance No. 460.

Flood Control Improvements

California Avenue has long been a focal point for 1.7 square miles of drainage that floods the street in rain events. The proposed project will add a debris basin on the east side of California Ave. and channel the flows under California (through a culvert) and then along the west side of the street, through three more culverts, including the access to the Maze Stone Village, placing the flood water into the existing channel near the bend in California Ave. Additionally the project will collect flows from the west side of the project, along the hillsides, and channel them also to the earthen channel located south of the project site. The project is proposing regional solutions to long standing drainage issues in Reinhardt Canyon.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development-Low Density Residential (CD: LDR) and Rural-Rural Mountainous (R: RM).
2. Surrounding General Plan Land Use (Ex. #5): Rural-Rural Mountainous (R:RM), High Density Residential (CD:HDR), Low density Residential (CD:LDR), and Open-Space Recreation (OS:R) to the north, Rural-Rural Mountainous (R-RM) to the west, High Density Residential (CD:HDR), Low Density Residential (CD:LDR), and Open-Space Recreation (OS:R) and the City of Hemet to the

- south.
3. Proposed Zoning (Ex. #2): Planned Residential (R-4)
4. Surrounding Zoning (Ex. #2): Controlled Development Areas (W-2), Mobile Home Subdivisions and Mobile Home Parks (R-T). Open Area Combining Zone-Residential Developments (R-5) and Residential Agriculture (R-A-2 ½)(2 ½ Acre Minimum) to the north, Residential Agriculture (R-A-10)(10 Acre Minimum) to the west, Controlled Development Areas (W-2), Mobile Home Subdivisions and Mobile Home Parks (R-T). Open Area Combining Zone-Residential Developments (R-5) and Residential Agriculture (R-A-2 ½)(2 ½ Acre Minimum) to the east and the City of Hemet to the south [Specific Plan (SP)].
5. Existing Land Use (Ex. #1): The project area is currently undeveloped
6. Surrounding Land Use (Ex. #1): The project area is vacant to the north and west, single family residential to the east, and the City of Hemet is located to the south.
7. Project Data:
Total Acreage: 176.62
Total Proposed Lots: 332
Proposed Minimum Lot: 3,500 Square Feet
Schedule: A
8. Environmental Concerns: Environmental Assessment No. 42410 will be publicly noticed when completed.

STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42410** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment through mitigation; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 36337**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CHANGE OF ZONE NO. 7839** amending the zoning classification, for the subject property from Controlled Development Areas (W-2) to Planned Residential (R-4) in accordance with Exhibit No. 3, subject to adoption of zoning ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those that will be incorporated in the summary of findings and in the Environmental Assessment No. 42410.

1. The proposed project is in conformance with the Community Development: Low Density Residential Land Use Designation and with all other elements of the Riverside County General Plan.
2. The project is employing clustering in order to be consistent with the density provisions of the General Plan. Units that would have been permitted on the project site and on some off-site areas, based on General Plan density allocations, have been transferred to the area within the subdivision, thus making the proposed project consistent with the Low Density Residential Designation (LDR). A condition of approval has been added requiring the conservation of offsite areas.

More specifically as outlined on the attached exhibit- "RCIP Consistency Map for TR36337" including the project area and some offsite areas there are 125.8 acres of Rural Mountainous area, contributing 12 units; a total of 164 acres of Low Density Residential, contributing 328 units. The total unit count permitted by the existing general Plan Land Use Designations of the project area and the offsite portions totals 340 units in order to be consistent with the clustering provisions. The map features 332 units, thus is consistent with the density provisions of the General Plan.

3. The proposed project is consistent with the San Jacinto Valley Area Plan from the General Plan.
4. The project site features Rural-Rural Mountainous (R:RM), High Density Residential (CD:HDR), Low density Residential (CD:LDR), and Open-Space Recreation (OS:R) to the north, Rural-Rural Mountainous (R:RM) to the west, High Density Residential (CD:HDR), Low density Residential (CD:LDR), and Open-Space Recreation (OS:R) to the east, and the City of Hemet to the south.
5. The project is consistent with the proposed Planned Residential (R-4) zoning and classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
6. Controlled Development Areas (W-2), Mobile Home Subdivisions and Mobile Home Parks (R-T). Open Area Combining Zone-Residential Developments (R-5) and Residential Agriculture (R-A-2 ½)(2 ½ Acre Minimum) to the north, Residential Agriculture (R-A-10)(10 Acre Minimum) to the west, Controlled Development Areas (W-2), Mobile Home Subdivisions and Mobile Home Parks (R-T). Open Area Combining Zone-Residential Developments (R-5) and Residential Agriculture (R-A-2 ½)(2 ½ Acre Minimum) to the east and the City of Hemet to the south [Specific Plan (SP)].
7. In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided attempts to secure written assurances (copies of which are attached) from the owners of the properties underlying the off-site improvement/alignment (as shown on the Tentative Map and outlined in the staff report) that sufficient right-of-way can and will be provided. At the time the staff report was drafted, no assurance was secured or provided. In the event the above referenced property owners or their successors-in-interest does not provide to the Transportation Department and/or Flood Control District the necessary dedications, eminent domain proceedings may need to be exercised by the Riverside County Board of Supervisors.
8. Staff reviewed the proposed map through Ordinance No. 460 and found the project to be consistent with all provisions of the Ordinance.
9. The project site is surrounded by properties which are vacant to the north and west, single family residential to the east, and the City of Hemet is located to the south.

10. The proposed project is not located within a Criteria Cell of the Western Riverside (MHSCP) and thus, is not required to designate conservation areas within the project area.
11. The eastern portion of the project area is located within the City of Hemet Sphere of Influence.
12. This land division is located within a high fire area.
13. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 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 pad site, requiring that the site has 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 have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
14. Fire protection and suppression services will all be available for the subdivision through Riverside County Fire Department.
15. Environmental Assessment No. 42410 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Biological Resources
 - c. Cultural Resources
 - d. Geological Resources
 - e. Hazards & Hazardous Materials
 - f. Noise
 - g. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Low Density Residential Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed R-4 zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. Through the implementation of a secondary access route, the public's health, safety, and general welfare are protected through project design.
4. The Tentative Tract Map proposal is consistent with the Schedule B map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
5. The proposed project is conditionally compatible with the present and future logical development of the area.

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, letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Fault Zone;
 - b. County Service Area;
 - c. Dam Inundation Area; and
 - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The City of Hemet Sphere of Influence;
 - b. The Hemet-Ryan Airport Influence Area;
 - c. The boundaries of the Hemet Unified School District;
 - d. A High Fire Area;
 - e. A 100 year flood zone;
 - f. San Jacinto Valley Watershed;
 - g. A low and moderate liquefaction potential; and
 - h. Valley Wide Parks and Recreation District;
4. The subject site is currently designated as Assessor's Parcel Number (Onsite): 455-080-004, 455-080-021, 455-090-009, 455-090-024, 455-090-025, 455-090-027, 455-090-029, 455-090-031, 455-090-037, 455-090-038, 455-090-041, 455-090-044, 455-090-046, and 455-090-051.

Offsite(Beech Street Extension): 432-050-003, 432-050-004, 432-050-005, and 432-050-008.

**Change of Zone No. 7839 and Tentative Tract Map No. 36337
Planning Commission – October 29, 2014
Responses to Speaker Comments**

The following is a list of speakers who provided comments during the public comment portion of the public hearing; a general depiction of the CEQA related comments raised, and the County's response to those comments.

Speaker # 1 – Jim Gannon

CEQA Comments pertaining to: Utilities and Service Systems (sewer), Utilities and Service Systems (water), Transportation/Traffic (road construction impacts), Hydrology and Water Quality (Flooding).

Response: The comment pertaining to Transportation/Traffic (road construction impacts) has been addressed in Section 43.g of the IS. The comment pertaining to Hydrology and Water Quality (Flooding) has been addressed in Sections 25 and 26 of the IS.

Speaker # 2 – Marisol Bielman (time given by Larry Danielson)

CEQA Comments pertaining to: N/A.

Response: N/A.

Speaker # 3 – Ron Guidotti (time given by Walt Jaeger)

CEQA Comments pertaining to: Hydrology and Water Quality (flooding, subsurface disposal), Biological Resources, Noise, Air Quality, Aesthetic Resources, and Transportation/Traffic (TIA, ingress/egress).

Response: The comments pertaining to Hydrology and Water Quality (flooding, subsurface disposal) has been addressed in Sections 25 and 26 of the IS. The comment pertaining to Biological Resources has been addressed in Section 7 of the IS. The comment pertaining to Noise has been address in Sections 30-34 of the IS. The comment pertaining to Air Quality has been addressed in Section 6 of the IS. The comment pertaining to Aesthetic Resources has been addressed in Sections 1-3 of the IS. The comment pertaining to Transportation/Traffic (TIA, ingress/egress) has been addressed in Section 43 of the IS.

Speaker # 4 – Gene Hikel (time given by Amy Hogquist and Ana Schon)

CEQA Comments pertaining to: Land Use and Planning (project density), Hazards (fire).

Response: The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS. The comments pertaining to Hazards (fire) has been addressed in Section 24 of the IS.

Speaker # 5 – Brett Grundl

CEQA Comments pertaining to: Hydrology and Water Quality (flooding), Land Use and Planning (project density), Hazards (fire), Transportation/Traffic, Air Quality, Noise, and Light Pollution.

Response: The comment pertaining to Hydrology and Water Quality (flooding) has been addressed in Sections 25 and 26 of the IS. The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS. The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS. The comment pertaining to Transportation/Traffic has been addressed in Section 43 of the IS. The comment pertaining to Air Quality has been addressed in Section 6 of the IS. The comment pertaining to Noise has been address in Sections 30-34 of the IS. The comment pertaining to Light Pollution has been addressed in Sections 2 and 3 of the IS.

Speaker # 6 – Kathy Smigun (time given by Gerri Rogers and Candy Wales)

CEQA Comments pertaining to: Cultural Resources, Hazards (fire), Land Use and Planning (project density), Transportation/Traffic (emergency access), and Hydrology and Water Quality (flooding).

Response: The comment pertaining to Cultural Resources has been addressed in Sections 8 and 9 of the IS. The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS. The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS. The comment pertaining to Transportation/Traffic (emergency access) has been addressed in Section 43 of the IS. The comment pertaining to Hydrology and Water Quality (flooding) has been addressed in Sections 25 and 26 of the IS.

Speaker # 7 – Russ Brown

CEQA Comments pertaining to: Land Use and Planning (project density).

Response: The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS.

Speaker # 8 – John Harrington

CEQA Comments pertaining to: Transportation/Traffic, and Hazards (fire).

Response: The comment pertaining to Transportation/Traffic (emergency access) has been addressed in Section 43 of the IS. The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS.

Speaker # 9 – Bruce Cowie (time given by Shirley Waller Ball)

CEQA Comments pertaining to: Hazards (fire), and Public Service (fire).

Response: The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS. The comment pertaining to Public Services (fire) has been addressed in Section 36 of the IS.

Speaker # 10 – Deborah Joy Gould (time given by Louise Campbell)

CEQA Comments pertaining to: N/A.

Response: N/A.

Speaker # 11 – Jack Schlaman (time given by Amy Hogquist and Ana Schon)

CEQA Comments pertaining to: Utilities and Service Systems (water) and Land Use and Planning (project density).

Response: The comment pertaining to Utilities and Service Systems (water) has been addressed in Section 46 of the IS. The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS.

Speaker # 12 – Allan Bovee

CEQA Comments pertaining to: Aesthetic Resources (views).

Response: The comment pertaining to Aesthetic Resources (views) has been addressed in Section 1 of the IS.

Speaker # 13 – Kirk Van Orsdel (time given by David Perrthutl and Theresa Booth)

CEQA Comments pertaining to: Hazards (fire), Land Use and Planning (project density), Noise (blasting), Air Quality (blasting), Cultural Resources (archaeology), and Biological Resources (wildlife).

Response: The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS. The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS. The comment pertaining to Noise (blasting) has been address in Section 34 of the IS. The comment pertaining to Air Quality (blasting) has been addressed in Section 6 of the IS. The comment pertaining to Cultural Resources (archaeology) has been addressed in Sections 8 and 9 of the IS. The comment pertaining to Biological Resources (wildlife) has been addressed in Section 7 of the IS.

Speaker # 14 – Dee Hyding (time given by David Dupree)

CEQA Comments pertaining to: Hydrology and Water Quality (flooding), and Public Services (fire).

Response: The comment pertaining to Hydrology and Water Quality (flooding) has been addressed in Sections 25 and 26 of the IS. The comment pertaining to Public Services (fire) has been addressed in Section 36 of the IS.

Speaker # 15 – Sherri West Gannon

CEQA Comments pertaining to: Aesthetic Resources.

Response: The comment pertaining to Aesthetic Resources has been addressed in Section 1 of the IS.

Speaker # 16 – Alan Jaffee (time given by Charles Ball)

CEQA Comments pertaining to: N/A.

Response: N/A.

Speaker # 17 – Peggie Sherman (time given by Ellen Brugman and Doris Stephan)

CEQA Comments pertaining to: Hazards (fire), Land Use and Planning (project density), Noise (blasting), Air Quality (blasting), Public Services (fire), and Transportation/Traffic (California Avenue).

Response: The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS. The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS. The comment pertaining to Noise (blasting) has been address in Section 34 of the IS. The comment pertaining to Air Quality (blasting) has been addressed in Section 6 of the IS. The comment pertaining to Public Services (fire) has been addressed in Section 36 of the IS. The comment pertaining to Transportation/Traffic (California Avenue) has been addressed in Section 43 of the IS.

Speaker # 18 – Sharon Deuber (time given by Carolyn Lebo, Ray Booth, and John Casoli)

CEQA Comments pertaining to: Land Use and Planning (project density).

Response: The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS.

Speaker # 19 – David Perrault (time given by Linda Skea and Joan Atkinson)

CEQA Comments pertaining to: Hazards (fire), Public Services (fire), Air Quality (dust), Land Use and Planning (project density), and Transportation/Traffic (traffic).

Response: The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS. The comment pertaining to Public Services (fire) has been addressed in Section 36 of the IS. The comment pertaining to Air Quality (dust) has been addressed in Section 6 of the IS. The comment pertaining to Land Use and Planning (project density) has been

addressed in Sections 28 and 29 of the IS. The comment pertaining to Transportation/Traffic (traffic) has been addressed in Section 43 of the IS.

Speaker # 20 – Murray Harris

CEQA Comments pertaining to: Public Services (police), and Land Use and Planning (project density).

Response: The comment pertaining to Public Services (police) has been addressed in Section 37 of the IS. The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS.

Speaker # 21 – Constance Harris

CEQA Comments pertaining to: Land Use and Planning (project density/compatibility), Transportation/Traffic (roadways), and Hydrology and Water Quality (flooding).

Response: The comment pertaining to Land Use and Planning (project density/compatibility) has been addressed in Sections 28 and 29 of the IS. The comment pertaining to Transportation/Traffic (roadways) has been addressed in Section 43 of the IS. The comment pertaining to Hydrology and Water Quality (flooding) has been addressed in Sections 25 and 26 of the IS.

Speaker # 22 – Cash Hovivian

CEQA Comments pertaining to: Land Use and Planning (project density).

Response: The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS.

Speaker # 23 – Jerome Jacobs

CEQA Comments pertaining to: Public Services (fire), Utilities and Service Systems (water), and Land Use and Planning (project density).

Response: The comment pertaining to Public Services (fire) has been addressed in Section 36 of the IS. The comment pertaining to Utilities and Service Systems (water) has been addressed in Section 46 of the IS. The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS.

Speaker # 24 – CW Cecchi

CEQA Comments pertaining to: Land Use and Planning (project density), Transportation/Traffic (California Avenue), and Hazards (fire).

Response: The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS. The comment pertaining to

Transportation/Traffic (California Avenue) has been addressed in Section 43 of the IS. The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS.

Speaker # 25 – Dorothy Cecchi

CEQA Comments pertaining to: Hazards (fire).

Response: The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS.

Speaker # 26 – Carol Blasingame

CEQA Comments pertaining to: Hazards (fire), and Transportation/Traffic (California Avenue).

Response: The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS. The comment pertaining to Transportation/Traffic (California Avenue) has been addressed in Section 43 of the IS.

Speaker # 27 – Herbert Bernstein

CEQA Comments pertaining to: Land Use and Planning (project density), Transportation/Traffic, Air Quality, and Utilities and Service Systems (water).

Response: The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS. The comment pertaining to Transportation/Traffic has been addressed in Section 43 of the IS. The comment pertaining to Air Quality has been addressed in Section 6 of the IS. The comment pertaining to Utilities and Service Systems (water) has been addressed in Section 46 of the IS.



November 5, 2014

Board of Directors

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Philip E. Paule

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Randy A. Record

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***Board Secretary and
Assistant to the
General Manager***
Rosemarie V. Howard

Legal Counsel
Lemieux & O'Neill

Mr. Mike Naggar
Mike Naggar and Associates
445 South D Street
Perris, CA 92570

Dear Mr. Naggar:

Subject: Senior Mobile Home Parks

Following up on our recent telephone conversation, the District's current Financial Participation Charge (FPC) policy for mobile homes within designated parks that are restricted to senior citizens, are assessed a reduced FPC set at 75 percent of our normal charge. It is my understanding that the mobile home park in question is restricted to senior citizens, but we require that this condition be validated.

In similar situations where a mobile home park is serviced by a centralized septic tank/leach field system, we have allowed a single point of connection to our sewer collection system. The on-site collection facilities remain the mobile home park's responsibility to operate and maintain, which will be acknowledged through execution of a "Hold Harmless Agreement." Individual residents or mobile home parks that are currently being serviced by on-site treatment systems are not required to connect to EMWD's collection system.

I hope that this addresses your needs. If you require additional clarification, please feel free to call me at (951) 928-3777, ext. 4461.

Sincerely,

Charles J. Bachmann
Assistant General Manager
Planning, Engineering, & Construction

CJB:cdd
Delivered by Electronic mail

c: Juan Perez
Maria Sambito
Alicia Arana

c:\letters\2014 Senior MH Park Sewer.docx

Mailing Address: Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177
Location: 2270 Trumble Road Perris, CA 92570 Internet: www.emwd.org

COUNTY OF RIVERSIDE HEALTH SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL RESOURCES MANAGEMENT

DATE: 12/01/2010 PARCELS/LOTS: 340 SF Lots
RE: SUBDIVISION NO. _____ ZONING: W-2
PARCEL MAP NO. TR 36337 MAP SCHEDULE: _____
MOBILEHOME, T.T., R.V., PARK _____ OTHER: _____

THE COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH APPROVES:

1. DOMESTIC WATER:

- THE Eastern Municipal WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED per mail.
- AN ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(CLASS C. CLASS D, OTHER SUBDIVISION _____.)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO Eastern Municipal Water District SEWER SYSTEM AS PER LETTER DATED per mail.
- A. SEPTIC TANKS WITH: SOILS FEASIBILITY TEST BY _____
JOB/PROJECT # _____ DATED _____.
- B. SEPTIC TANKS WITH: WESTERN/EASTERN RIVERSIDE COUNTY AREA SOIL SURVEY MAP BOOK.
 - 1. LEACH LINES WITH _____ SQ. FEET OF BOTTOM AREA/100 GALLONS OF SEPTIC TANK CAPACITY.
 - 2. SEEPAGE PITS WITH _____ GAL/SQ. FT/DAY OR _____ VERT. FT. (5' DIA.) _____ VERT. FT. (6' DIA.) PER 100 GALLONS OF SEPTIC TANK CAPACITY.
- C. DRY SEWERS SHALL BE INSTALLED FOR THIS PROJECT (SEC. 12.1, ART XII, ORD. 460.105)
- D. APPROVED RECLAIMED WATER WILL BE UTILIZED AT THIS DEVELOPMENT.

3. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD _____
REGION: APPROVAL LETTER DATED _____ INITIAL/FINAL CLEARANCE.

4. SUPPLEMENTAL WATER/SEWER DATA
 REQUIRED

REMARKS: _____

BY [Signature]
ENVIRONMENTAL HEALTH SPECIALIST

NO.	REVISIONS	DATE

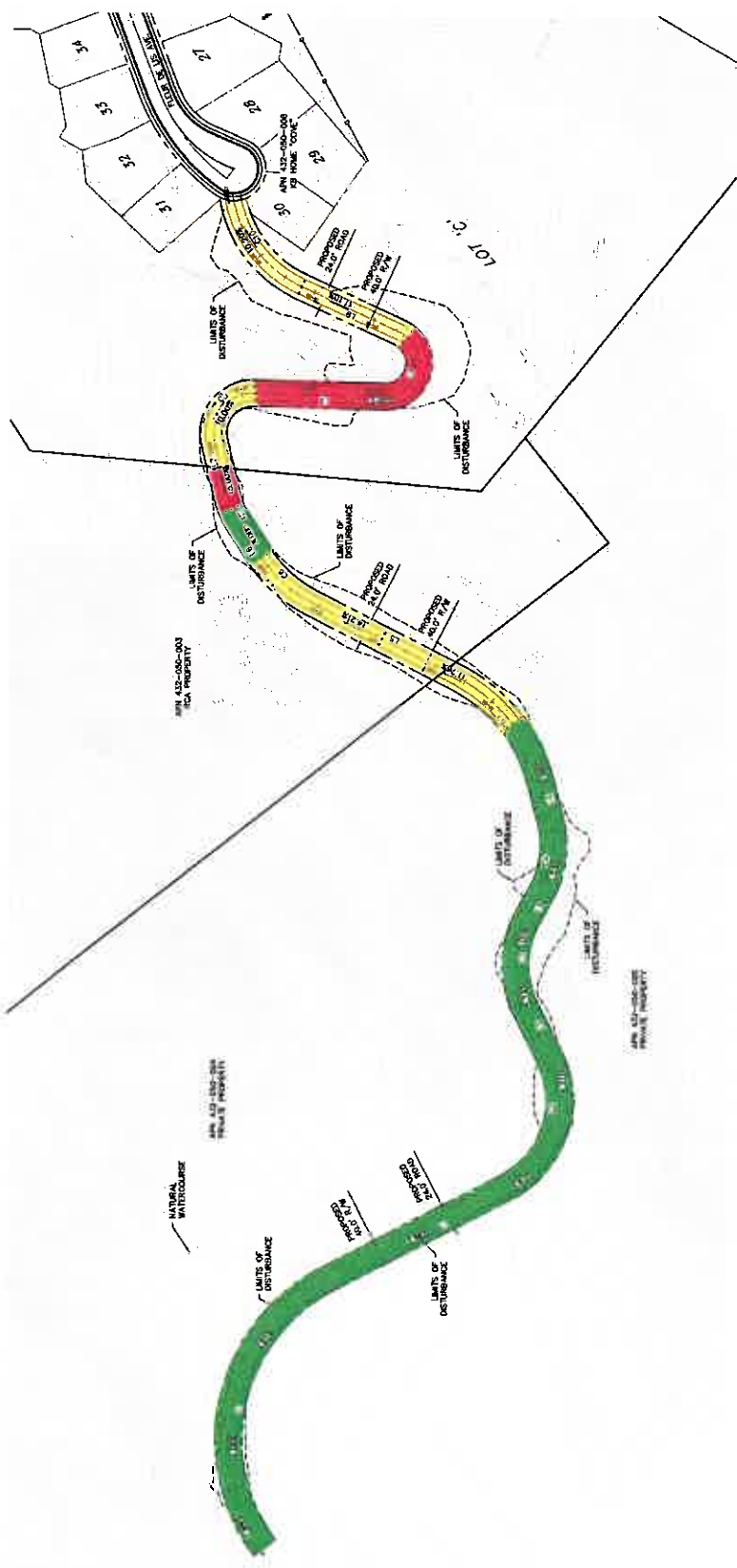
REINHARDT CANYON 2ND ACCESS
 SAN JACINTO, CA

EXHIBIT

SUBMITTALS

DESIGNED BY: []
 DRAWN BY: []
 CHECKED BY: []

SHEET 1 OF 1
 PROJECT NUMBER
 30027



SLOPE INFORMATION

Slope Percent/Grade
0.00% - 8.99% Slope
9.00% - 14.99% Slope
15.00% Slope

LEGEND:
 EXISTING CONTOUR
 EXISTING LOTLINE
 PROPOSED LOTLINE
 PROPOSED CENTERLINE
 PROPOSED RIGHT-OF-WAY LINE
 CHASE BREAK

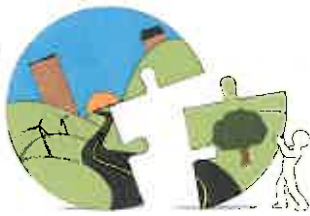
CURVE INFORMATION

Curve #	Length	Radius	Delta
C1	476.782	275.000	208.3367
C2	234.048	150.000	208.3369
C3	148.434	150.000	205.0325
C4	114.023	150.000	205.0325
C5	212.382	250.000	208.6975
C6	104.111	200.000	205.0325
C7	52.000	150.000	205.0325
C8	158.180	60.000	104.3389
C9	143.008	51.400	104.3074
C10	183.585	133.144	203.2862

LINE TABLE

Line #	Length	Direction
L1	303.775	N73.02° E 66.52' W
L2	78.868	S71.37° E 43.57' W
L3	26.654	S87.26° E 44.10' W
L4	84.686	S27.56° E 31.00' W
L5	248.648	S24.03° E 33.70' W
L6	282.277	N 28.92° E 34.57' W
L7	57.433	S58.26° E 36.07' W
L8	92.720	S57.01° E 36.08' W
L9	114.023	S27.06° E 44.50' W





RIVERSIDE COUNTY

PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MEMO

To: Planning Commission

From: Matt Straite, project planner

Date: October 29, 2014

RE: ADDITIONAL INFORMATION FOR AGENDA ITEM 4.1

Additional Information

The following additional letters have been received since the staff report was published-

Neutral

- Airport Land Use Commission 10-24-14
 - The email explains that the project requires review by the Airport Land Use Commission. The project will be before the ALUC in November.
- The Loftin Firm, P.C. representing the Maze Stone Village
 - The letter requests clarification on a number of issues. First, the letter request that all access to the Village not be blocked during any construction. Access to the Village will be kept or provided during all construction. A condition of approval to this effect could be added. The letter also contends that the 3.2.J provisions and required findings may act as a pre-condemnation. The letter requests that the findings be removed. Staff cannot accommodate this request as any removal of the findings would make the project inconsistent with the provisions of the Ordinance. Lastly the letter outlines the Villages understanding of the private sewer agreement between them and the applicant. All matters regarding sewer agreements between the two parties are a private civil matter between the applicant and the Maze Stone Village.
- BB&K representing Camille McElhinney
 - The letter requests a number of additions be made to the map regarding easements and other agreements between Ms. McElhinney and the applicants. It is the opinion of staff that these requests are civil in nature and are not required to be added to the map. The design of the map does not preclude the access or other requests expressed in the letter.

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

- City of Hemet- 10-27-14
 - Mr. Naggar, representing the applicant, sent a letter to the City regarding the Ordinance No. 460, Section 3.2.J requirements for offsite improvements. The letter is replying to the request, indicating that City is willing to work with the applicant to address the offsite infrastructure needs.
- Joanne Morello and Mike Denver- 10-28-14
 - The letter requests that should Beech Street be used that it be paved. No response from staff is needed. They also site concerns with the high fire area, and the need for park space which is addressed in the CEQA document.

In opposition

- Bill Ahlswede- 10-27-14
 - The email sites the need for emergency access which is addressed in the CEQA document and the project design.
- R.W. Aubert- 10-15-14
 - The letter sites concerns with fire, water, smaller lots, and concerns with higher crime. The first three topics were addressed in the CEQA document. Regarding crime, the project is proposing an age restricted community which normally does not present any increases in crime.

Staff Report Correction

The staff report outlined three maps that were previously approved in the Canyon; however the unit counts were incorrect. The numbers are corrected below-

TR26973 (~~542~~ 43 residential lots), on the southern portion of the property, and TR26974 (~~541~~ 20 residential lots) on the northern portion (no longer part of the proposed TR36337), and TR26934 (~~541~~ 7 residential lots) where some offsite hydrology infrastructure is proposed as part of TR36337.

From: [Guerin, John](#)
To: [Straite, Matt](#)
Cc: [Cooper, Ed](#); [Santos, Barbara](#)
Subject: Change of Zone No. 7839 and Tentative Tract Map No. 36337
Date: Friday, October 24, 2014 10:45:24 AM

Thank you for providing a Notice of Public Hearing to the Riverside County Airport Land Use Commission regarding Change of Zone Case No. 7839 and Tentative Tract Map No. 36337. (Please note that we have not received the standard project transmittal.) The applicant proposes to change the zoning on the property located northerly of Tres Cerritos Avenue and generally westerly of California Avenue from W-2 to R-4 and to divide 176.62 acres into 332 residential lots and 29 lettered lots.

The notice of public hearing identifies the project as quasi-judicial, but, since a change of zone is involved, that portion of the project lifts it into the legislative project category. The site is partially located within Area III of the Hemet-Ryan Airport Influence Area. Since the project involves a change of zone, ALUC Commission review is required pursuant to Section 21676(b) of the California Public Utilities Code. Additionally, if the project is located within 20,000 linear feet of the runways at Hemet-Ryan Airport and at a higher elevation, Federal Aviation Administration Obstruction Evaluation Service review of individual structures may be required. (More detail would be needed to confirm or refute the need for FAA review.)

Please ask the applicant to submit the Change of Zone and Tentative Tract Map projects to ALUC for review.

Please feel free to call me if you have any questions.

John Guerin
Principal Planner
(951) 955-0982

THE LOFTIN FIRM, P.C.



ATTORNEYS AT LAW

VIA U.S. MAIL AND ELECTRONIC MAIL (mstraite@rctlma.org, mcstark@rctlma.org)

October 28, 2014

Matt Straite
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Planning Commission
Attn: Mary Stark, Planning Commission Secretary
4080 Lemon Street, 12th Floor
Riverside, CA 92502

RE: Planning Commission Hearing October 29, 2014, Agenda Item 4.1
Comments of Maze Stone Village to Reinhart Canyon Association, LLC,
TM No. 36337, Zone Change No. 07389

Dear Mr. Straite and Honorable Planning Commissioners:

The Loftin Firm, P.C. is counsel of record to Maze Stone Village, Inc., (“**Maze Stone Village**”) the association of residents in the Maze Stone Village mobilehome park. We have received and reviewed the staff report for the October 29, 2014 Planning Commission hearing, considering the development proposed by Reinhart Canyon Association, LLC (the “**Applicant**”), at Agenda item 4.1 (the “**Project**”). This correspondence is intended as comment to that Agenda item, for inclusion in the administrative record, and as supplement to previous correspondence sent by Maze Stone Village, Inc. and voiced at the hearing on October 29, 2014.

Maze Stone Village additionally notifies the County of its rights in a portion of the Project property, pursuant to the exclusive Sewer System Easement Agreement attached hereto as Attachment 1. Maze Stone Village has not consented to Project development in this exclusive easement area, and denies any prior agency authorization, express or implied.

Flood Control and Eminent Domain

As you have noted in the staff report, “[t]he proposed project will...channel the flows under California (through a culvert) and then along the west side of the street, through three more culverts, *including the access to the Maze Stone Village...*” Staff Report, Page 6 (emphasis added). Staff has informed us that improvements on Maze Stone Village property will be limited to a box culvert and portion of flood control channel under access to Maze Stone Village.

Maze Stone Village is concerned that residents’ access to their homes could be adversely affected through this diversion of water and construction of improvements. Therefore, we request

5760 FLEET STREET, SUITE 110 • CARLSBAD • CALIFORNIA • 92008
T: 760.431.2111 • F: 760.431.2003 • WWW.LOFTINFIRM.COM • AMANISCALCO@LOFTINFIRM.COM

Maze Stone/010

THE LOFTIN FIRM, P.C.
Matt Straite and Honorable Planning Commissioners
County of Riverside
October 28, 2014
Page 2 of 4

assurance from the County and Applicant, preferably through a condition of approval, that access to neighboring property will not be obstructed as a result of the Project.

Further, the County discusses eminent domain with regard to offsite improvements (including the Maze Stone Village culvert):

“7. In accordance with Section 3.2.J of Ordinance No. 450, the applicant has provided attempts to secure written assurances (copies of which are attached) from the owners of the properties underlying the off-site improvement/alignment...that sufficient right-of-way can and will be provided. At the time the staff report was drafted, no assurance was secured or provided. *In the event the above referenced property owners or their successors-in-interest does not provide to the Transportation Department and/or Flood Control District the necessary dedications, eminent domain proceedings may need to be exercised by the Riverside County Board of Supervisors.* Although it should be made clear that condition of approval (50.Trans.9) states that the County will not initiate any condemnation or eminent domain for the purposes of this access.”

Staff Report, Page 8.

Here, the discussion of eminent domain on Page 6, and finding Number “7” on Page 8 appears a veritable resolution of necessity affecting the offsite property. The Report makes an incomplete retraction, which appears to relate only to emergency access through the K. Hovnanian “Four Seasons” property.

While the scope of the proposed improvements is reportedly minimal, Maze Stone Village believes the County’s eminent domain language will adversely impact negotiation between itself and the Applicant—causing pre-condemnation injury under *Klopping v. City of Whittier*, 8 Cal. 3d 39, 54 (1972) (“*Klopping*”). By allowing for eminent domain in the event of Applicant’s failure to obtain property from offsite owners, Applicant has little incentive to negotiate with offsite property owners—impacting Maze Stone Village’s property value under *Klopping*.¹ We request clarification of the County’s position in this regard, and removal of any statements supporting eminent domain against offsite property owners.

¹ Additionally, as this project will result in physical invasion of Maze Stone Village property for construction of the flood control project, *Hauselt v. County of Butte* is inapplicable. 172 Cal. App. 4th 550, 557 (2009).

THE LOFTIN FIRM, P.C.
Matt Straite and Honorable Planning Commissioners
County of Riverside
October 28, 2014
Page 3 of 4

Compatibility with Surrounding Communities: Sewer

With regard to “Compatibility with surrounding communities,” Maze Stone Village is concerned that the Project may result in termination of essential services to its residents—particularly septic service.

As discussed above, Maze Stone Village is the beneficiary of an exclusive Sewer System Easement Agreement, encumbering the Applicant’s property, recorded on December 27, 1989 as Document Number 451814, Official Records, (the “**Septic Agreement**”). Attachment 1. That agreement provides “[t]he parties agree that the Easement shall remain in full force and effect for so long as the *Sewer Septic System is required to remain in operation by the County of Riverside or any other appropriate governmental authority.*” Septic Agreement, Page 2 (emphasis added).

Under the Septic Agreement, Maze Stone Village holds an exclusive easement encumbering the Applicant’s property, ensuring septic service to Maze Stone Village residents. The County requires septic service for Maze Stone Village consistent with 25 Cal. Code of Regs. § 1248, acting on behalf of the California Department of Housing and Community Development (“**HCD**”) as the responsible permitting agency (known as a “**Local Enforcement Agency**” or “**LEA**”) for Maze Stone Village, under the Mobilehome Parks Act, Cal. Health and Safety Code §§ 18300 et seq., and Title 25, 25 Cal. Code of Regulations §§ 1000 et seq. (“**Title 25**”).

Based on communication with County Staff, the Applicant has reportedly made representations that the proposed project will either not terminate the Septic Agreement, or if it does, the service may be unilaterally terminated so long as Applicant provides a “stub” to Maze Stone Village:

“The proposed project will be bringing sewer up from World Cup way and California to the project site. In addition, a stub will be run to the Maze Stone Village allowing them to connect to sewer as well should the Village wish to pursue that in the future through [Eastern Municipal Water District].”
Staff Report, Page 5.

THE LOFTIN FIRM, P.C.
Matt Straite and Honorable Planning Commissioners
County of Riverside
October 28, 2014
Page 4 of 4

As discussed above, Applicant does not have a right to unilaterally terminate septic service to Maze Stone Village. Should Applicant be seeking a County decree that septic service is no longer required, it is clear that a “stub” is not adequate to meet the requirements of sewer service under 25 Cal. Code of Regs. § 1248.²

As Staff Report and conditions are currently written, Maze Stone Village seeks assurance that the Project does not seek invasion of the Septic Agreement exclusive easement area. If the Project, by design or condition, impacts the exclusive use area in the Septic Agreement, Maze Stone Village would be forced to vigorously defend their rights thereunder—potentially impacting the Applicant’s ability to meet County conditions of approval in that area.


Preparation of a Mitigated Negative Declaration

We must reserve comment as to the Mitigated Negative Declaration, having just received it. However, we anticipate that our comments above may also relate to whether a potentially significant impact exists.

As a concluding matter, we appreciate Mr. Straite’s willingness to discuss this project, and provision of the mitigated negative declaration and hydrology report upon our request. We hope that this correspondence may facilitate further dialog with Staff and the Applicant, and tangible assurances to Maze Stone Village that its residents will not suffer an adverse impact from the Project in support of the current proposed findings.

Best Regards,

THE LOFTIN FIRM, P.C.



Alexander S. Maniscalco, Esq.

cc: Client

Encls.

² As Maze Stone Village is a vested use as a mobilehome park, it is entitled to continue in existence without interference or revocation. *See, e.g. Pescosolido v. Smith*, 142 Cal. App. 3d 964, 969-970 (1983). If the County terminates the septic requirement as a result of the provision of a “stub”, Maze Stone Village believes this would be an action contrary to the County’s duties as an LEA in contravention of 25 Cal. Code of Regs. § 1248, and a revocation injuring Maze Stone Village’s ability to operate as a mobilehome park. *See, e.g. Kavanau v. Santa Monica Rent Control Board*, 16 Cal. 4th 761 (1997); *Penn Central Transportation Company v. City of New York*, 438 U.S. 104 (1978).

ATTACHMENT 1

451814

RECORDING REQUESTED BY
TICOR TITLE INSURANCE

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Jonathan E. Friedman
Long Beach Equities, Inc.
2038 Armacost Ave.
W. Los Angeles, California 90025

RECEIVED FOR RECORD
AT REVELOCAL
IN PRESENCE OF
TICOR TITLE INSURANCE CO.

DEC 27 1989

WILLIAM F. BERRY
Recorder
Fees \$ 21.00

(Above Space for Recorder's Use Only)

SEWER SYSTEM EASEMENT AGREEMENT

THIS SEWER SYSTEM EASEMENT AGREEMENT ("Easement Agreement") is made as of the 29th day of August, 1989, by and between LONG BEACH EQUITIES, INC., a California corporation ("Grantor") and VALLE DEL SOL ESTATES, INC., a California corporation ("Grantee").

RECITALS:

of 6860157
C510449

A. Grantor is the owner of the real property located in the County of Riverside, California, and consisting of approximately 54 acres (the "Encumbered Property"), as more particularly described on Exhibit "A" attached hereto and made a part hereof.

B. Grantor recently conveyed to Grantee the real property immediately adjacent to the Encumbered Property, and consisting of approximately 21.34 acres (the "Benefitted Property"), as more particularly described on Exhibit "B" attached hereto and made a part hereof, together with the improvements located thereon consisting of a sixty-two (62) space mobile home park referred to as "Maze Stone Village".

C. There currently exists on the Encumbered Property a sewer septic system consisting of a septic tank and a system of underground lines and pipes leading to and from a leech field (collectively, the "Sewer Septic System"). The Sewer Septic System has been, and continues to be, in operation for the benefit of Maze Stone Village.

D. Grantor conveyed the Benefitted Property to Grantee with the understanding that the Sewer Septic System would continue to be used for the benefit of the Benefitted Property.

E. Subject to the terms and conditions set forth herein, Grantor has agreed that it will grant certain easement rights over certain portions of the Encumbered Property.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants to Grantee an easement pursuant and subject to the provisions described below.

1. In order to allow Grantee to continue to operate and maintain the Sewer Septic System for the benefit of the Benefitted Property, Grantor grants Grantee an exclusive easement and right of way (the "Easement") in, on, over, under, and through that portion of the Encumbered Property (the "Easement Area") designated as the Easement Area on Exhibit "C" attached hereto and made a part hereof in order to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time the Sewer Septic System. Grantor acknowledges that the Sewer Septic System is the sole property of Grantee, and that its use is limited to Grantee's mobile home park.

2. Grantee and its representatives, employees, contractors, agents and designees shall have the right, at Grantee's sole cost and expense, to enter upon the Easement Area, and to have free access to the Sewer Septic System, at any time without prior notice to Grantor or any subsequent owners or occupants of the Encumbered Property. In connection with its entry upon the Easement Area, Grantee shall use reasonable efforts not to interfere with the conduct of the business of the legal occupants of the Encumbered Property.

3. Grantee shall have the right to pave, landscape and construct fences and other similar improvements, or any other improvements required by Grantee in connection with or related to the operation of the Sewer Septic System on the Easement Area. Grantee's work on the Easement Area shall be completed lien free and performed promptly.

4. The terms, covenants and conditions herein contained shall be appurtenant to and run with the land affected hereby and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto until terminated in accordance with the provisions hereof.

5. The parties agree that the Easement shall remain in full force and effect for as long as the Sewer Septic System is required to remain in operation by the County of Riverside or any other appropriate governmental authority. Upon the termination of the Easement, Grantee shall execute such documents as Grantor may reasonably request to evidence such termination.

6. Grantor covenants and agrees that if following the recordation of this Easement Agreement a public sewer system becomes available for service to the Benefitted Property, Grantor will grant to Grantee an easement over the Encumbered Property in a location mutually satisfactory to the parties and sufficient to

enable Grantee to connect the sewer system for the Benefitted Parcel to such public sewer system and to maintain such system once it is connected.

7. This Easement Agreement contains the entire understanding between the parties hereto relating to the rights herein granted and the obligations herein assumed. No oral representations or modifications of this Easement Agreement shall be effective unless the same are set forth in a subsequent written modification signed by the party to be charged.

IN WITNESS WHEREOF, the parties hereto have executed this Sewer System Easement Agreement as of the day and year first above written.

"GRANTOR"

LONG BEACH EQUITIES, INC.,
a California corporation

By: *John L. ...*
Its: *Art. Inty*

"GRANTEE"

VALLE DEL SOL ESTATES, INC.,
a California corporation

By: *Vernor B. Pleasant*
Its: *Vice President*
By: *Rosie C. Plummer*
Its: *Secretary*

451814

EXHIBIT "A"

LEGAL DESCRIPTION OF ENCUMBERED PROPERTY

Remainder Parcel as shown on Parcel Map Number 22771 in
the County of Riverside, California, all as recorded on
November 28, 1989, in Book 60, Pages 43-44 of Maps.

451814

EXHIBIT "B"

LEGAL DESCRIPTION OF BENEFITTED PROPERTY

Parcel 1 of Parcel Map Number 22771 in the County of
Riverside, California, all as recorded, on November 28, 1989, in
Book 60, Pages 43-44 of Maps.

EXHIBIT "C"
LEGAL DESCRIPTION OF EASEMENT AREA
LEACH FIELD SITE

A portion of that certain parcel of land described in a deed recorded May 7, 1987 as Instrument No. 128708, Official Records of Riverside County, California lying within Section 2, Township 5 South, Range 2 West of the San Bernardino Base and Meridian, described as follows:

Commencing at the northeast corner of said Section 2;

Thence North $89^{\circ}45'04''$ West along the North line of the northeast quarter of said Section 2 a distance of 504.89 feet to a point of intersection with the center line of California Avenue (60.00-foot wide), as shown on Deed Plat 700-TT on file in the office of the County Surveyor of Riverside County, California;

Thence South $33^{\circ}48'52''$ West along said center line a distance of 1,085.97 feet to a point of curve;

Thence southwesterly along a curve to the left having a central angle of $33^{\circ}29'23''$, a radius of 1,000.00 feet, a distance of 584.51 feet measured along the arc to a point of tangent, (as monumented by a 1-1/2" O.D. copper-clad monument with a tag RCE 26406);

Thence South $00^{\circ}19'29''$ West along said center line a distance of 2655.64 feet;

Thence North $89^{\circ}40'31''$ West a distance of 30.00 feet to a point on the westerly right-of-way line of California Avenue;

Thence continuing North $89^{\circ}40'31''$ West a distance of 326.74 feet to the True Point of Beginning;

Thence westerly, northerly, easterly and southerly around the herein-described parcel the following six (6) courses:

1. North $89^{\circ}40'31''$ West a distance of 347.25 feet;
2. North $25^{\circ}10'55''$ West a distance of 225.57 feet to a point of curve;

3. Northwesterly along a curve to the left, having a central angle of $12^{\circ}35'33''$, a radius of 160.00 feet, a distance of 35.17 feet, measured along the arc to a point on the curve;

4. North $16^{\circ}55'05''$ East a distance of 107.55 feet;

5. South $89^{\circ}40'31''$ East a distance of 432.17 feet;

6. South $00^{\circ}19'29''$ West a distance of 336.48 feet to the

True Point of Beginning.

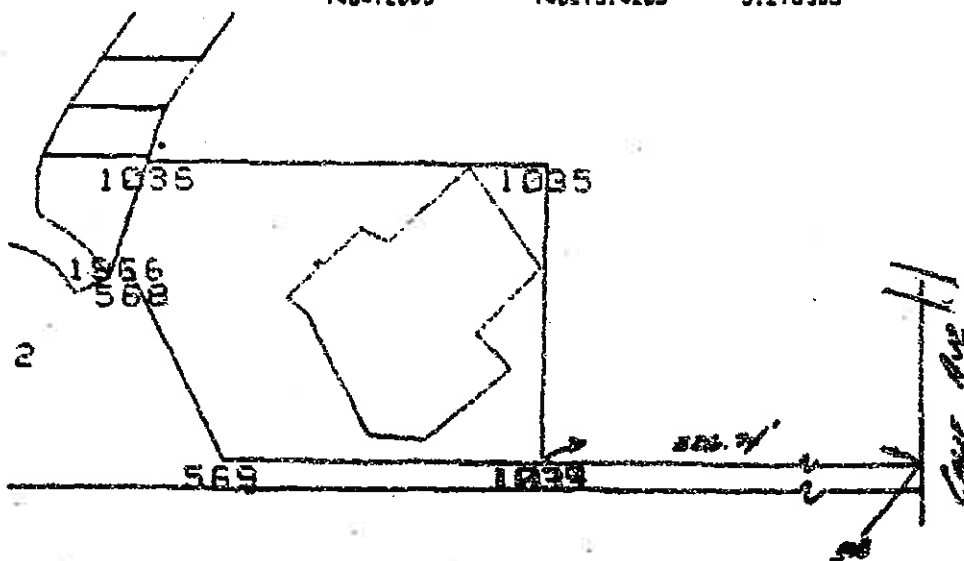
Containing a calculated area of 3.219 acres, more or less.



PROJECT/07019/YUCAIPA_YC P-007019S NEW LEACH FIELD BOUNDARY
9- 8-89

AREA/LOT SUMMARY

FROM SET #28	BEARING/ANGLE LIMITS OF NEW	DISTANCE TO LEACH FIELD	TO	NORTH	EAST	ELEV
569	NW 25 10'55"	225.5699	569	581230.1351	1755057.4052	
			560	581434.2670	1754961.4265	
			EC			
PC 569	CHORD ER6 NW 31 28'42"	LENGTH 35.0945	PT 1966	NORTH 581464.1978	EAST 1754943.1010	ELEV
	DELTA - 12 35'33"	ARC 35.1653	RP 582	NORTH 581366.1000	EAST 1754816.6327	ELEV
			RP			
	RADIAL PC+RP SW 64 43'05"	RADIUS 160.0000		RADIAL RP+PT NE 52 13'32"	DEG OF CURVE 35 48'36"	MID ORD .9651
	TANGENT PC+PI NW 25 10'55"	TAN LENGTH 17.8539		TANGENT PI+PT NW 37 46'28"	EXTERNAL .9718	
1966	NE 16 55'05"	107.5502	1036	581567.0927	1754974.3985	
1036	SE 88 40'31"	132.1743	1035	581564.6437	1755406.6658	
1035	SW 0 19'29"	336.4818	1034	581229.1673	1755404.6598	
1034	NW 88 40'31"	347.2584	569	581230.1351	1755057.4052	
		PERIMETER 1484.2009		50 FT 140219.4203	ACRES 3.218985	





BEST BEST & KRIEGER
ATTORNEYS AT LAW

Indian Wells
(760) 568-2611
Irvine
(949) 263-2600
Los Angeles
(213) 617-8100
Ontario
(909) 989-8584

3390 University Avenue, 5th Floor, P.O. Box 1028, Riverside, CA 92502
Phone: (951) 686-1450 | Fax: (951) 686-3083 | www.bbklaw.com

Sacramento
(916) 325-4000
San Diego
(619) 525-1300
Walnut Creek
(925) 977-3300
Washington, DC
(202) 785-0600

Michael Grant
(951) 826-8311
michael.grant@bbklaw.com
File No. 25038.00000

October 24, 2014

**VIA E-MAIL MSTRAITE@RCTLMA.ORG
AND HAND DELIVERY**

Mr. Matt Straite
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Re: Tentative Tract Map 36337

Dear Mr. Straite:

The purpose of this letter is to provide input regarding Item No. 4.1 on the Planning Commission's agenda for its October 29, 2014 meeting. This firm represents the Weyler Trust, Mrs. Camille McElhinney and Hilmer Weyler, the parties that sold this subject property almost ten years ago. Although my client is not opposed to development of the property as generally described in the tentative tract map, there are several important matters that have so far been omitted from the map.

1. First, the map refers to an easement (designated as No. 1 and recorded in 1992) which is described on Sheet 2 of the map as "Ex Access Easement to be abandoned and replaced with public street." However, the streets depicted on the face of the map (specifically, Lots A and J) do not provide access to my client's property - a ten acre parcel located immediately to the north. If this map were eventually recorded as a final map in its current form, the right of access now described in Easement No. 1 would become physically unavailable, since the north/south portion of the easement would be located in the rear area of a number of residential lots. And new public streets would not connect to my client's property.

2. Second, the map appears to disregard a "Temporary Access Easement" recorded April 15, 2005 as Document No. 0299551, Records of Riverside County. That document provides for another temporary easement for pedestrian and vehicular access over a portion of the subject property, in favor of my client's acreage located to the north. This easement will terminate upon the recording of a parcel map or tract map that provides access via public streets to my client's northerly property.



BEST BEST & KRIEGER
ATTORNEYS AT LAW

Mr. Matt Straite
October 24, 2014
Page 2

3. The documents by which the subject property was purchased from my client requires that all available utilities be stubbed to the boundary of my client's ten acre property. To the extent that utilities are depicted on the tentative tract map, the extension of utilities to the boundary line between the subject property and my client's property should be depicted.

Once again, subject to these corrections on the map (and in the conditions of approval, if required), my client does not object to the proposed development. If these changes are not implemented, then my client will be significantly damaged and would strenuously object. Please contact me if I can provide any additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Michael Grant', written over the typed name.

Michael Grant
of BEST BEST & KRIEGER LLP

MG:jo

cc: Mr. Mike Naggar
Mr. Greg Lansing



City of Hemet

ENGINEERING DEPARTMENT

510 E. Florida Avenue • Hemet, CA 92543 • (951) 765-2360

October 27, 2014

Mr. Michael Naggar
Mike Naggar & Associates
445 S. "D" Street
Perris, CA 92570

**Subject: Tentative Tract Map No. 36337 - Meadowview Project
County of Riverside**

Dear Mr. Naggar:

This is in response to your letter, dated October 1, 2014, requesting information on ownership of properties within the City of Hemet affecting the development of the subject project.

The properties identified, on the recorded Tract No, 30333, as lots "G" and "H" are under the ownership of the City of Hemet, as well as the detention basin on the east side of California Avenue.

The existing drainage channel, lying on the northern and eastern sides of the Four Seasons development (lots "G" and "H"), outlets into the detention basin located on the east side of California Avenue, between Florida Avenue and Devonshire Avenue.

The proposed project for Tentative TM 36337 will only be able to utilize these facilities without exceeding the flows for which they were originally designed to carry and store. Therefore the subject project shall provide its own detention/retention system to contain any increased flows due to the development of the property, and release only undeveloped flows.

Because Reinhardt Canyon, and now the proposed project, will direct the runoff into the existing detention basin located on the east side of California Avenue, the City of Hemet will require that you consult with the US Army Corps of Engineers to determine if the type of onsite water quality facilities that you are proposing will be acceptable to discharge stormwater into that basin.

Prior to issuance of an encroachment permit to connect to the existing facilities, the City of Hemet will require a letter from Riverside Flood Control & Water Conservation District indicating that the drainage system for TTM 36337 is in compliance with the conditions established for the Four Seasons project, regarding storm flows and volumes.

I shall also note that, at this time, the City does not own the drainage easements through private properties, east of the basin, to outlet the required flows to feed the vernal pool complex located on the south side of Florida Avenue. The City of Hemet shall require that the project for TTM 36337 actively participates in securing the necessary downstream drainage easements, including negotiations and funding.

The intent of this letter is to respond to your question about the ownership of the existing storm drain system and does not constitute an agreement or support for the project.

If you have any questions, please do not hesitate to contact me at (951) 765-2362, or at jbiagioni@cityofhemet.org.

Sincerely,
CITY OF HEMET



Jorge Biagioni, P.E.
Director of Engineering/City Engineer

cc: *Wally Hill, City Manager*
Eric Vail, City Attorney
Deanna Elliano, Community Development Director
Matt Straite, RCTLMA Contract Project Planner

From: [Joanne Morello](#)
To: [Straite, Matt](#)
Subject: Fw: Reinhart Canyon Development-meeting Oct 29,2014
Date: Tuesday, October 28, 2014 3:04:26 PM

-----Forwarded Message-----

>From: Joanne Morello <joamorello48@peoplepc.com>
>Sent: Oct 28, 2014 2:27 PM
>To: mstraite@rctlma.org
>Subject: Reinhart Canyon Development-meeting Oct 29,2014

>
>TO all Planning Commisioners,

>
>Thank you for taking the time to read my comment.

>
>I live on Beech Street, the dirt road you are considering using as an exit in case of emergencies. Currently it is a NON MAINTAINED county road. If it was not for my husband grading it when it gets to bad we would have a mine field of pot holes. Well, there is one other person who grades but, ONLY in front of his home. We are AGAINST the use of Beech Street as an exit if it stays a DIRT ROAD. The dust is a negative factor in our section of the canyon and if the development is approved and Beech St. is left DIRT it definitely become the "hide-away spot" for all to come and drink, do drugs, snuggle with your sweetie, etc. which will dramatically change the tranquil corner of the canyon. BUT we would not be against the proper PAVING of the street. No short cuts, sloppy work, or cheap material used in the improvement of the street. Of course, in my dreams, I would also like street lights, curb, gutter, sewer and storm drains, BUT I can live with an well made road instead of dirt. (get the feeling I am tired of dirt?)

>
>Are you also aware that Reinhart Canyon is a FIRE ZONE? ok probably not the correct title but I have to pay the State of California \$115.00 extra each year for fire protection and officially the canyon is CLOSED except for residents due to extreme fire danger. DO WE REALLY NEED MORE HOMES IN CANYON SO THEY TOO CAN BURN TO THE GROUND. Just because a developer builds homes does NOT take away the fire danger.

>
>At one time we were told the developer was going to build a "park" on the east side of canyon half was up. That is an area that (when it rains) is a natural river bed with wildlife in it. How can you make a "park" that humans with run-a-muck in and not DAMAGE AND DESTROY the only place for the wildlife. Of all the open space around the Hemet area and Reinhart Canyon I can not for the life of me understand the stupidity of forcing yourself on a community. They could make some very beautiful 5 acre homesteads and make it "THE PLACE TO LIVE".

>
>I could go on, but this is my first time putting my "two cents" in and do not want to turn you off to my comments.

>
>Respectfully

>
>Joanne Morello and Mike Dever

From: BILL AHLWEDE
To: Straite, Matt
Subject: Change of zone no. 7839 tract no. 36337
Date: Monday, October 27, 2014 4:05:43 PM

I am unable to attend the upcoming meeting but wanted to voice my opinion on this issue.

I am NOT in favor of this zoning change.

Reasons:

 Significant area traffic increase and insufficient access during emergencies.

Thank you

Bill Ahlswede
Area resident

R. W. Aubert
23480 Beech St
Hemet Ca 92545

15 October 2014

County Administration Center,

I am writing in response to the "Public Hearing on Tract No. 36337". I am concerned on the density of the proposal due to the large increase of residents that could occupy the area. The following reasons I submit for your review on my concerns.

1. The area is a high fire area and I have to pay a large insurance fee for this problem. Thus if there is a fire and emergency evacuation is required it is going to be very hard due to a single road access into this area and I being in the what is called ranch land and the most fire danger area due to high brush will have a hard time getting out of the danger area.
2. In the ranch area water from the wells is very low in the summer time and with a increase in population in the area it will draw on these water supplies to the point we may not have water access in the summer and possible forever if the supply dwindles. The city has a water tank and pumping station at the base of the canyon that pulls this water from our area. A increase in population will draw from this source and there is no access for the ranch people to hook up to city water although we pay a water stand bye fee in our taxes every year fro water we cannot access????
3. The zoning is for 5 acres parcels and I have no problem with this for I moved here knowing this was going to be ranch land and thus horse property not a city tract area. I believe the County had this in mind when they zoned it such and want them to maintain this position for those who moved into the area knowing this was the zoning. It is a great place to live due to the low density housing even with the high taxes in this area for new comers.
4. We have already had 2 fires in this area in the 5 years I have lived here and really want to express my concerns on evacuation once again. The more high density housing will increase to flow of traffic to increase and the stop sign are going to cause large delays in traffic flow. This also causes evacuation and even school children to be exposed to problems from this and remember there are no sidewalks in this area for the children to walk on other than the street.
5. High density leads to high crime from either apartments or low cost housing and the City already has a problem on the East side with businesses closing on a regular basis because of this. Please do not let this happen to the upper scale west side of Hemet.

I want to thank you for your consideration of these facts and am looking forward to your rejection of this zoning change and support your "Mitigate Negative Declaration (MND) for the proposed project.

R. W. Aubert
Ranch Owner Reinhart Canyon

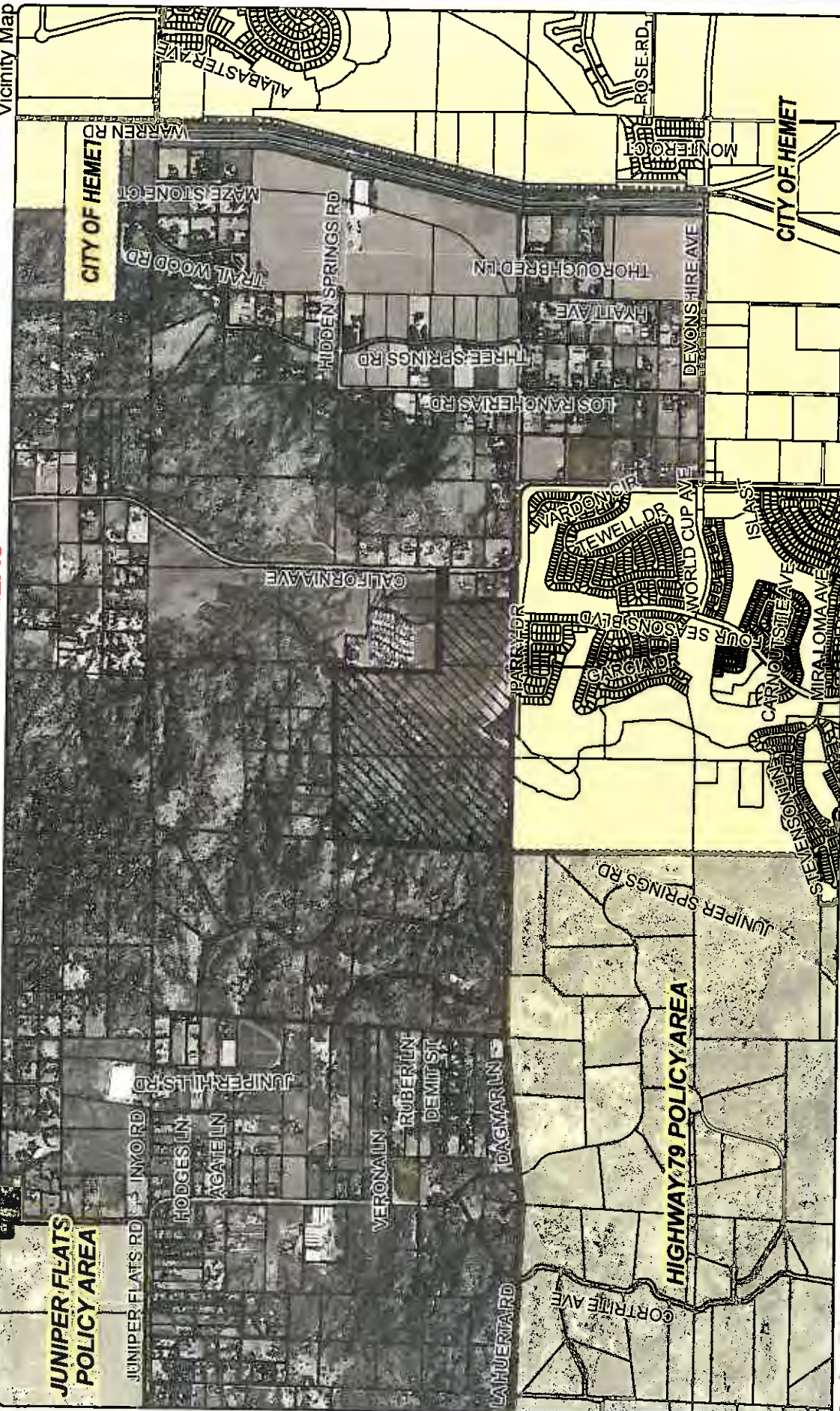
**RIVERSIDE COUNTY PLANNING DEPARTMENT
TR36337**

VICINITY/POLICY AREAS

Date Drawn: 03/25/2013
Vicinity Map

Supervisor Stone
District 3

**JUNIPER FLATS
POLICY AREA**



Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 2

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 in existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-3200 (Western County), or in Inyo at (760) 863-8277 (Eastern County) or website at <http://www.lfma.co.riverside.ca.us/index.html>

Assessors Bk. Pg. 455-08,09
Thomas Bros. Pg. 809 J5
Edition 2011



Feet

RIVERSIDE COUNTY PLANNING DEPARTMENT

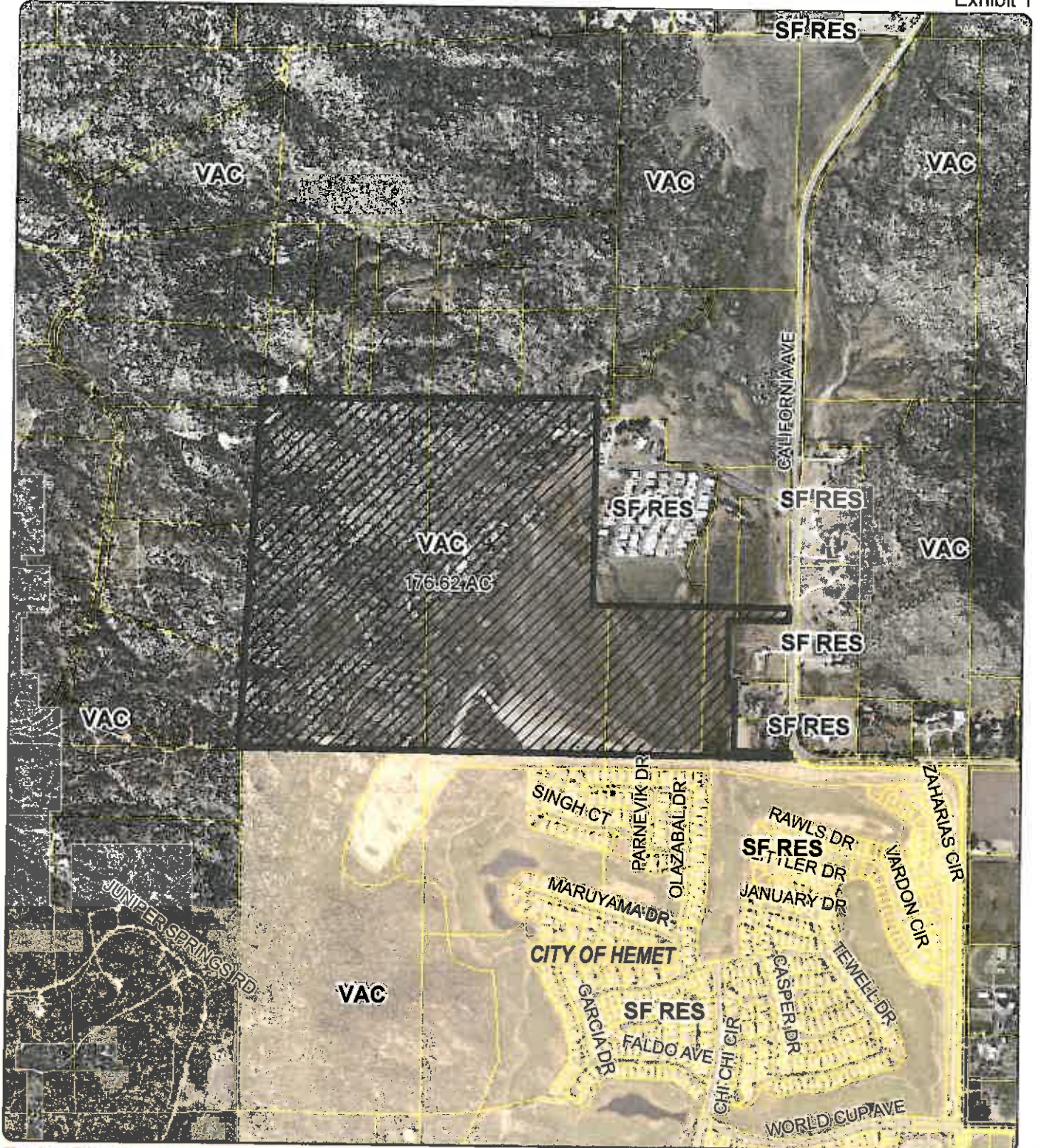
TR36337

LAND USE

Supervisor Stone
District 3

Date Drawn: 03/25/2013

Exhibit 1



Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 2



Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 959 G1
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) 856-3200 (Western County), or in Indio at (780) 883-6277 (Eastern County) or website at <http://www.rimco.co.riverside.ca.us/index.html>

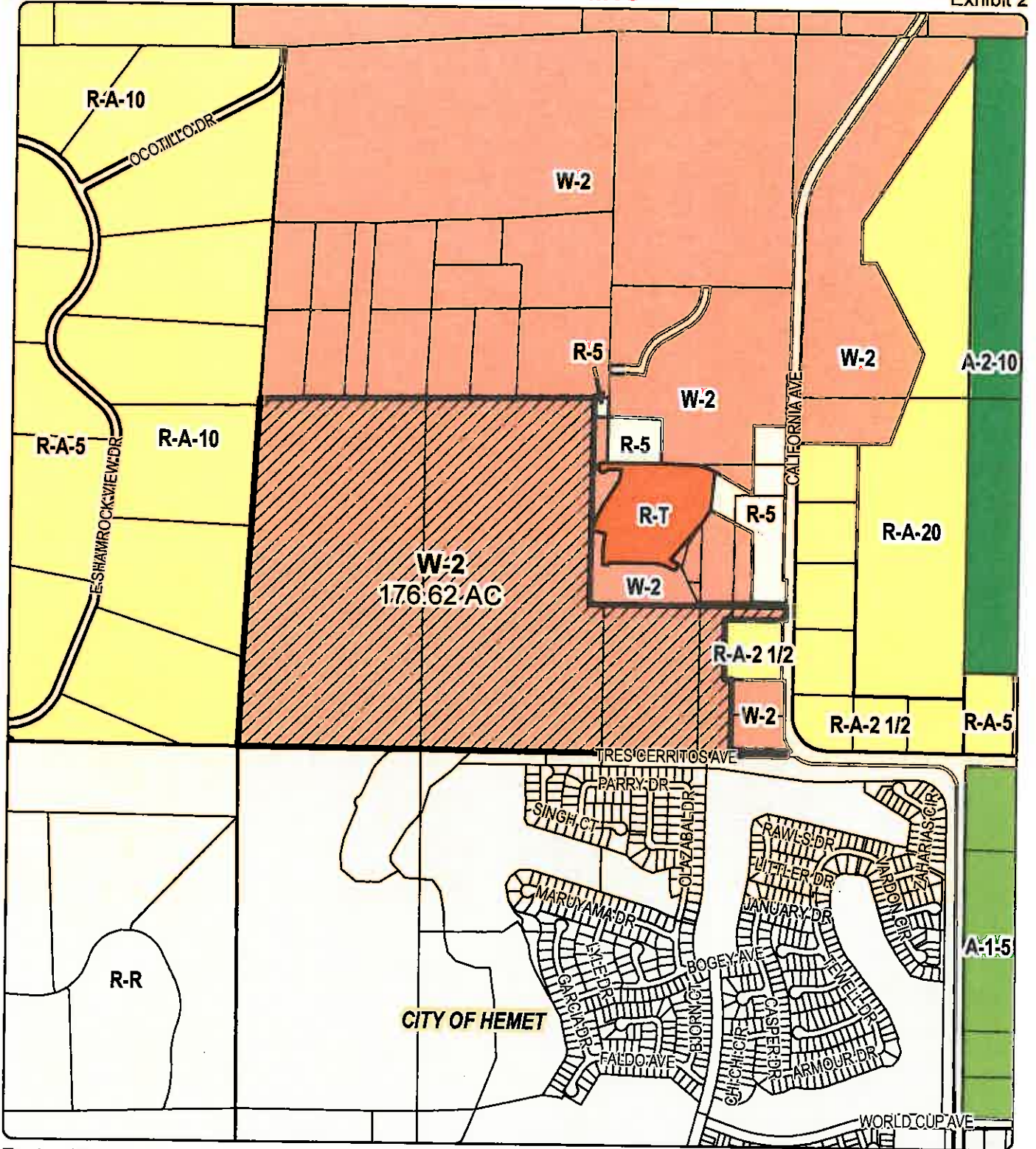
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36337

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 03/25, 2013
Exhibit 2



Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 2



Assessors Bk. Pg. 455-08,09
Thomas Bros. Pg. 809 J5
Edition 2011



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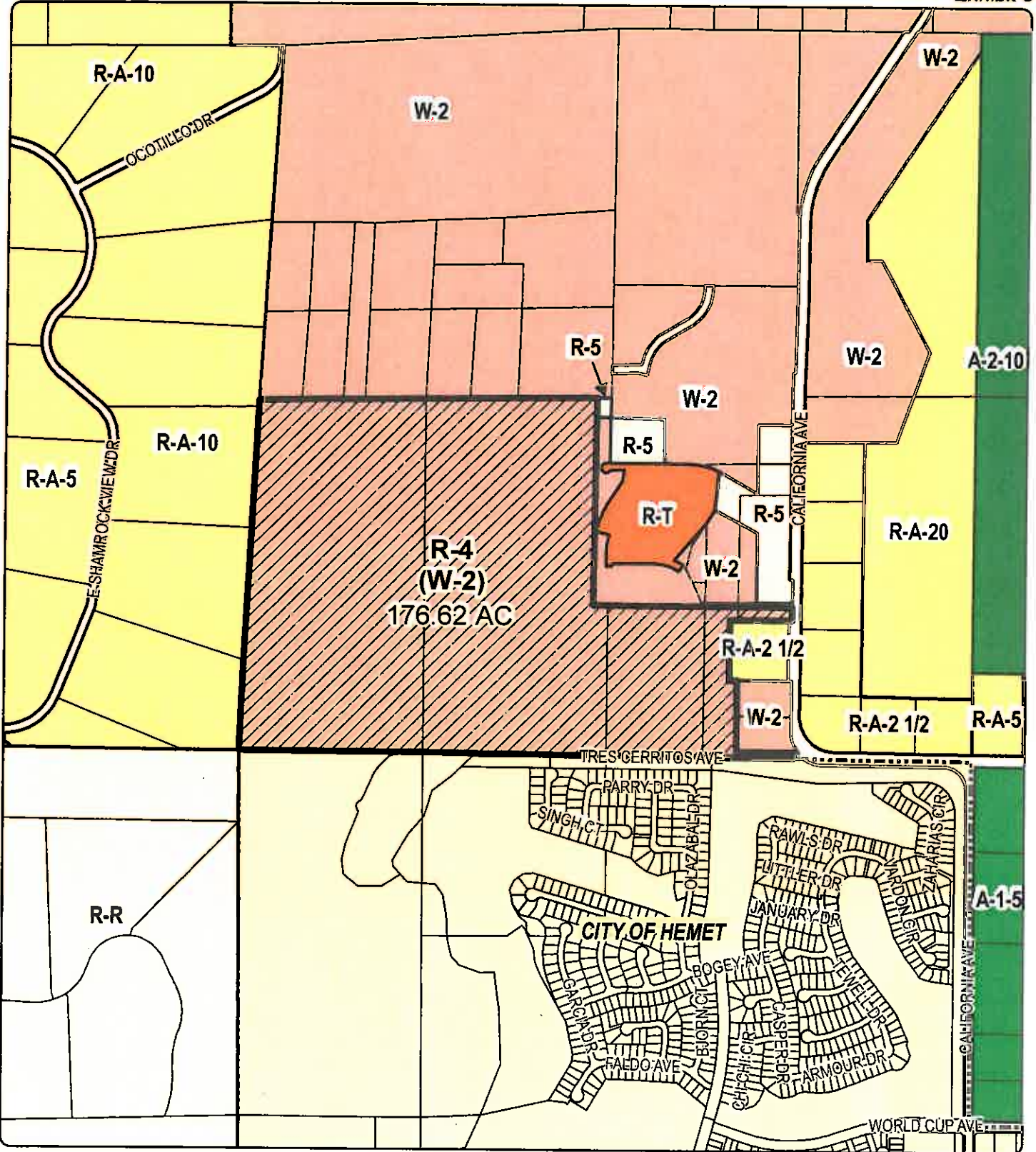
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07839 TR36337

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 08/25/2014
Exhibit 3



Zoning District: Hemet-San Jacinto

Author: Vinnie Nguyen



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

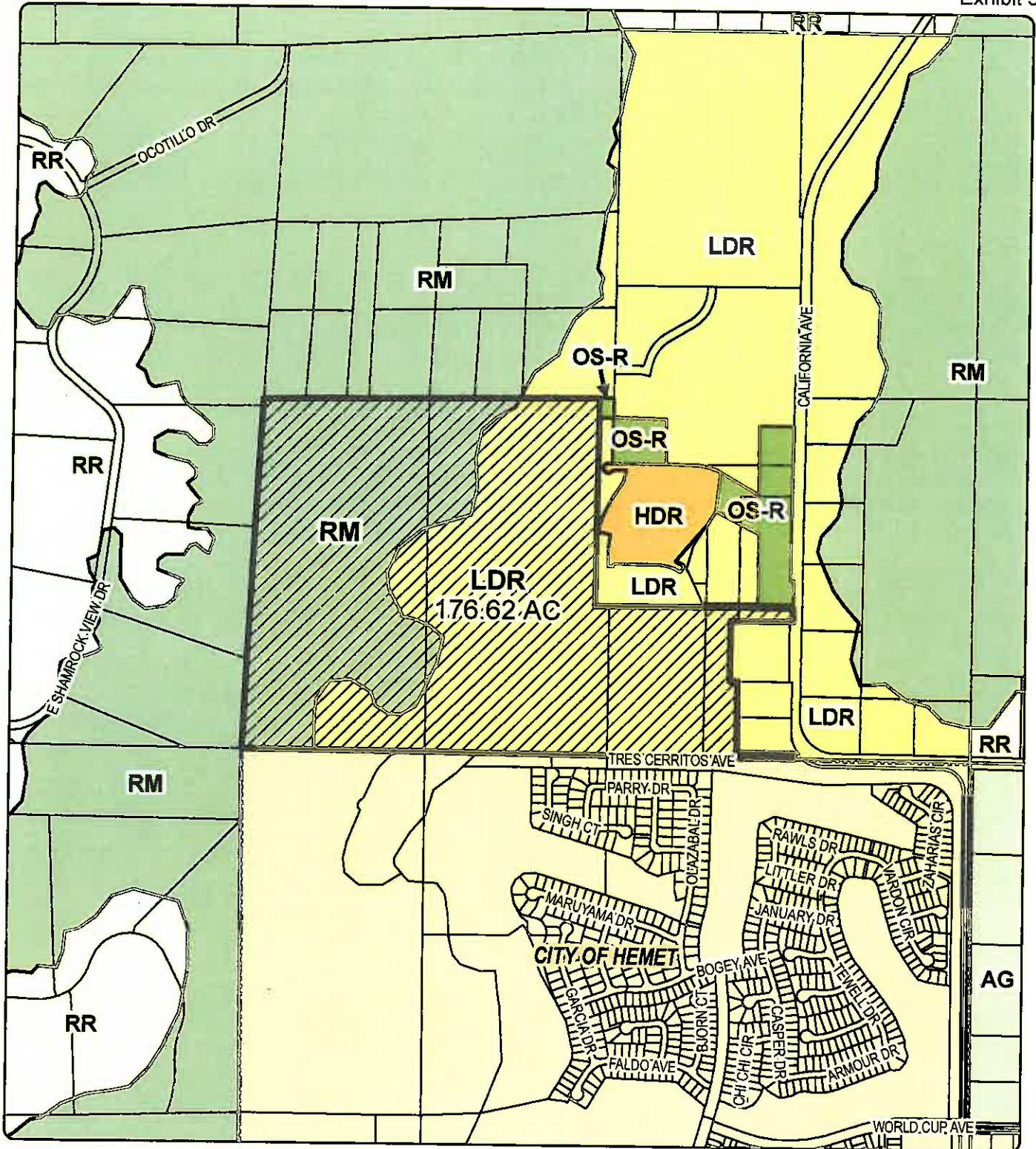
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36337

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 03/25/2013
Exhibit 5



Zoning District: Hemet-Sa Jacinto
Township/Range: T5SR2W
Section: 2

Assessors Bk. Pg. 455-08,09
Thomas Bros. Pg. 809 J5
Edition 2011



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) 893-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

REINHARDT CANYON
SEC. 2, T. 5 S., R. 2W. S.B.B. & M

PREPARED BY:

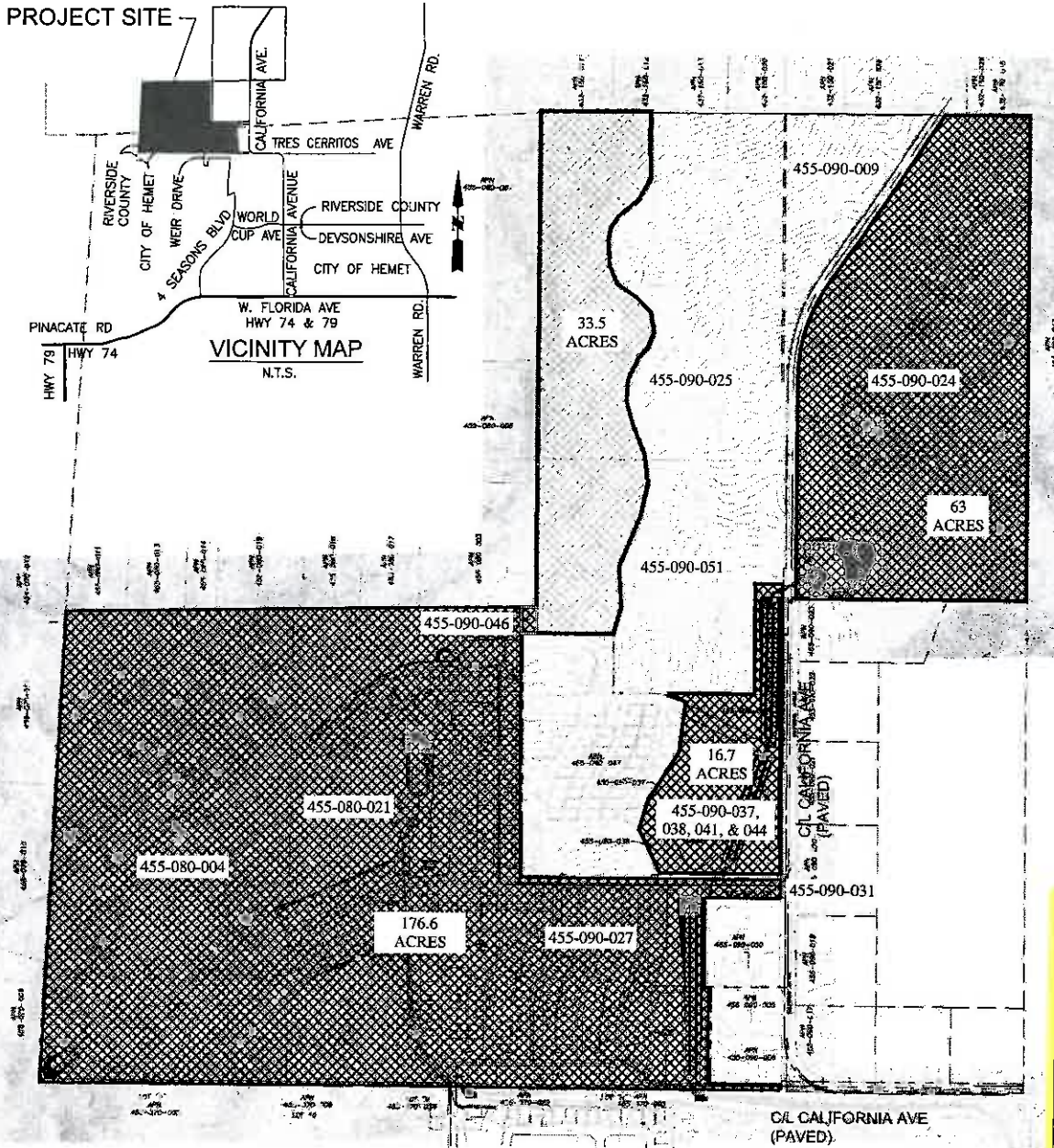
UNITED ENGINEERING GROUP
10602 TRADEMARK PKWY
SUITE 509

RANCHO CUCAMONGA, CA 91730
PHONE: 909.466.9240
www.unitedeng.com

OWNER/APPLICANT:

REINHART CANYON ASSOCIATES, LLC
8800 N. GAINES CENTER DRIVE, SUITE 255
SCOTTSDALE, AZ 85258
(480) 609-1200
(480) 609-1130 FAX

PROJECT SITE



RIVERSIDE COUNTY FEE AREA MAP

TTM 36337

CHANGE OF ZONE CASE NO. 7839



GRAPHIC SCALE 1"=600'

ASSESSOR'S PARCEL NO'S.: 455-080-004, 455-080-021, 455-090-027,
455-090-029, 455-090-031, 455-090-051, 455-090-025,
455-090-024, 455-090-046, 455-090-038 & 455-090-044

DATE: 9-29-2014

A yellow rectangular box containing a logo at the top and project information below. The logo depicts a stylized landscape with a sun and hills. The text inside the box reads: 'CASE: TR36337', 'EXHIBIT: F', 'DATE: 9/24/14', and 'PLANNER: M. STRAITE'.

REINHARDT CANYON

SEC. 2, T. 5 S., R. 2 W. S.B.B. & M

SHEET 1 OF 1

PREPARED BY:

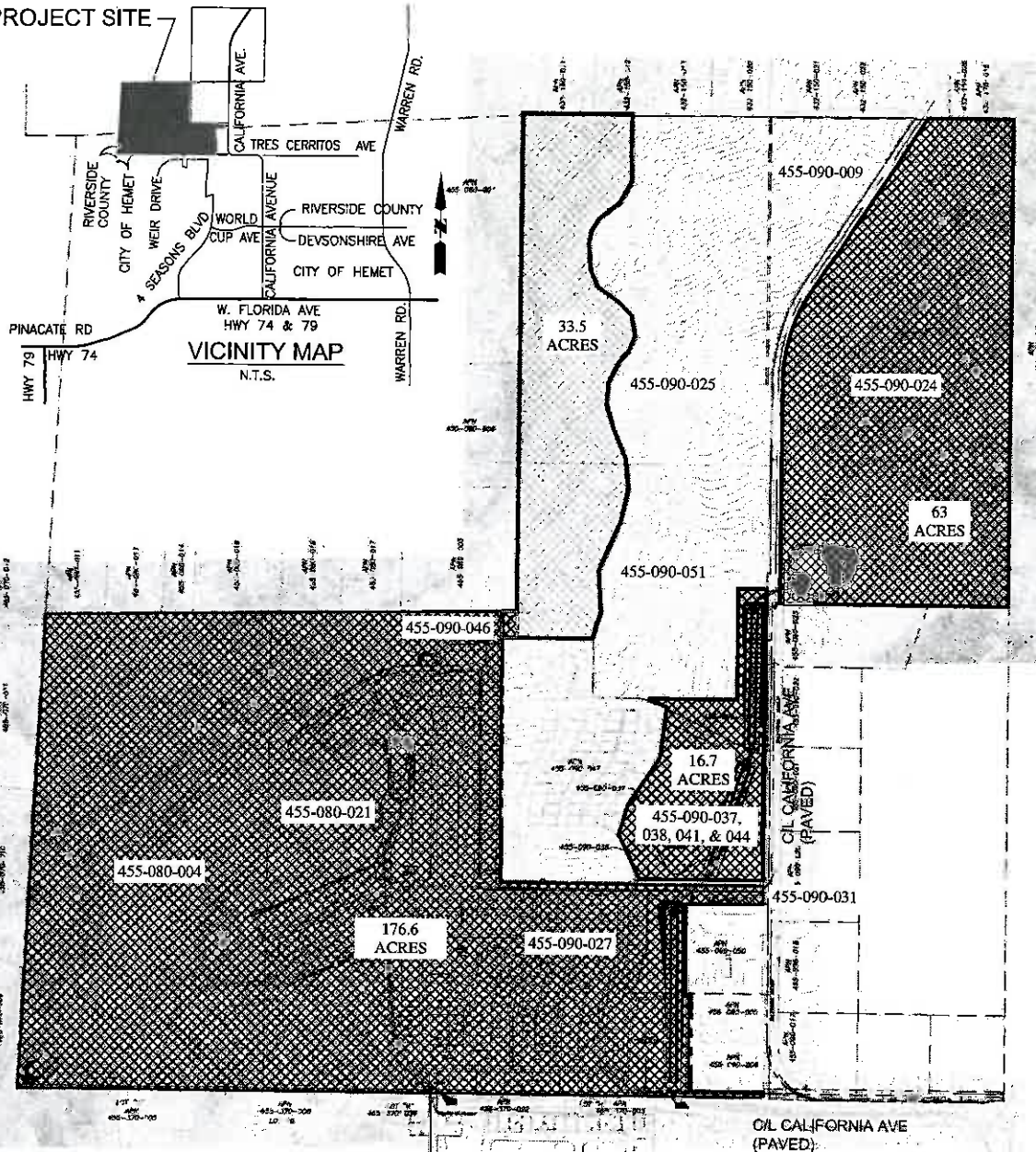
UNITED ENGINEERING GROUP
10602 TRADEMARK PKWY
SUITE 509

RANCHO CUCAMONGA, CA 91730
PHONE: 909.466.9240
www.unitedeng.com

OWNER/APPLICANT:

REINHART CANYON ASSOCIATES, LLC
8800 N. GAINES CENTER DRIVE, SUITE 255
SCOTTSDALE, AZ 85258
(480) 609-1200
(480) 609-1130 FAX

PROJECT SITE



RCIP CONSISTENCY MAP FOR TTM 36337 CHANGE OF ZONE CASE NO. 7839

ASSESSOR'S PARCEL NO.'S: 455-080-004, 455-080-021, 455-090-027,
455-090-029, 455-090-031, 455-090-051, 455-090-025,
455-090-024, 455-090-046, 455-090-037, 455-090-038, 455-090-041
& 455-090-044

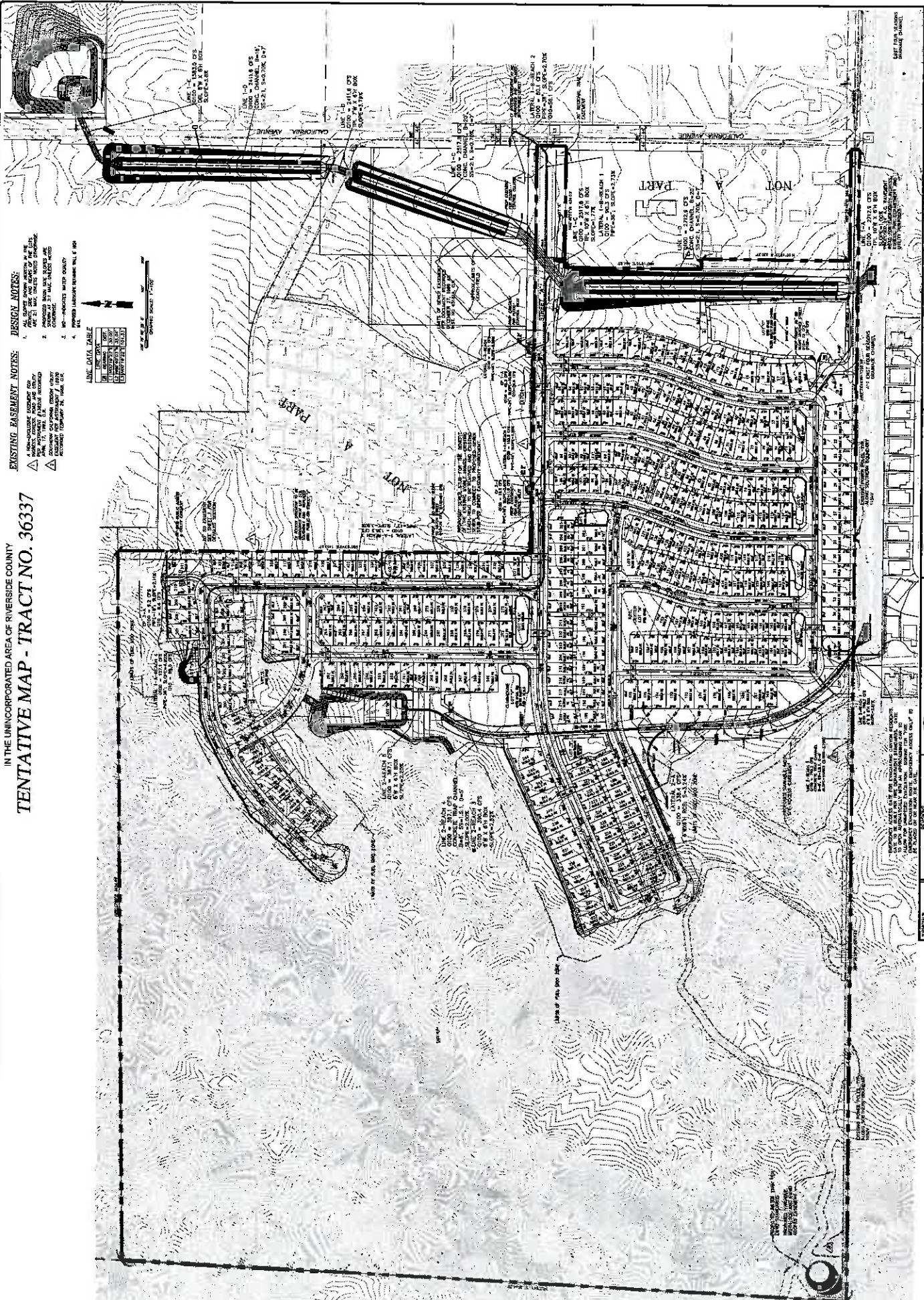
TOTAL AREA OF RM - 125.8 ACRES - ALLOWABLE LOTS - 12
TOTAL AREA OF LDR - 164.0 ACRES - ALLOWABLE LOTS - 328
TOTAL ALLOWABLE LOTS - 340
TOTAL PROPOSED LOTS - 332



GRAPHIC SCALE 1"=600'

DATE: 9-29-2014

IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY
TENTATIVE MAP - TRACT NO. 36337



- EXISTING EASEMENT NOTES:**
1. ALL EASEMENTS SHOWN HEREON ARE THE PROPERTY OF THE STATE OF CALIFORNIA.
 2. ALL EASEMENTS SHOWN HEREON ARE THE PROPERTY OF THE STATE OF CALIFORNIA.
 3. ALL EASEMENTS SHOWN HEREON ARE THE PROPERTY OF THE STATE OF CALIFORNIA.
 4. ALL EASEMENTS SHOWN HEREON ARE THE PROPERTY OF THE STATE OF CALIFORNIA.
- DESIGN NOTES:**
1. ALL EASEMENTS SHOWN HEREON ARE THE PROPERTY OF THE STATE OF CALIFORNIA.
 2. ALL EASEMENTS SHOWN HEREON ARE THE PROPERTY OF THE STATE OF CALIFORNIA.
 3. ALL EASEMENTS SHOWN HEREON ARE THE PROPERTY OF THE STATE OF CALIFORNIA.
 4. ALL EASEMENTS SHOWN HEREON ARE THE PROPERTY OF THE STATE OF CALIFORNIA.

LINE DATA TABLE

LINE NO.	DESCRIPTION	START POINT	END POINT	LENGTH	AREA
1
2
3
4

MEADOWVIEW
TENTATIVE TRACT MAP
NO. 36337

SEPTEMBER 2014
 AMENDED NO. 4

UNITED ENGINEERING GROUP
 UEG

DATE: 9/15/14
 DRAWN BY: J. L. BRYLIFE
 CHECKED BY: J. L. BRYLIFE
 SCALE: AS SHOWN

DATE: 9/15/14
 DRAWN BY: J. L. BRYLIFE
 CHECKED BY: J. L. BRYLIFE
 SCALE: AS SHOWN

DATE: 9/15/14
 DRAWN BY: J. L. BRYLIFE
 CHECKED BY: J. L. BRYLIFE
 SCALE: AS SHOWN

DATE: 9/15/14
 DRAWN BY: J. L. BRYLIFE
 CHECKED BY: J. L. BRYLIFE
 SCALE: AS SHOWN

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.

Reinhardt Canyon Associates, LLC
PRINTED NAME OF APPLICANT

By: *RMS Real Estate Services III*
RJ - McRae
SIGNATURE OF APPLICANT
Authorized officer

L.L.C., 1/15
Monika

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.

Reinhardt Canyon Associates, LLC
PRINTED NAME OF PROPERTY OWNER(S)

By: *RMS Real Estate Services III*
RJ - McRae
SIGNATURE OF PROPERTY OWNER(S)
Authorized officer

L.L.C., 1/15
Monika

Ronald McRae
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: 455-080-004 & -021;
Assessor's Parcel Number(s): 455-090-009, -024, -025, -027, -029, -031, -035, -037, -038, -041, -044, -046 & -051

Section: 2 Township: 5 S Range: 2 W

Approximate Gross Acreage: 361.64

General location (cross streets, etc.): North of Parry Dr, South of Jelanie Ln, East of N/A, West of California Ave

Thomas Brothers map, edition year, page number, and coordinates: P809/H5, H6, J4, J5, J6; P810/A4, A5

UNITED ENGINEERING GROUP

Meadowview

Conceptual Design Manual

Riverside County, California

June 26, 2014



CASE: TR36337
EXHIBIT: DESIGN MANUAL
DATE: 9/24/14
PLANNER: M. STRAITE



10602 TRADEMARK PKWY, SUITE 509 | RANCHO CUCAMONGA, CA 91730
909-466-9240

CONCEPTUAL DESIGN MANUAL

FOR

Meadowview

(TR 36337)

Submitted to

County of Riverside, California

June 26, 2014

APPLICANT/PROPERTY OWNER(S)

Reinhart Canyon Associates, LLC

8800 N. Gainey Center Drive

Suite 255

Scottsdale, AZ 85258

(480) 609-1200

AGENT/ENGINEER

UNITED ENGINEERING GROUP-CALIFORNIA, INC

10602 Trademark Pkwy

Suite 509

Rancho Cucamonga, CA 91730

(909) 466-9240

UEG Project No. 30027

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EXHIBITS

- A. Vicinity Map
- B. USGS Topographic Map
- C. FEMA FIRM Map
- D. Riverside County Existing Land Use
- E. Riverside County Existing Zoning
- F. Area Circulation Map
- G. Project Open Space
- H. Project Open Space Clubhouse and Rec Center
- I. Conceptual Wall & Entry Plan
- J. Typical Private Open Space Area

FIGURES

- 1. California Ranch Style Architecture
- 2. Craftsman Style Architecture
- 3. Mediterranean Style Architecture

1.0 PURPOSE

The purpose of this Conceptual Design Manual is to describe the overall design concept for Tentative Tract Map 36337 (Meadowview) and outline the design details that will be incorporated into the final design decisions. This manual includes both design standards and guidelines. Variations to either the design standards or guidelines may be considered by the Planning Commission. The guidelines in this document will lay out both functional and aesthetic design concepts as an overall strategy to be followed at the time of development. The primary objective is to establish a consistent theme throughout the project. This document will establish the conceptual architectural styles, overall theme, wall and fence concepts, and pedestrian connectivity to be used in the future build out of this tract. This Conceptual Design Manual is being processed in conformance with Riverside County Zoning Ordinance No. 348, Article VIII, Section 8.95b.

2.0 PROJECT BACKGROUND & DESCRIPTION

The Meadowview site is located in Riverside County. The general location of the site is south of Maze Stone Park and north of Tres Cerritos Ave. (Refer to **Exhibit A – Vicinity Map**). The project proposes to subdivide 292 acres into 332 one story single family units. The typical dwelling units will be a lot mixture of 3,600 square foot (sq. ft.) single family detached lots and 5,000 sq. ft. single family detached lots. There will be a series of drainage basins that will collect offsite flows and discharge to a regional drainage channel southeast of the property boundaries. The project is proposing 4.7 acres of additional open space throughout the community and approximately 200 acres of preserved hillside areas. The project proposal is consistent with Riverside County's R-4 Zone which allows for minimum lot sizes of 3,500 sq. ft. with an average dwelling unit area of 6,000 sq. ft. The Meadowview project contains minimum lot sizes of 3,600 sq. ft. and an average area per dwelling unit of over 23,000 sq. ft. In order to ensure the quality and cohesiveness of projects zoned R-4, Riverside County requires additional design details during planning stages. The requirement for these conceptual design details helps ensure that County design objectives are met. By implementing the following design points, this project meets the County's design objectives for the properties zoned R-4:

- Providing transition and buffer zones to ensure that the project blends into and is sensitive to the surrounding area.
- Ensuring that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- Providing functional public access to recreational opportunities in relation to the overall open space system.
- Incorporating conveniently located and accessible neighborhood parks, trails and open space.
- Providing a sense of privacy and personal space for each residential unit.

3.0 EXISTING CONDITIONS

The property consists of vacant raw land, and has been disturbed by farming activity. Currently, there are no drainage basins onsite. All runoff sheet flows from northwest to southeast. There is a Southern California Edison Utility easement along the southern property line for the transmission of electrical power along the southern portion of the site.

The topography is varied with hillside areas contained primarily in the western and eastern boundaries of the site. The site generally slopes from northwest to southeast (See **Exhibit B – USGS Topographic Map**). The property is located within Flood Zone 'X' (areas determined to be outside of the 100-year and 500-year floodplain) Refer to **Exhibit C – FIRM Maps** (Map No. 06065C1465G Map No. 06065C1470G and dated August 28, 2008).

Per the Riverside County Integrated Project (RCIP), the property currently has land use designations of Low Density Residential (LDR) and the site is currently zoned controlled development (W-2) (Refer to **Exhibit D – Existing Land Use** for the current land use designation and **Exhibit E – Existing Zoning** for a depiction of the zoning).

Transportation corridors and area circulation will be developed in conformance with the County's General Plan. Refer to **Exhibit F – Area Circulation Map** for a representation of the major roadways in the areas of the subject site. The subject site relies on California Avenue for its main access. Traffic generated by the project will utilize California Ave to access highway 74 and interstate 215.

In addition to the access available from California Avenue, there will be two emergency access points on the southern edge of the property. These emergency access points will be used for evacuating Reinhardt Canyon residences. Secondary access into the Four Seasons community was a condition of approval of the Four Seasons Development for evacuation of canyon residents.

4.0 RELATIONSHIP TO SURROUNDING PROPERTIES

The surrounding properties in the area include vacant land, mountainous hillside, and residential homes. The area west of the project is undeveloped hillside. The area to the east and north of the project is an existing mobile home park called Maze Stone Village. The area further east of the project is large lot residential development. The area to the south of the project is the Four Seasons development, a small lot age restricted community.

The surrounding General Plan land use designations are as follows:

- North: Rural Resident (RR) & Rural Mountainous (RM)
- South: City of Hemet, Residential (Specific Plan)
- East: Medium Density Residential (MDR) & Rural Mountainous (RM)
- West: Rural Mountainous (RM)

The surrounding zoning districts are as follows:

North: Controlled Development Areas (W-2)

South: City of Hemet Residential (SP)

East: Residential Agriculture (R-A-20) and Residential Agriculture (R-A-2 ½)

West: Residential Agriculture (R-A-10)

5.0 PRELIMINARY DEVELOPMENT PLAN

The Meadowview development is intended as a planned residential community which includes various residential lot sizes. In addition, the development will include community amenities and open spaces.

The Meadowview project is proposed for 332 lots on a net 79 acres, or a gross of 292 acres, with undisturbed areas preserved as open space, which conforms to the existing General Plan designation of Low Density Residential. The Meadowview development plan implements a single product type, a traditional single family lots.

5.1.1 Single Family Residential

The single-family residential (SFR) component of the project is clustered to 79 acres. This residential area has been planned in a vibrant and sustainable manner to set forth a safe, effective, and attractive pedestrian-friendly environment that encourages connectivity and interaction. Meadowview was planned for diversity with sensitivity to the planned land uses within the development and to the surrounding areas. To achieve diversity, the design features traditional single family residential lots of two typical sizes of 3,600 sq. ft. and 5,000 sq. ft. as shown on the tentative tract map. The SFR areas will be subject to the development standards and permitted uses of the County's R-4 zone.

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Riverside County Minimum R-4 Standards

R-4 Minimum Yard Requirements	
Minimum Lot Size	3,500 S.F.
Average Lot Size	6,000 S.F.
Minimum Lot Width	40'
Minimum Lot Depth	80'
Maximum Building Height	40'
Minimum Front Yard Setback	20'
Interior Side Yard	5'
Corner Lot Side Yard	10'
Minimum Rear Yard Setback	10'

5.2 Community Amenities

The Meadowview project will boast a community clubhouse and recreation center. The community clubhouse is located at the intersection of Streets "A" and "K". The clubhouse may include amenities such as a clubhouse, pool, dog park, gathering/Barbeque area, etc. In addition to the clubhouse, there will be a recreation center situated on approximately 0.5 acres. The recreation center is located at the intersection of Streets "H" and "E". The recreation center may include outdoor amenities such as shade structures, gathering areas, bocce ball courts, shuffle board, etc.

Residents will be able to access both the community clubhouse and recreation center by vehicles, bicycles and pedestrians. Residents will be able to walk to the clubhouse and recreation center via community trails, five (5) foot wide detached sidewalks, and strategically placed paseos. (Refer to **Exhibit G and H – Project Open Space**)

5.3 Transition and Buffer Zones

In addition to the 4.7 acre open space, an important feature of this project is the incorporation of strategically located water quality parcels to function as onsite runoff treatment and passive open space as well as the preservation of over 200 acres of hillside open areas. The goal is to maintain

the open feel of the area by preserving certain topographic features and by providing spatial and visual transitions and buffer zones throughout the project. (Refer to **Exhibit G and H – Project Open Space**) The landscaping and open space areas will be maintained by either the Homeowners Association or Riverside County Flood Control.

5.4 Entry Monuments, Walls & Project Theme

Monumentation features and entry landscaping have not been determined for Meadowview, but will be planned and designed to establish a theme for this planned residential community. A comprehensive sign plan will be provided for the development. Materials, colors, and construction methods for entry monuments are subject to some variation, so long as the proposed character and theme of the monuments is preserved and per the approval of the Planning Department. The primary entry for the community will be located along Street A. (Refer to **Exhibit I – Conceptual Wall & Entry Features**)

Perimeter and other wall materials, designs, and colors, will carry on the project's theme established by the project's monument signage and landscaping. View walls will be used at the discretion of individual builders. Wall and fence heights will be limited to a maximum height of six (6) feet, measured from the high side grade. Decorative pillars and pedestals may extend up to an additional sixteen (16) inches above the maximum wall heights. Materials, colors, and construction methods for theme, view and accent walls are subject to some variation, so long as the proposed character and theme of the walls is preserved and per the approval of the Planning Department.

View walls may be used in areas where view opportunities exist. These areas may be adjoining the buffers or open space areas of the tract.

While in some areas of the development, homes will have one or more community walls or view fences, the majority of the development will be separated by neighborhood walls at the interior rear and side yards. Neighborhood walls within the residential areas of the project will be placed along the property lines in order to separate each residence. (Refer to **Exhibit I – Conceptual Wall & Entry Features**)

5.4.1 General Guidelines

- No fence should exceed six feet in height measured from the high side grade
- All walls and fences should end in a pilaster. The design of the pilaster should reflect the shape of the supports used in the entry monuments and use similar materials
- When changes in pad elevation occur, the wall or fence should be stepped in equal vertical intervals. No step should exceed twelve inches (12") in height

- Side yard gates are required on one side of the front yard and shall be constructed of wrought iron, wood, or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other materials of similar appearance, maintenance and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability. Applicants shall provide specifications which shall be approved by the Planning Department)
- All wall and fence plans and materials must conform to Riverside County guidelines. Written approval from each agency is required and must be submitted to the master developer prior to installation.

5.5 Front Yard Landscaping

Front yard landscaping is required for all homes and unless approved by the Planning Department, will be provided by the developer/home builder. Front yard landscaping provided by the developer/builder or their representative must be installed within one month of closing. The Planning Department may extend installation times for homeowner installed or custom landscaping improvements for individual lots. Front yard landscape packages offered by developers/builders shall be subject to the review and approval of the Planning Department and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided; front yard landscaping designs with berming, river run features, courtyards, lighting, or other creative features shall be offered for standard landscape designs.

5.6 Private Open Space

Private Open Space is land within each residential lot that is available for private use. This private open space is typically considered yard area that is available for private recreation. Each residence must have adequate private outdoor open space that can be an effective extension of the indoor living space and be used for passive outdoor activities such as gardening, reading, eating and barbequing. (Refer to **Exhibit J – Typical Private Open Space Area**)

EXHIBITS

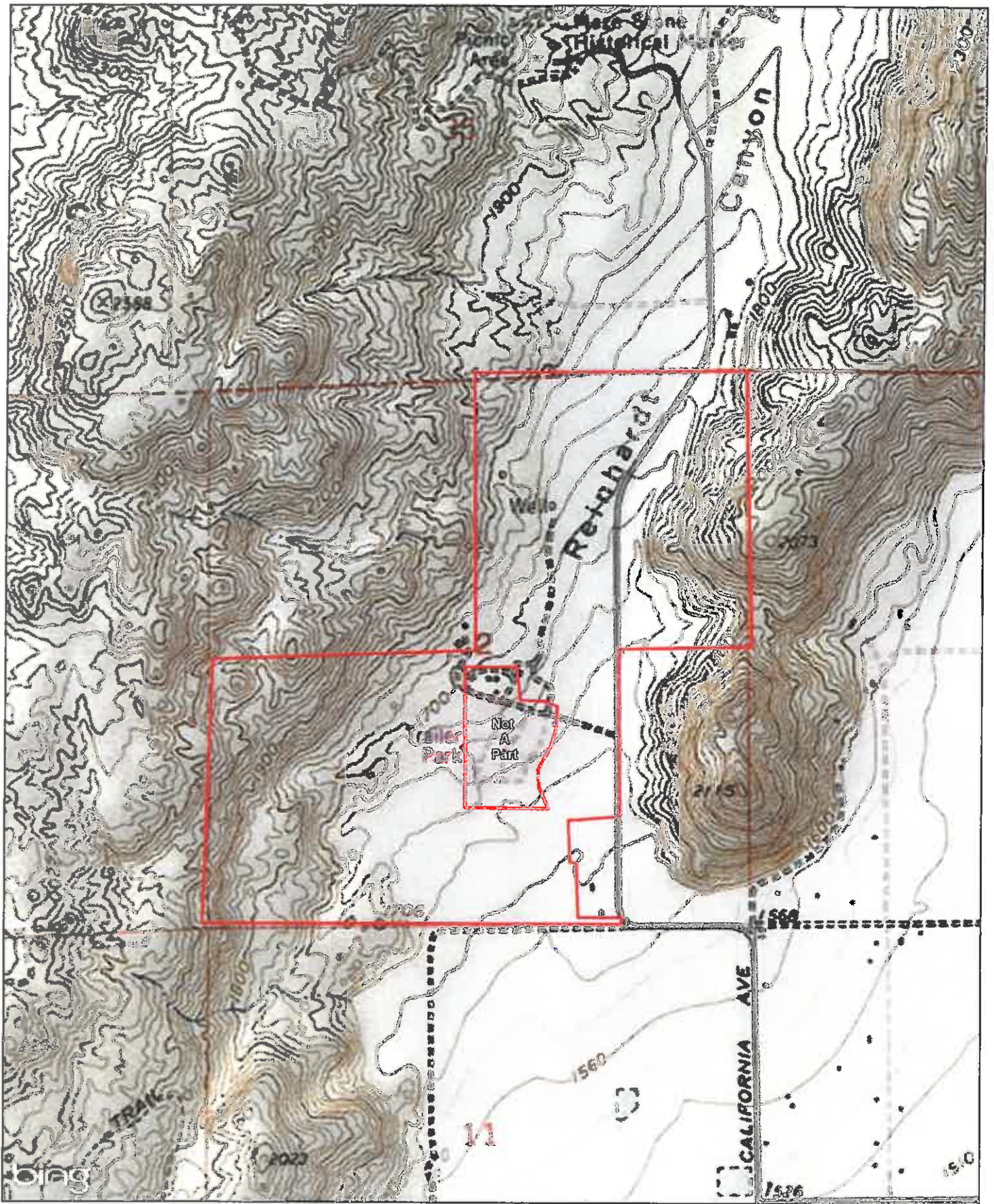


Meadowview

Riverside County, California



Exhibit A - Vicinity Map

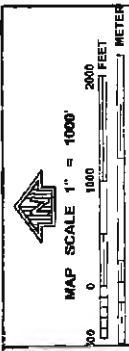


Meadowview

Riverside County, California



Exhibit B - USGS Map



PANEL 1465G

FIRM

FLOOD INSURANCE RATE MAP

RIVERSIDE COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

PANEL 1465 OF 3805

SEE INDEX FOR PANEL LAYOUT

DATE OF ORIGINAL SURVEY: 1982

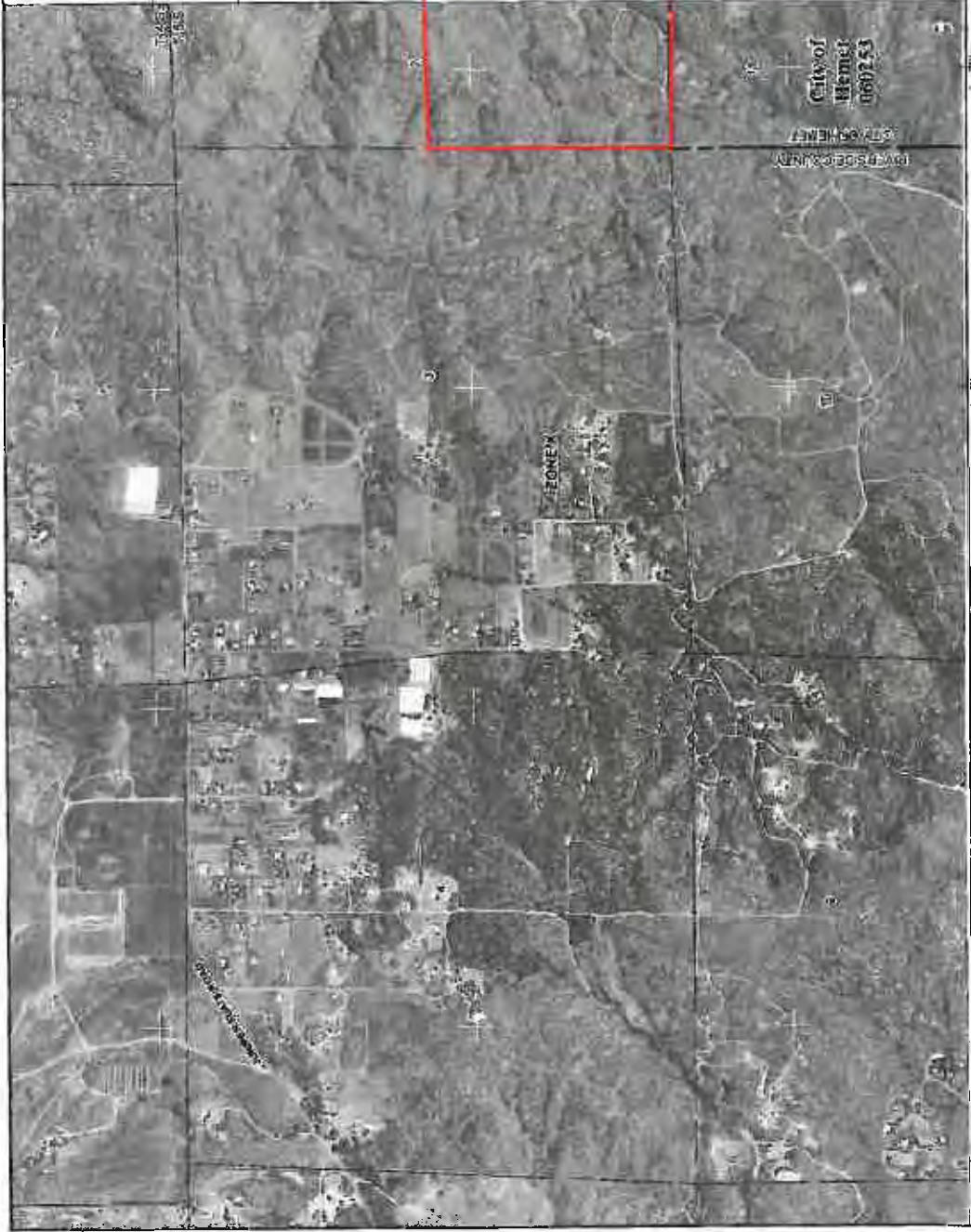
DATE OF REVISION: 2018

MAP NUMBER: 06085C1465G

EFFECTIVE DATE: AUGUST 28, 2018

Federal Emergency Management Agency

This is an official copy of a portion of the Flood Insurance Rate Map (FIRM) for Riverside County, California, and incorporated areas. It is a public document and is not to be used for any purpose other than the one for which it was prepared. For more information, contact the Federal Emergency Management Agency, 500 Capitol Mall, Sacramento, CA 95833. (916) 344-7000. For the latest product information, visit the FEMA website at www.fema.gov. This map is not to be used for any purpose other than the one for which it was prepared.



Meadowview

Riverside County, California



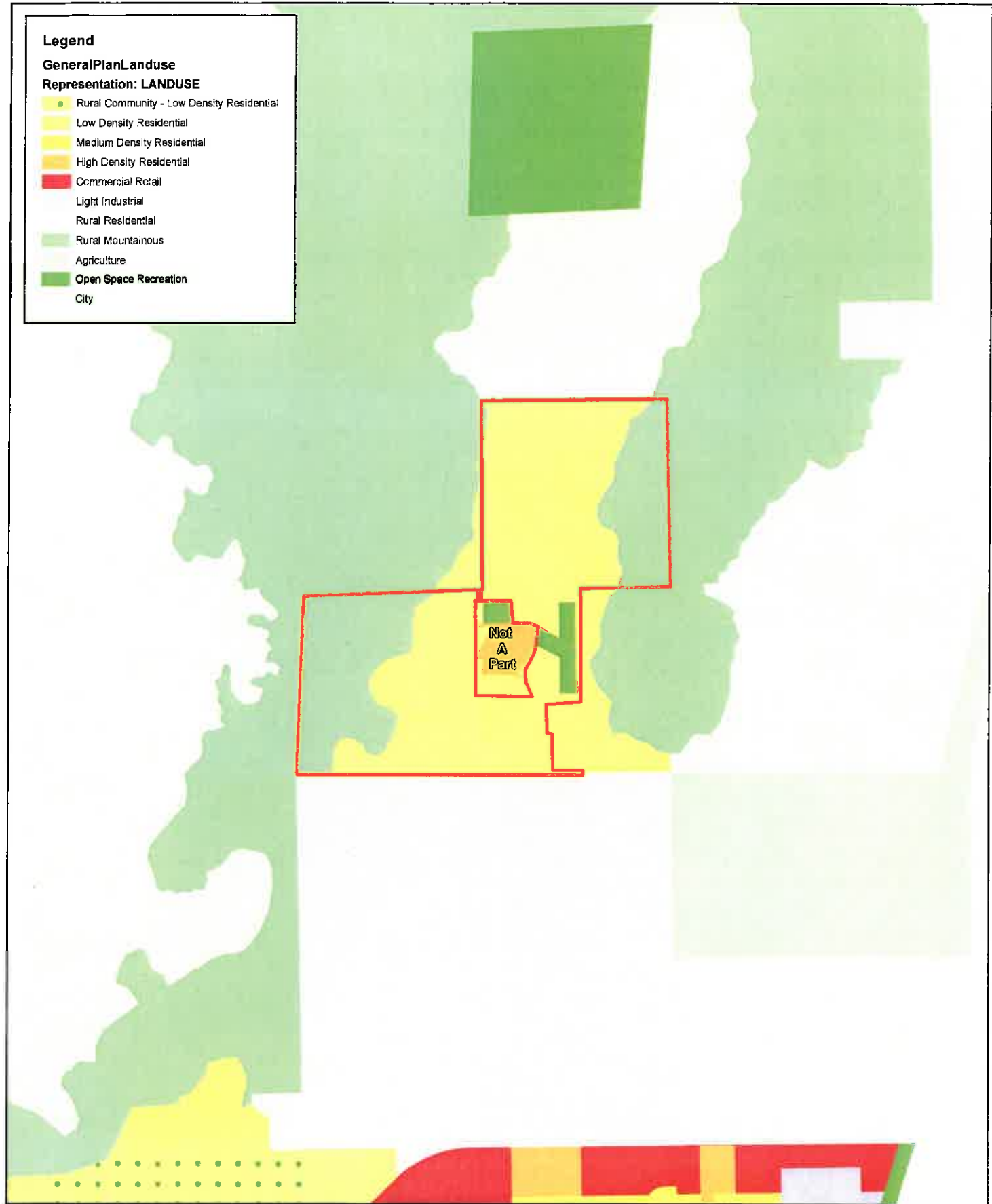
ueg united engineering group

Exhibit C.2 - FEMA Map

Legend

General Plan Land Use Representation: LANDUSE

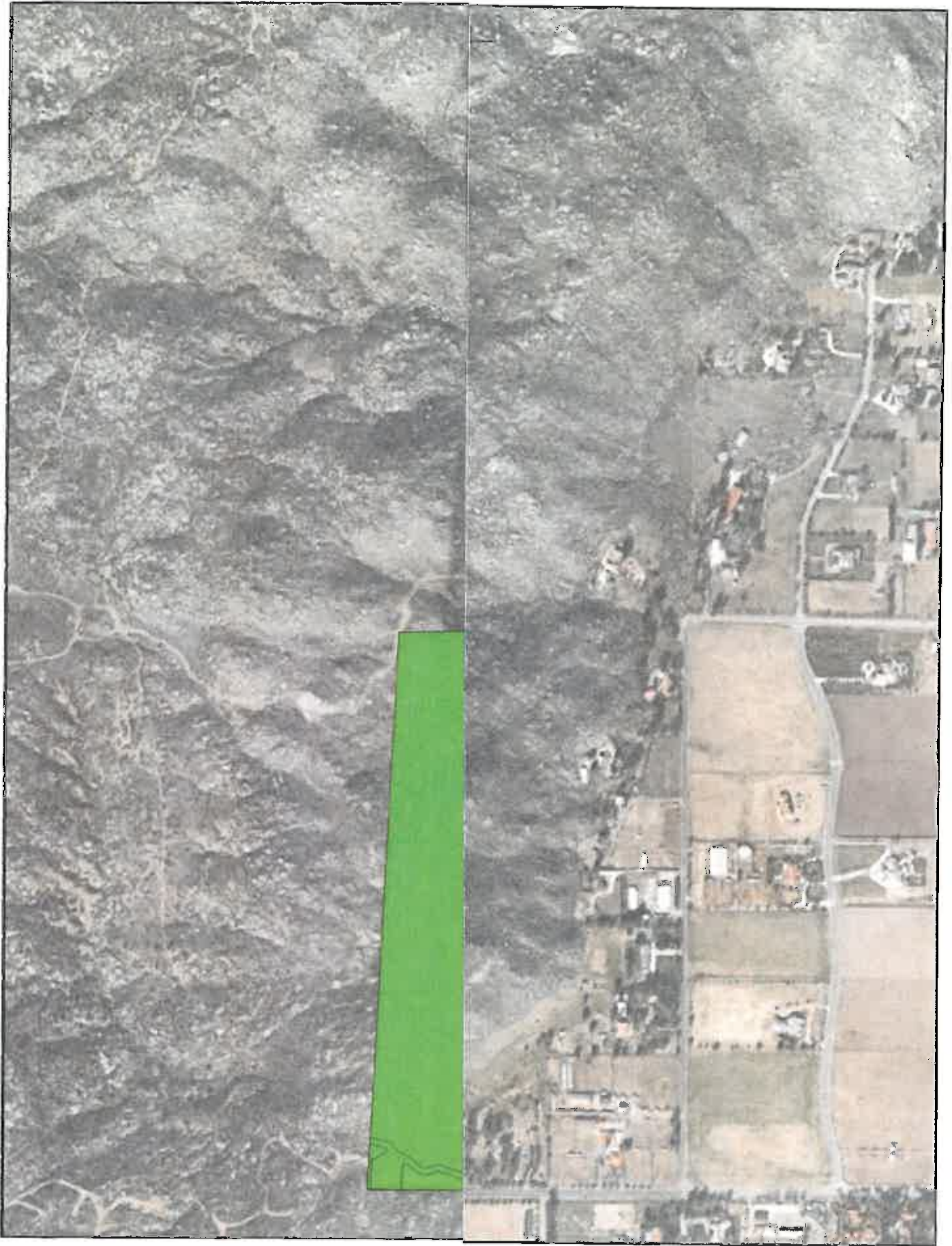
- Rural Community - Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial Retail
- Light Industrial
- Rural Residential
- Rural Mountainous
- Agriculture
- Open Space Recreation
- City



Meadowview

Riverside County, California

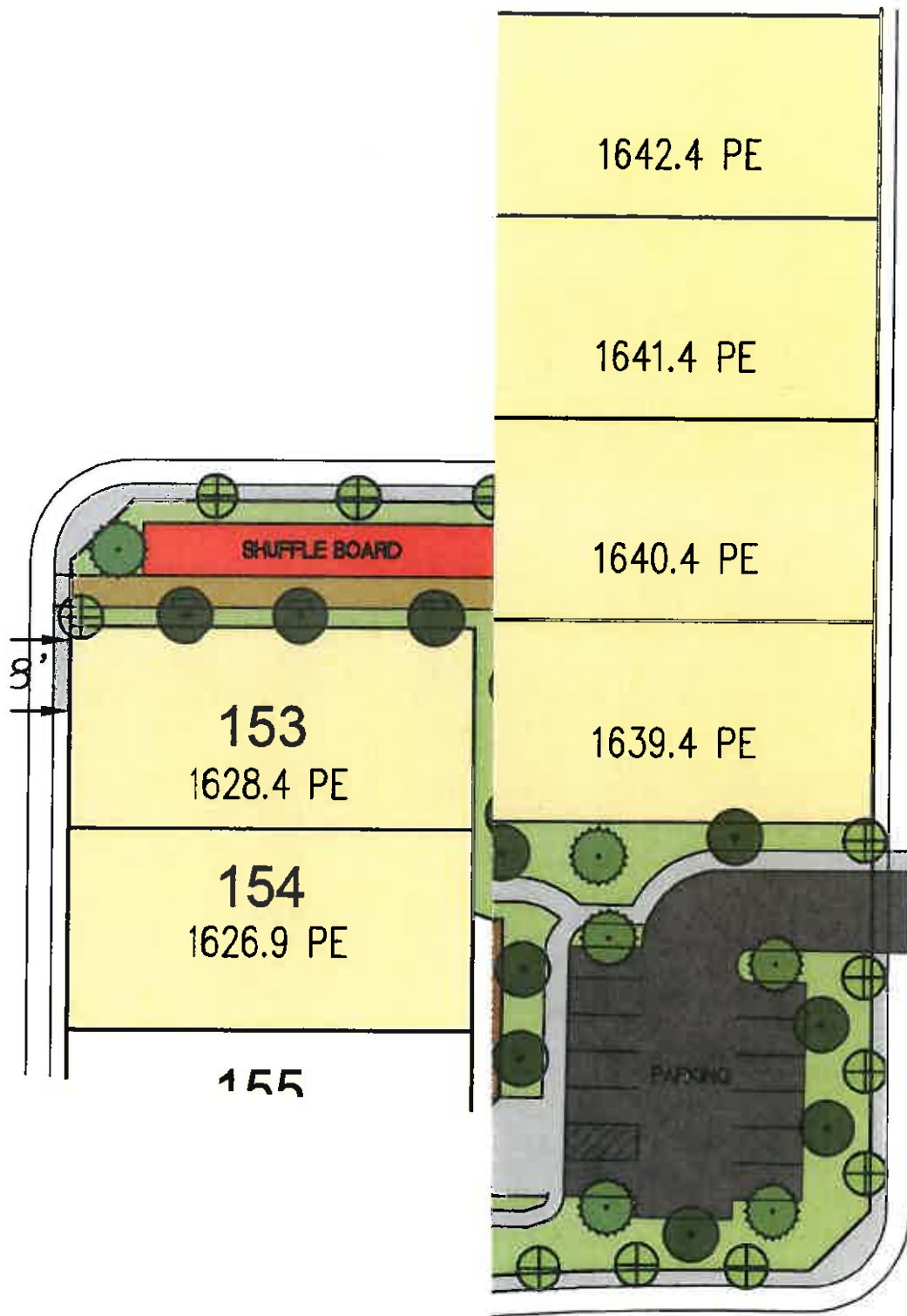




Meadowview



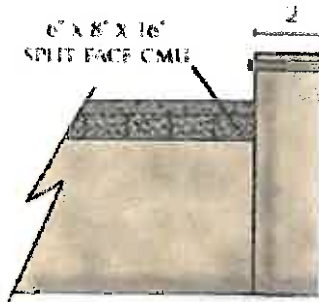
Exhibit G - Project Open Space



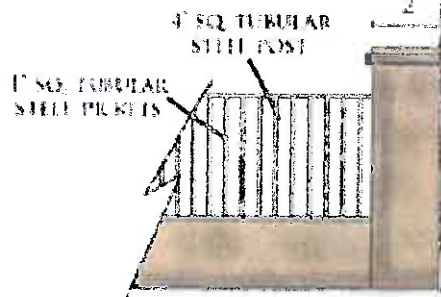
RECREATION AREA

N.T.S.

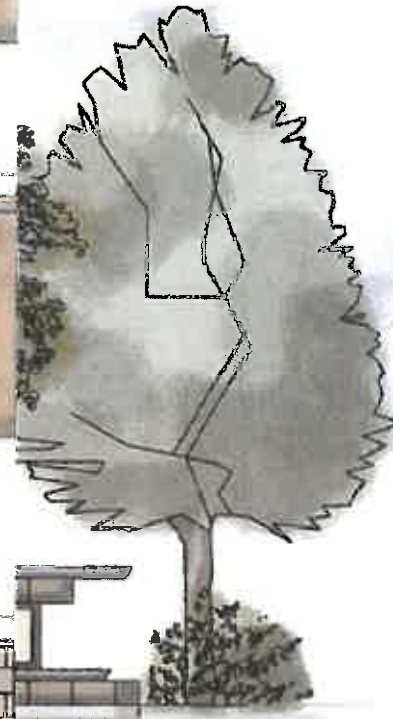
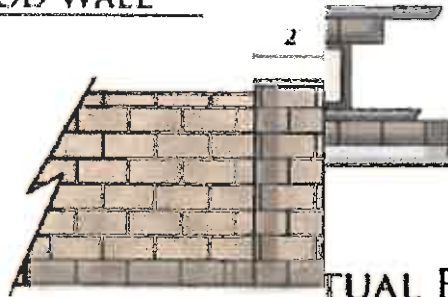
PERIMETER WALL



VIEW WALL



NEIGHBORHOOD WALL



TUVAL ENTRY MONUMENT

CONCEPTUAL THEME W

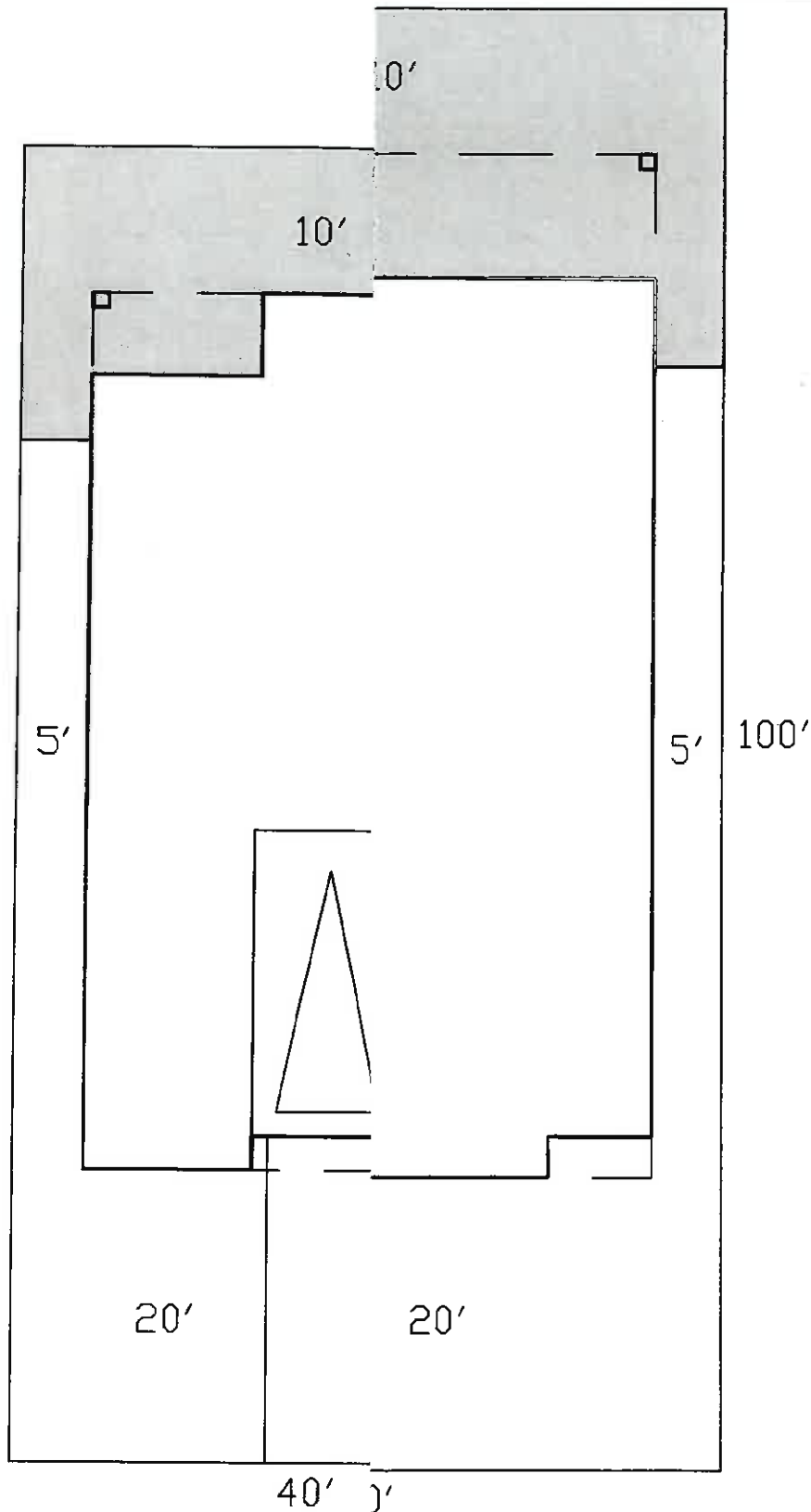
CONCEPTUAL WALL / I

Meadowview



united
engineering
group

EXHIBIT I



400 SF MF Min.
500-600 SF Typ

6.0 ARCHITECTURE

The architectural guidelines in this manual have been developed to ensure architectural continuity and compatibility throughout the project; to promote a distinctive architectural theme; and to avoid a mundane repetition of too similar architectural design elements. These guidelines will provide a set of basic concepts for development but are not meant to limit future creativity in design.

These styles and concepts should be incorporated to provide a variety of quality housing types.

6.1 General Guidelines

The following general guidelines should be considered in the designing and layout of the project:

- A common set of design style and design elements should be included throughout the project.
- Long unarticulated building facades should be avoided
- Natural building materials should be varied throughout the project, avoiding long stretches of similar street scene
- Offset roof planes, columns, vertical and horizontal articulation or other projecting architectural features shall occur on those facades of the residence that are visible from the street or open space
- The visual impact of garages shall be reduced to the maximum extent practicable

6.2 Architectural styles

Three architectural styles have been set forth in this design manual for the project so as to begin to identify and illustrate the intent and objective of these design guidelines in terms of architectural style and variety. California Ranch, Craftsman, and Mediterranean architectural styles are discussed in the following pages and depicted in **Figures 1-3** so as to establish the types and level of architectural detail which will assist in achieving the project design objectives. It should be noted that the ultimate builder will be required to come back before the Planning Commission with a detailed Design Manual that will identify the specific design features that will be incorporated into the implementation process. Discussions of each of these styles as well as illustrations of typical elevations and features are located on the following pages.

It should also be noted that these design guidelines can be modified during the formal minor permit review process initiated by the builder, at the discretion of the Planning Department.

6.2.1 California Ranch

The general of California Ranch style is derived from the Mediterranean, Bungalow, and 1940's Ranch styles. It consists of one and two story volumes with hip and gable roofs. Roof pitches vary from 4:12 to 5:12 with moderate to broad roof overhangs or eaves. Typical exterior wall cladding includes clapboard (horizontal boards), board and batten (vertical boards), shingles and stucco. Indoor-outdoor relationships are accentuated by such elements as: large areas of glass, sheltered porches, greenhouse rooms and corner windows. Exposed beam ends and deep fascias are used with columns and piers to create strong shadow patterns. Private gardens, patios and pot shelves are typical.

Figure 1 - California Ranch



Features typical of the California Ranch style include:

- Louvered shutters at windows
- Arched patios
- Low pitched roof line
- Often contains a variation of materials on façade (wood siding, brick or stone)

6.2.2 Craftsman

The Craftsman style of the early twentieth century residential architecture was very popular. This popularity can be attributed to the Craftsman design on the harmony of indoor and outdoor life. Influenced by the earlier Mission aesthetic, the Arts & Crafts architects designed homes which were well-crafted and used materials left as close as possible to their natural state such as cobblestones and rough hewn beams. Wherever possible, aesthetic and functional interiors are integrated in simple living spaces. These asymmetrical, gabled and stuccoed works of art are a large part of Southern California's architectural heritage.

The primary wall form relies on a simple "box" orientation adorned with detailing such as wall articulation, unique window locations, large eave overhangs and porches. Typical building materials include wood, stone and stucco. The limitless combinations of these elements can enhance the street scene and create a unique residential identity. Creative use of these design features will promote a varied yet unified architectural "feel" to the neighborhood while avoiding the "cookie-cutter" approach where virtually all residences appear the same without any individual identity.

The Craftsman idea is broad enough to include all types and uses of buildings. However the Craftsman bungalow style of dwelling has received more attention than any other. Southern California is ideally suited for the bungalow. The mild climate permits a thorough integration of a house with its immediate surroundings. For example, living space may open onto a screened or open air porch, which may adjoin a blooming garden.

Figure 2 - Craftsman



Features typical of the Craftsman style include:

- Thick tapered porch posts
- Exposed roof rafters
- Recessed porches
- Natural materials such as stone and wood
- Varied textures
- Exterior use of stone or stone veneer

6.2.3 Mediterranean

The Mediterranean architectural style is typically characterized by the use of stuccoed walls, heavy arches, deep-set windows and S-tile roof materials. This style is generally characterized by two story homes, occasionally including a courtyard, with low pitched roofs. Long narrow porches and balconies and stuccoed chimney tops are common accents. Exposed beams, balconies with wrought iron railing are also an important design component of the Mediterranean theme.

Figure 3 - Mediterranean



Features typical of the Mediterranean style include:

- Typically light body color with dark or contrasting trim
- Arched windows and entries
- Wrought iron accents
- Heavy wood doors
- Stucco siding

7.0 UTILITIES

Currently, the site is undeveloped. However, the site does contain some existing perimeter overhead electrical lines and a water line located in California Ave. A proposed EMWD offsite sewer line will connect to the existing line at the intersection of World Cup Way and California Ave. An EMWD water tank may be located at a high point in the southwest corner of the site. All existing and new onsite utilities that will serve the subject site will be placed underground except as approved by Public Works. Operation and maintenance of all utilities and facilities will be managed by the appropriate operating entity upon approval and completion of construction. Sewer facilities, water facilities, street lights, and fire hydrants will be provided according to the appropriate agency's guidelines, per the recommendations of Public Works and Riverside County Fire Departments and other governmental regulations applicable to the construction of various facilities.

Utility Providers

Services	Provider	Location
Electrical	Southern California Edison	At site
Telephone	Verizon	TBD
Cable	Time Warner Cable	TBD
Natural Gas	Southern California Gas Company	TBD
Water	Eastern Municipal Water District	At site
Sanitary Sewer	Eastern Municipal Water District	At World Cup and California
Fire & Emergency	County of Riverside Fire District	TBD

8.0 COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S)

Common areas and landscaping within Meadowview will be maintenance by a Homeowners Association. CC&R's for Meadowview that include language for the establishment of a HOA and provision for creation of liens in conjunction with the HOA for maintenance funding will be provided prior to recordation of the final map.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42410

Project Case Type (s) and Number(s): Change of Zone No. 7839, and Tentative Tract Map No. 36337

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Matt Straite, Project Planner

Telephone Number & E-mail Address: 951.955.8631 or mstraite@rctlma.org

Applicant's Name: Reinhart Canyon Association, LLC

Applicant's Address: 8800 North Gainey Center, Suite 255, Scottsdale, AZ 85258

I. PROJECT INFORMATION

A. Project Description:

The Project proponent, Reinhardt Canyon Association, LLC is proposing an age-restricted residential development "Project." All Project components are located in the Unincorporated Portion of Riverside County, adjacent to the City of Hemet and the City of San Jacinto. Reference Figure 1, *Vicinity Map*. The Project proponent has filed two (2) applications with the County of Riverside, a Change of Zone and a Schedule "A" Tract Map. Both on- and off-site drainage facilities are proposed.

Secondary access is required for the Project. Two (2) potential secondary access points have been identified that may serve the Project. Only one will eventually be needed, not both. Both access points would be gated and will only be utilized for emergency ingress and egress. The first is the extension of Beech Street. A second possible secondary access is located at the southerly extension of Street "G" transitioning to Singh Court through the Four Seasons development to the south of the Project. Identification of these two (2) potential secondary roadways does not preclude other options for providing secondary access for the Project. Should any other option(s), other than the two scenarios studied in this Environmental Assessment (EA) be deemed as a feasible option(s), then it/they would require their own CEQA analysis, separate from the analysis contained in this EA.

Both on- and off-site sewer facilities are proposed. A backbone sewer line will be installed in Street "A," with all other sewer facilities will be located within the subdivision. An off-site sewer line will be installed in California Avenue, starting at the Project access Street "A," extending southerly until it meets up with the existing facilities located in World Cup Way. The sewer line will be sized to allow connection of the Maze Stone Village trailer park located to the north east of the proposed project.

Water is available in California Avenue. In order to assure that there is adequate water storage to accommodate the Project for potable water supply and fire suppression needs, a reservoir will be constructed in the southwestern portion of the Project site.

All of these Project components are described in greater detail below.

Change of Zone No. 7839 (CZ 7839)

Change of Zone No. 7839 (CZ7839) is proposing to change the zoning on 176.6 acres from Controlled Development Areas (W-2) zoning to Planned Residential (R-4) zoning. Reference Figure 2, *Change of Zone 7839*.

Tentative Tract Map No. 36337 (TR 36337)

Tentative Tract Map No. 36337 (TR 36337) is a Schedule A subdivision of 176.62 acres into 332 residential lots with a minimum lot size of 3,500 sq. ft. Lots 1 through 332 would occupy 33.42 acres. The lettered lots (which are generally associated with open space uses and/or water quality basins) occupy approximately 126.12 acres of the site. Lot U is approximately 105 acres of open space and will be left relatively undisturbed. Lot "E," "H," and "M" will be open space paseos. Lot "N" will be a Rec Center and Lot "V" will be for a Clubhouse. These Lots are 1.84 acres. Reference Figure 3, *TR 36337*.

Figure 1, Vicinity Map

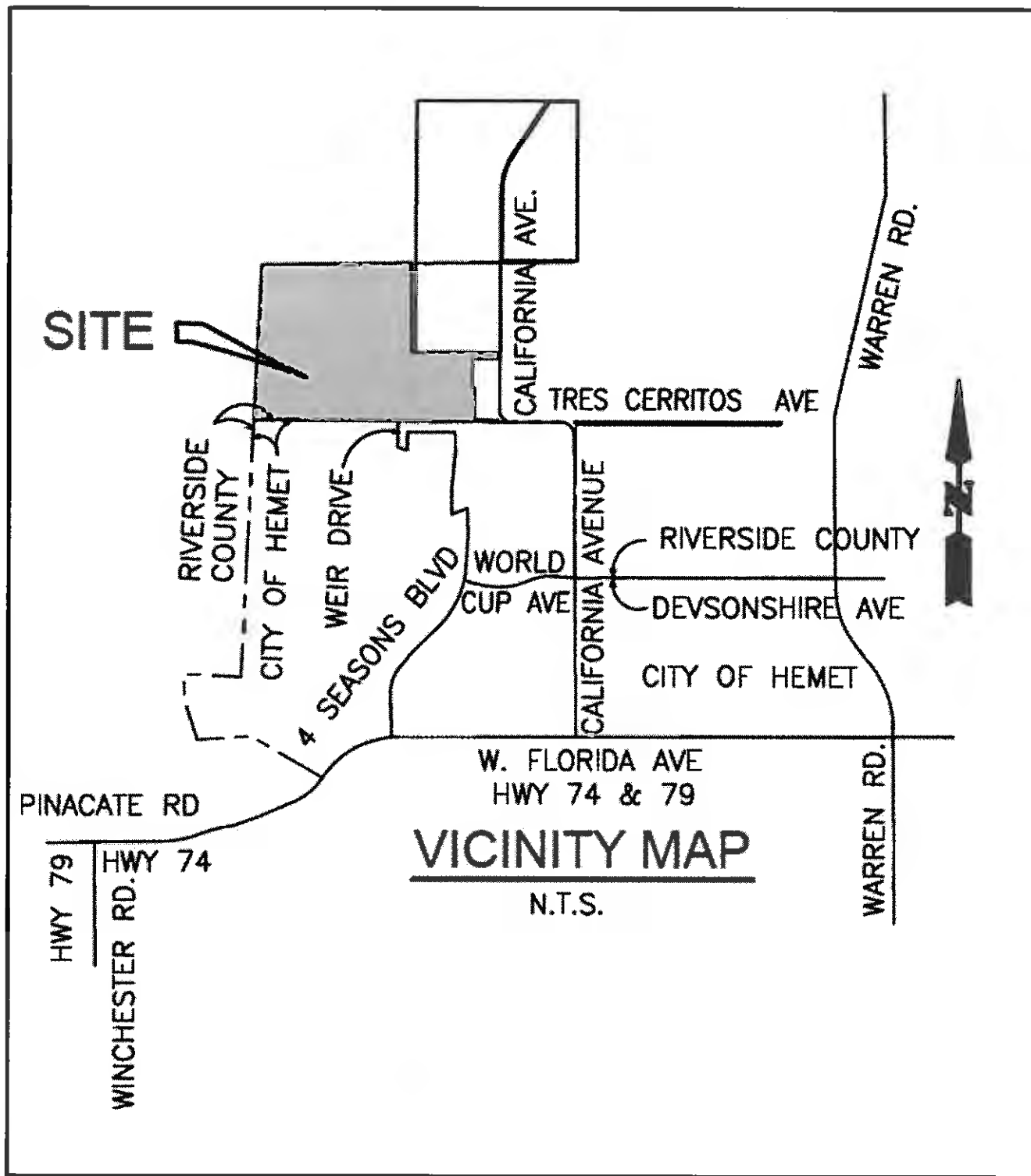


Figure 2, CZ 7839

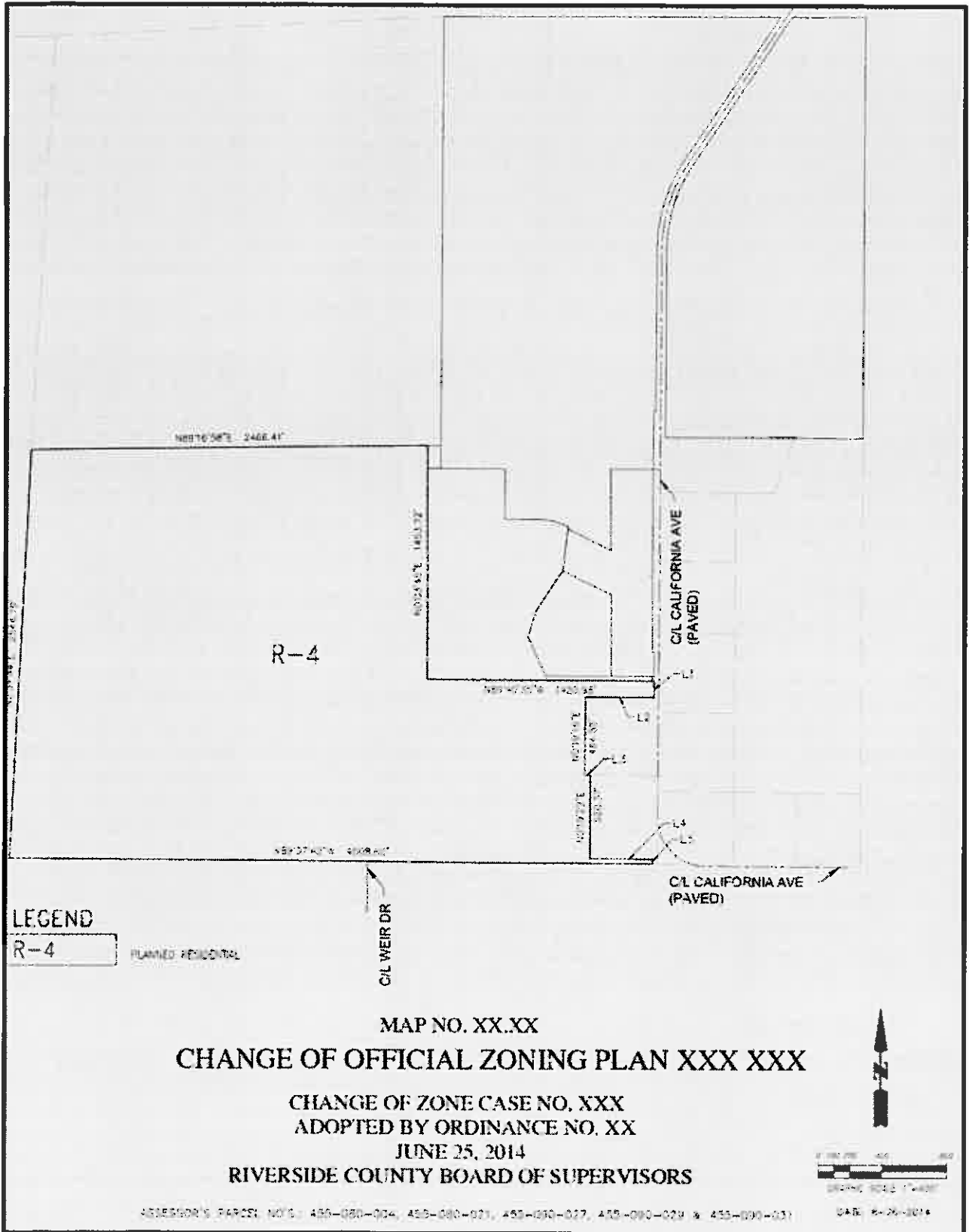
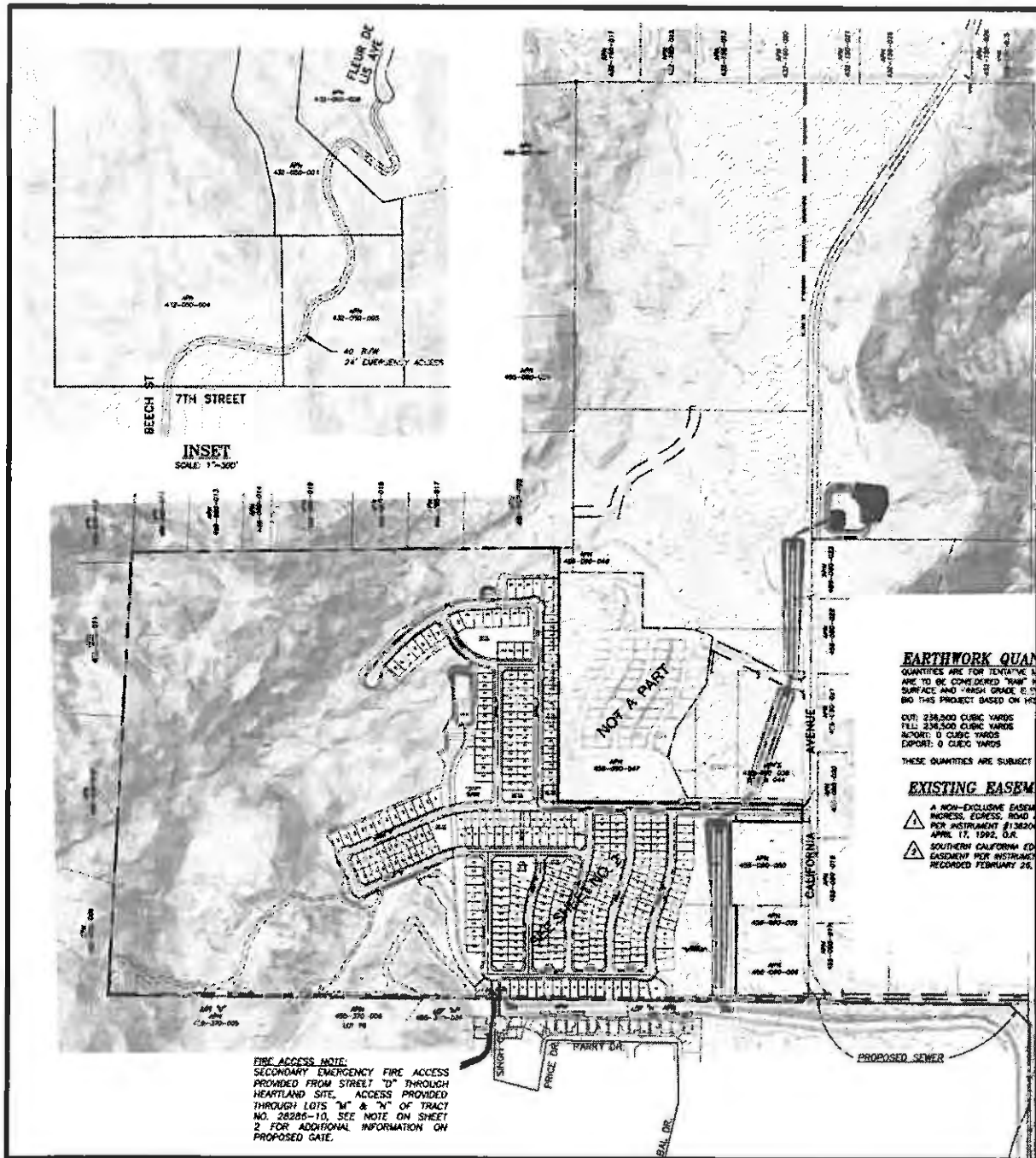


Figure 3, TR 36337



Drainage / Hydrology / Water Quality

The Project will provide detention basins of sufficient size to detain the volume required to mitigate the post development volume to less than the existing during the 10-year, 24-hr event. The Project will also provide water quality basins for treatment of developed runoff. The volume of basins for runoff volume mitigation and for water quality is not shared. At any locations where the flow capacity of the streets is exceeded, or where intersections are intended to be kept dry, storm drain will route the flood water to the system of basins. The water quality basins will rely on bio-retention with emergency outfall through weir flow over the edges into the adjacent streets and eventually into the basin system in the southeast corner and then into the Four Seasons Channel. Reference Figure 4, *Drainage Facilities*.

The Project is impacted from offsite flow that originate north and west of the Project. There is a large flow that runs south out of the canyon and totals roughly 2,700 cfs. The Project is proposing to accept and control these flows via a bulking basin east of California Road, and north of the existing lots along the east side of the road, and a system of concrete lined channels running south for roughly 2,800 linear feet, before discharging into the existing Four Seasons channel. The channels are 7 feet deep, varying from 16-20 bottom widths and 2:1 side slopes, fully concrete lined for low maintenance and high reliability. The flows that come from the hills to the west will be handles in a similar fashion. The total of 790 cfs will be controlled with a bulking basin and a system of concrete lined channels and storm drain culverts that will drain into the Four Seasons channel as it currently does. Reference Figure 4, *Drainage Facilities*.

Sewer and Water Facilities

On-Site

On-site sewer facilities will be provided on site. A 10" backbone sewer line will be installed in Streets "D" and "G". All other sewer facilities will be located within the subdivision streets and will be 8" in size.

Off-Site

The on-site sewer facilities will need to tie into existing sewer facilities. In order to accommodate this, a 10" sewer line will need to be installed in California Avenue, starting at the Project's southeastern property limits, which is contiguous with the right of way of California Avenue at the curve. Approximately 3,900 linear feet of sewer line will be installed within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. Reference Figure 5, *Off-Site Sewer Facilities*.

Figure 4, Drainage Facilities

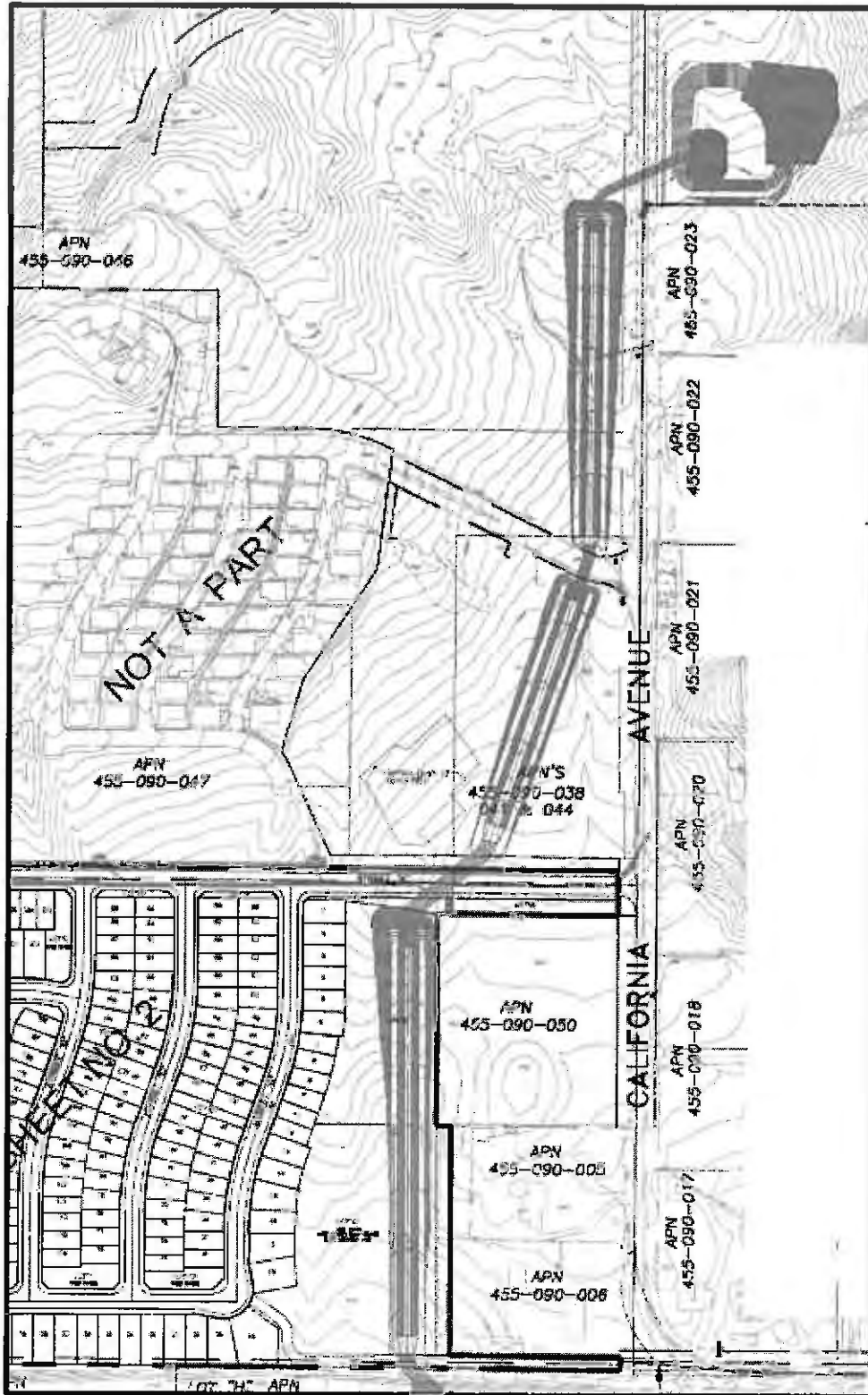
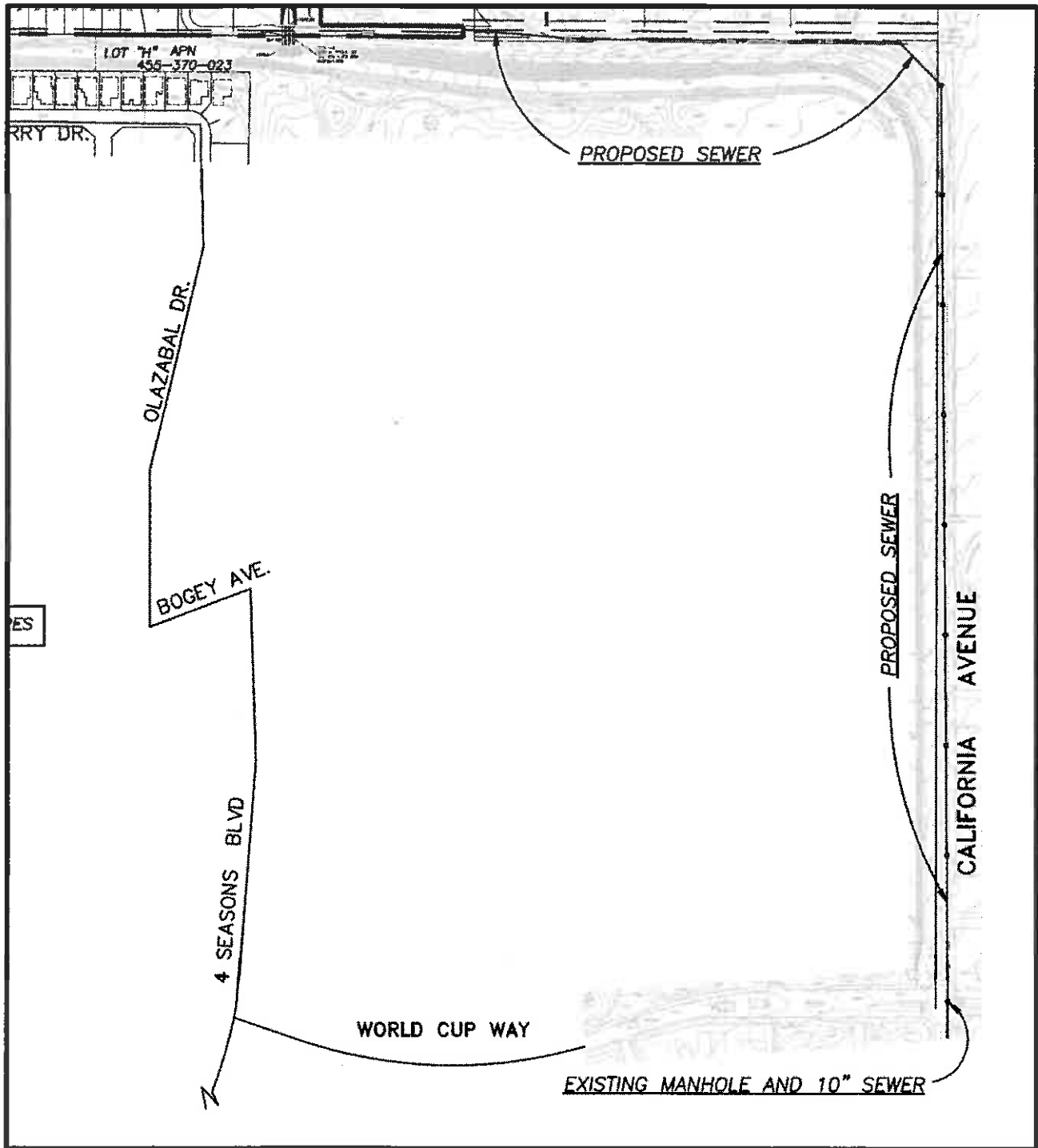


Figure 5, Off-Site Sewer Facilities



Water Facilities

On-Site

Water is available in California Avenue. On-site water facilities will be provided on site. A 12" backbone water line will be installed in Street "A." All water lines will be located within the subdivision streets and will be approximately 8" in size.

In order to assure that there is adequate water storage to accommodate the Project for potable water supply, and fire suppression, a reservoir will be constructed in the southwestern portion of the Project site. The grading for the reservoir generates just under 5,000 cubic yards (cy). The length of water pipe, connecting the reservoir to the Project will be roughly 1,700 liner feet (lf). The reservoir will likely have an approximately 300,000 gallon capacity, will have a 60' diameter, and will be approximately 16' high.

Access to the reservoir will be provided via an existing roadway/ROW. A 20' wide roadway will be improved as part of the Project to access the reservoir. This roadway will be within an existing 30' ROW. Reference Figure 3, TR 36337.

Off-Site

No off-site water facilities are proposed as part of the Project.

Circulation

On-Site

The Project will take access off of California Avenue. The main access drive, Street "A" is an east-west roadway. Street "A" will be gated. Several north-south trending streets will take access from Street "A." These include Streets "B," "C," "D," "E," "G," and "H." Street "J" takes access off of Street "G" and connects to a cul-de-sac street, Street "K." Street "I" will take access off of Street "E" and will provide access to Street "F." Street "M" serves the southerly portion of the Project, and connects to Streets "A," "B," "C," "D," and "F." All Project streets will have a 56' right-of-way (ROW). Reference Figure 3, TR 36337.

Secondary Access

Secondary access is required for the Project. Two (2) potential secondary access points have been identified that may serve the Project. Both access points will be gated and will only be utilized for emergency ingress and egress.

Identification of these two (2) secondary roadways does not preclude other options for providing secondary access for the Project. Should any other options, other than the two scenarios studied in this Environmental Assessment (EA) be deemed as feasible options, then they would require their own CEQA analysis, separate from the analysis contained in this EA.

Beech Street

This secondary access is provided for the Project via a northerly route that starts at California Avenue and Street "A." From this access point the secondary route would proceed northerly on California Avenue to Firecat Road, where it would proceed easterly. At Beech Street, the secondary access road would proceed northerly to the intersection of Beech Street and 7th Street.

All portions of the secondary access roads, as described to this point would be on existing County maintained roads. From this point, until a connection point to an existing graded subdivision, the road would be constructed on undisturbed property. The roadway will have a 40' ROW. It is anticipated that the roadway would have an average width of 24', with a minimum width of 20' where terrain and other constraints dictates. Cut slopes required for the road construction will be a maximum of 1.5:1. Fill slopes will be a maximum of 2:1. The road grade will be 15%. The roadway will be a combination of roadway surfaces. At a minimum, the roadway will be constructed of an all-weather surface that is capable of supporting an 80,000 pound fire engine. Two parcels that the roadway will traverse are privately owed. A third parcels is owned by the Riverside Conservation Agency (RCA). The fourth parcel is owned by KB Homes, and has some development constraints imposed on the site by the Soboba Tribe. It is not anticipated that any of the parcels will present any development constraints that would prohibit the construction of this roadway.

The following are details on the disturbed area for the Beech Street route:

Area within the City of San Jacinto

Area of RCA Property

Road – 52,021 square feet (sf) (1.19 acres (ac))

Right-of Way (ROW) – 86,702 sf (.99 ac)

Total Disturbed – 109,488 sf (2.51 ac)

Area of KB Property

Road – 21,344 sf (0.49 ac)

ROW – 35,719 sf (0.82 ac)

Total Disturbed – 59,677 sf (1.37 ac)

Area within County (2 Private Parcels)

Road – 40,080 sf (0.92 ac)

ROW – 66,800 sf (1.53 ac)

Total Disturbed – 80,099 sf (1.84 ac)

For the purposes of this analysis, this is considered an "Off-Site" improvement.

Reference Figure 6, *Beech Street Secondary Access Road*.

Street "G"

Another potential secondary access would be the southerly extension of Street "G" transitioning to Singh Ct. through the Four Seasons development, and ultimately accessing Florida Avenue/SR-74. This access shall be a 32' paved secondary emergency access for existing and future residents of the Reinhardt Canyon area. Due to the existing location on-site and the area of proposed development of the Project, minimal (if any), disturbance of resources is anticipated with the construction of this secondary access. Reference Figure 7, *Street "G" Secondary Access Road*.

For the purposes of this analysis, this is considered an "On-Site" improvement.

Figure 6, Beech Street Secondary Access Road

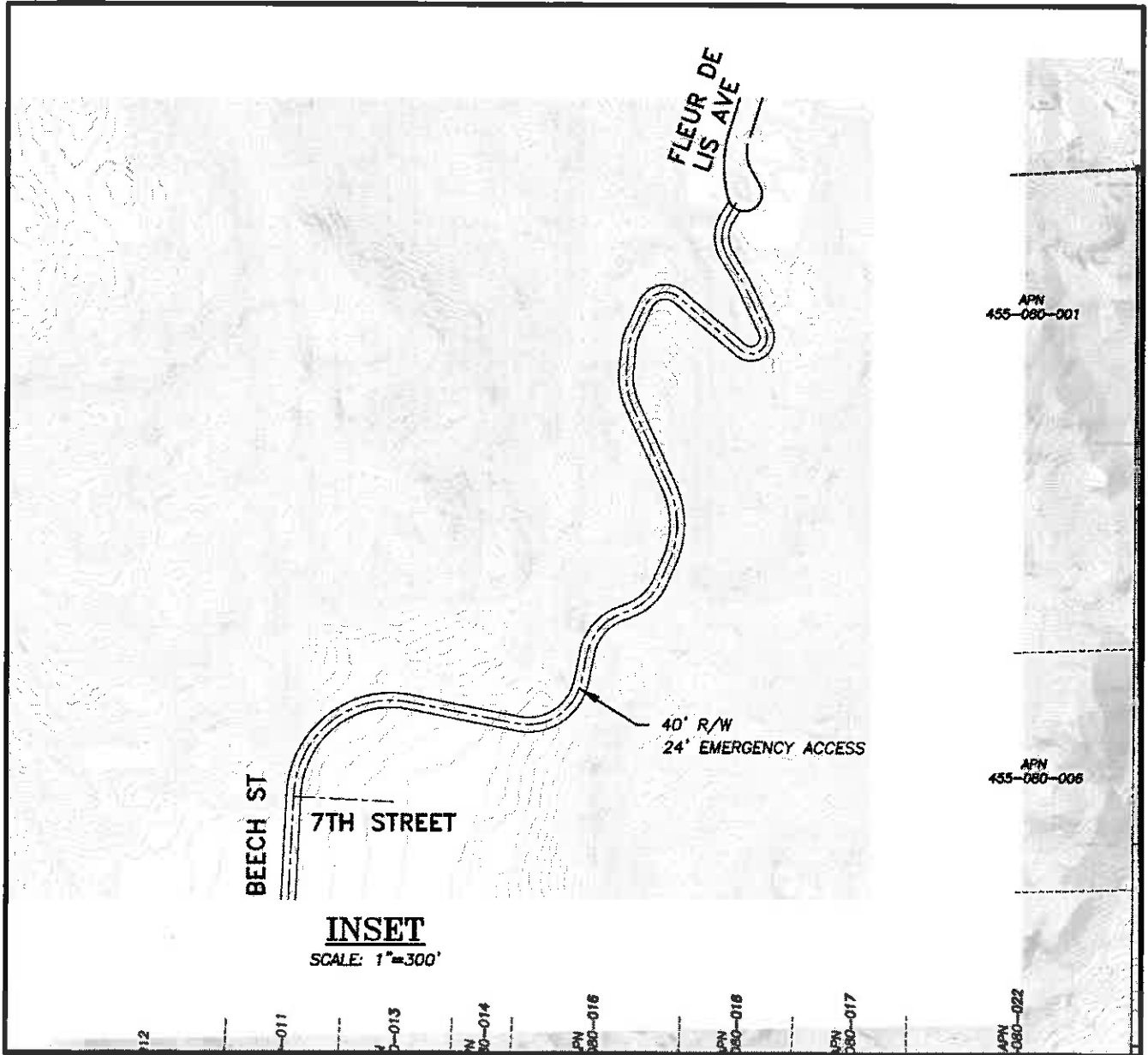
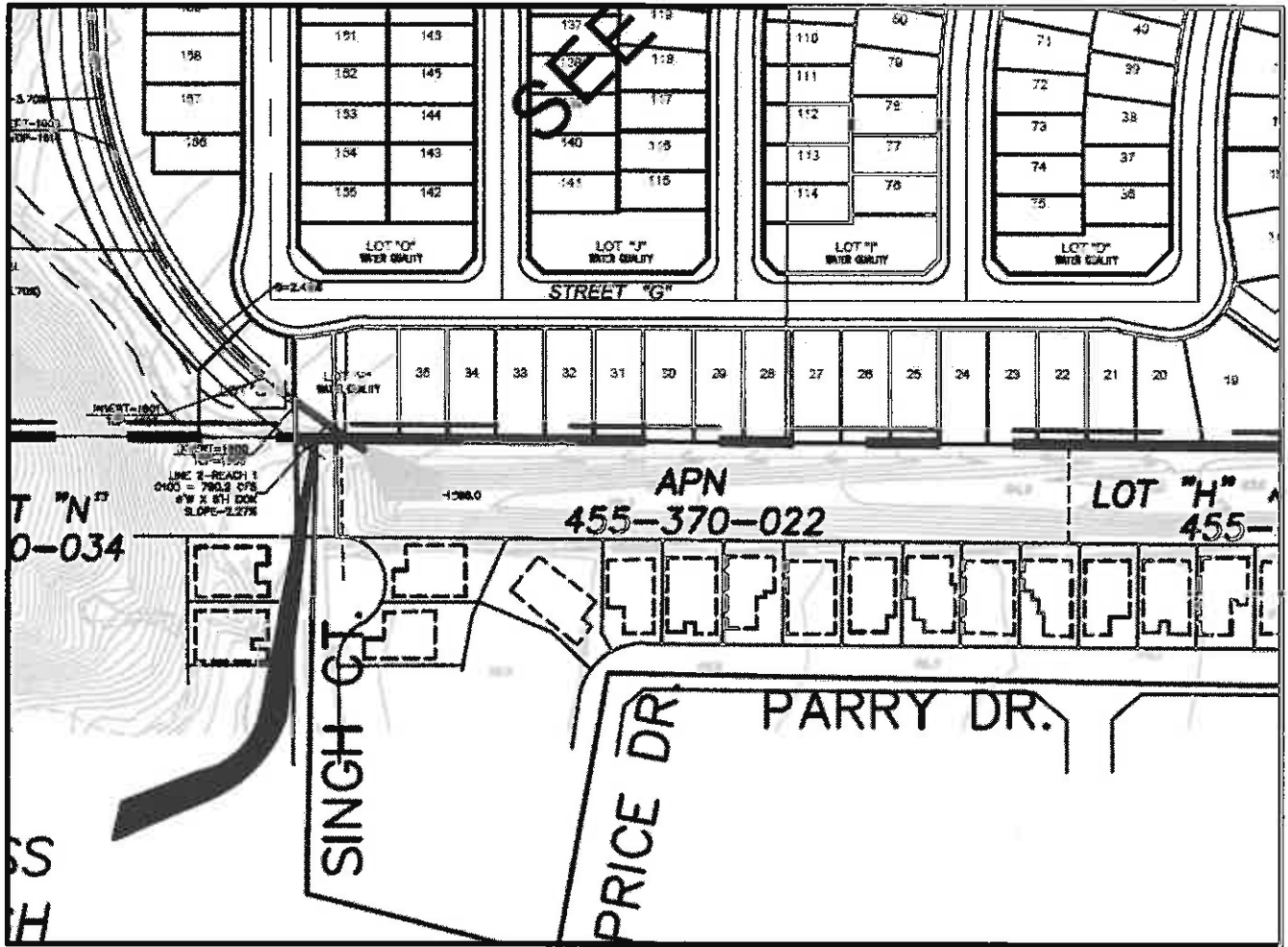


Figure 7, Street "G" Secondary Access Road



Utilities

All utilities and public services are currently available on, or adjacent to, the proposed Project site. Utility and Service providers are as follows:

- Electricity: Southern California Edison
- Water & Sewer: Eastern Municipal Water District
- Cable: Time Warner Cable
- Gas: Southern California Gas Company
- Telephone: Verizon

Construction Scenario

The construction activities for the proposed Project are broken into two phases. Phase I will include the grading of the whole 77.67 acre residential-portion of the site, the construction of Residential Lots 1 through 231 (23.26 acres), Lots A through T (14.11 acres), and the paving of approximately nine acres of internal roads. Phase II will include fine grading of 26.15 acres, the construction of Residential Lots 232 through 332 (10.16 acres), Lots V through CC (6.99 acres; excluding Lot U), and the paving of approximately nine acres of internal roads.

Construction is anticipated to occur no sooner than January 2015 and continue through late 2018. Phase I will have the first residential dwelling units operational by 2016, and Phase II residential dwelling units would be operational in 2019.

The grading of the Beech Street access road could overlap with the grading of the rest of the site. The construction and installation of the sewer line is anticipated to occur after grading (during the construction of phase I). The installation of the water tank and water line is expected to occur in between the construction of Phase I and Phase II.

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

C. Total Project Area:

Residential Acres: 33.4 Lots: 332 Units: 332 Projected No. of Residents: 996
Commercial Acres: N/A Lots: N/A Sq. Ft. of Bldg. Area: N/A
Est. No. of Employees: N/A
Open Space Acres: 126.12 acres
Open Space – Recreation Acres: 1.84
Open Space – Conservation Acres: 105
Public Facilities Acres (K-8 School): N/A
Major Circulation Acres: 9.0 acres
Industrial Acres: N/A

D. Assessor's Parcel No(s):

On-Site

455-080-004, 455-080-021, 455-090-009, 455-090-024, 455-090-025, 455-090-027, 455-090-029, 455-090-031, 455-090-037, 455-090-038, 455-090-041, 455-090-044, 455-090-046, and 455-090-051.

Off-Site Beech Street Extension

432-050-003, 432-050-004, 432-050-005, and 432-050-008.

E. Street References: Northerly of Parry Drive, Southerly of Jelanie Lane and Westerly of California Avenue.

F. Section, Township & Range Description:

Township 5 South, Range 2 West, Section 11 and Township 5 South, Range 2 West, Section 2 of the Lakeview, California USGS 7.5 minute topographical map.

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

On-Site

The following has been excerpted from "*Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Tentative Tract Map 36337*", prepared by Principe and Associates, dated July 22, 2014 (MSHCP TTM).

Site topography is an expression of the hill and valley contours that characterize the Lakeview Mountains and Reinhardt Canyon. Approximately half of the site is located on the mountains, while the other half is located in the canyon. The mountainous portions of the site are located on both sides of the canyon, thus sloping downward to the east and to the west. Slopes range from gentle along the foothills to rather steep approaching the peaks. The canyon bottom gently slopes downward to the south, following the regional tilt. It has a change in elevation of approximately 160 feet between the north and south property lines.

The majority of the site occupies the lower foothills of the mountains, which rise to elevations of 80-140 feet above the canyon bottom. Elevations on the site range from 1,582 feet above mean sea level (MSL) near the southeast corner to 2,080 feet above MSL near the southwest corner. The northeast portion rises rather steeply above the canyon bottom, with a change in elevation of over 300 feet. The southwest corner includes one of the mountain peaks, which has a change in elevation of over 500 feet from the canyon bottom. The foothills are very rocky and rock-strewn, including many rock and boulder outcrops. Eighteen (18) soil types belonging to the Cienega-Rock Land-Fallbrook Association have been mapped on the site.

Storm water runoff has previously eroded a valley through the Lakeview Mountains in this area, which is referred to as Reinhardt Canyon. The channel of this old drainage system is now incised between the eastern edge of the canyon bottom and the base of the mountains. Drainage on the site is by gravity flow. Storm water runoff collected in the watershed surrounding Reinhardt Canyon is carried downstream to the south in one main drainage course that has been divided into two non-connected segments over time. Before reaching the canyon bottom, storm water runoff is carried downslope in seven secondary drainage courses originating on the mountain foothills. The flat-lying portion of the site coincides with the bottom of Reinhardt Canyon. All onsite and upstream storm water runoff, after exiting the site, generally flows south into a manmade flood control channel that parallels California Road. Excess storm water runoff in the channel empties into a flood control basin located near the intersection of California and Florida Avenues. During substantial storms, a portion of the storm water runoff continues south for approximately three miles where it empties into Salt Creek. It then flows east within Salt Creek for approximately 13 miles before emptying into the

Railroad Canyon Reservoir (Canyon Lake). Storm water runoff then flows into Lake Elsinore, Temescal Creek, and ultimately into the Santa Ana River.

Nine ephemeral drainages are present on the site. Based on the USGS Topographic Map, 7.5 Minute Series, Lakeview, California Quadrangle, none of them are designated as intermittent blueline streams. Two of the ephemeral drainages are classified as U.S. Army Corps of Engineers (USACE) jurisdictional waters of the United States. (See Site Photographs 4-7 of the TTM MSHCP. They are labeled D-1 and D-2 on the Biological Resources Map on p. 9 of the TTM MSHCP). One of these jurisdictional waters appears to have been created from the storm water runoff originating at the existing Maze Stone Village (D-2). The runoff is captured by a storm drain system that was placed beneath the mobile home park. It empties onto the subject site at the southeast end of the mobile home park via a culvert.

None of the aquatic features present on the site qualified as USACE jurisdictional wetlands. All of the drainages fall under the jurisdiction of the California Department of Fish and Wildlife (CDFW). Portions of seven of the ephemeral drainages support riparian vegetation, which is also considered jurisdiction under the CDFW.

Other kinds of seasonal aquatic features that could be classified as freshwater wetlands are not present on the site (i.e., open waters, perennial streams, marshes, vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions, etc.).

Off-Site

The following has been excerpted from "MSHCP Consistency Analysis for County of Riverside Beech Street Road Extension Project," prepared by Chad Young Senior Ecological Resources Specialist:

The County of Riverside is proposing to extend Beech Street for the purposes of providing secondary emergency access to the residence of Reinhardt Canyon. Reinhardt Canyon is currently accessed through a 2.5 mile route which begins at the intersection of California Avenue and Tres Cerritos Avenue, and ends at the north terminus of Beech St. The 2.5 mile route lacks any form of emergency secondary access and poses a potential threat to the public health and safety of a community located in a high fire area. The Riverside County Transportation Department explored several alternatives for providing secondary access to the Reinhardt Canyon Community. The proposed extension of Beech Road will achieve the primary objective, while minimizing impacts to MSHPC covered species.

The proposed road extension is located within MSHCP Criteria Cells, and is therefore subject to the HANS/Joint Project Review (JPR) process. This includes approximately 0.67 acres of impacts to existing conservation lands currently owned by the Western Riverside County Regional Conservation Authority (RCA). A Minor Plan Amendment to the MSHCP will be required in order to exchange impact acreages and include the proposed Project as a covered activity under the plan.

The proposed road extension crosses two parcels, APN 432-050-004 and -005, which are privately owned. The footprint includes approximately 1.6 acres of disturbance within these properties. The property owner was unwilling to allow access to either parcel for the purposes of this analysis, and therefore every effort was made to assess potential impacts without the benefit of a pedestrian survey. The remaining 1.89 acres of the Project footprint, including the 0.67 acres owned by the RCA, were surveyed on foot.

The MSHCP Consistency Analysis was prepared for the purpose of processing a Minor Plan Amendment, and completing the HANS/JPR process. Those portions of the site which were not surveyed on foot were sufficiently evaluated with the best data available. While there are no anticipated impacts to Riparian/Riverine, burrowing owls or other MSHPC protected resources; the County of Riverside has committed to conducting full pedestrian surveys once access to the site has been secured. If at that time an impact is identified, the County will implement the mitigation measures identified in this document.

Sewer

Approximately 3,900 linear feet of sewer line will be installed within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project is consistent with the policies of the Land Use Elements of the General Plan and the San Jacinto Valley Area Plan.
2. **Circulation:** The Project is consistent with the policies of the Circulation Elements of the General Plan and the San Jacinto Valley Area Plan.
2. **Multipurpose Open Space:** The Project is consistent with the policies of the Multipurpose Open Space Elements of the General Plan and the San Jacinto Valley Area Plan.
3. **Safety:** The Project is consistent with the policies of the Safety Elements of the General Plan and the San Jacinto Valley Area Plan.
4. **Noise:** The Project is consistent with the policies of the Noise Element of the General Plan.
5. **Air Quality:** The Project is consistent with the policies of the Air Quality Element of the General Plan.
6. **Housing:** The Project is consistent with the policies of the Housing Element of the General Plan.

B. General Plan Area Plan(s):

The Project is located within the San Jacinto Valley Area Plan (SJVAP).

C. Foundation Component(s):

On-site

Rural
Community Development

Off-site

Rural

D. Land Use Designation(s):

On-site

County of Riverside:

- LDR (Low Density Residential, ½-acre minimum parcel size);
- OS-R (Open Space – Recreation); and
- RM (Rural Mountainous, 10-acre minimum parcel size).

Off-site

County of Riverside:

- RR (Rural Residential, one single family residence per five acres); and
- RM (Rural Mountainous, 10-acre minimum parcel size).

City of San Jacinto:

- OS (Open Space)
- S.P. 01-01

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** San Jacinto Valley Area Plan (SJVAP)
2. **Foundation Component(s):** Community Development, Rural
3. **Land Use Designation(s):** Agriculture (AG), High Density Residential (HDR, 8-14 d.u./acre), RM (Rural Mountainous, 10-acre minimum parcel size), City of Hemet (Low Medium Density Residential, 5.1 - 8.0 du/ac, Park/Recreation), City of San Jacinto (Open Space, S.P. 01-01)
4. **Overlay(s), if any: N/A**
5. **Policy Area(s), if any: N/A**

H. Adopted Specific Plan Information:

1. **Name and Number of Specific Plan, if any: N/A**
2. **Specific Plan Planning Area, and Policies, if any: N/A**

I. Existing Zoning:

On-Site

W-2 Zone (Controlled Development Areas)

Off-Site

W-2 Zone (Controlled Development Areas)

J. Proposed Zoning, if any:

On-Site

R-4 Zone (Planned Residential)

Off-Site

N/A

K. Adjacent and Surrounding Zoning:

On-Site

North: W-2 (Controlled Development Areas)

South: Heartland Village Specific Plan 88-01

East: R-A-2½ (Residential Agricultural, 2 ½ acre minimum parcel size, R-5 (Open Space Combining Zone –Residential), and R-T (Mobilehome Subdivisions and Mobilehome Parks)

West: R-R (Rural Residential)

Off-Site: Beech Street Extension

North: W-2 (Controlled Development Areas)

South: W-2 (Controlled Development Areas)

East: W-2 (Controlled Development Areas)

West: R-A (Residential Agricultural)

Off-Site: Sewer Extension

North: R-A (Residential Agricultural)

South: Heartland Village Specific Plan 88-01

East: A-1 (Light Agriculture)

West: Heartland Village Specific Plan 88-01

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 checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture 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 checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" 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.

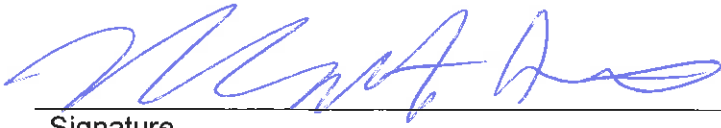
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

OCT 14, 2014

Date

Matt Straite

Printed Name

For Juan Perez, Interim Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the Project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: San Jacinto Valley Area Plan (SJVAP) Figure 9, *Scenic Highways, Meadowview Conceptual Design Manual*, prepared by United Engineering Group, dated October 6, 2014. (Appendix A, *References*)

a) On- and Off-Site Project Components

The Project components are located in the San Jacinto Valley Area Plan (SJVAP). According to the SJVAP, three (3) highways have been nominated for Scenic Highway status:

- State Route 74 (SR74) is an State Eligible Scenic Highway; and
- Ramona Expressway, Gillman Springs Road and State Route 79 (SR79) are designated as County Eligible Scenic Highways.

The Project components are located approximately 1 mile from SR74, 3.5 miles from the Ramona Expressway, 5.5 miles from Gillman Springs Road, and 5.1 miles from SR79, at its closest point. Therefore, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts are anticipated. No mitigation is required.

b) On-Site

It is anticipated that the design of the residential development will be compatible with the existing adjacent residential architectural motif within the area. The proposed scale, architectural design and articulation of the proposed residential development will both complement and enhance the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adjacent residential development. Project perimeter and streetscape landscaping will also serve to integrate the Project into the existing development fabric. Hardscape elements, to include entry monumentation, walls, fencing and paving will also complement and enhance the existing development. Thus, even though the existing visual setting will be altered, the proposed change to a suburban visual setting will not cause significant adverse degradation to the visual character or quality of the Project area.

For the aesthetic consistency, applicable design guidelines for the Project site include the 3rd and 5th District Design Standards and Guidelines, Countywide Design Guidelines, and Landscape Review Guidelines. In addition, sine the residential component of the Project is within the R-4 (Planned Residential) Zone, the applicant has prepared the *Meadowview Conceptual Design Manual* (Design Manual). The Design Manual contains standards and guidelines for community amenities, transition and buffer zones, entry monuments, walls and Project theme, front yard landscaping, private open space, architecture and utilities. Adherence to Countywide and Project specific guidelines will ensure that any impacts will remain less than significant.

The on-site reservoir is a necessary utility required for the Project. Screening may be required in order to address any potential aesthetic impacts from this reservoir. A mitigation measure has been added to the Project, which requires screening mechanisms to include, but not be limited to: painting the reservoir a neutral color so that it blends better into its setting, as well as planting trees and shrubs to add further screening. Condition of Approval 10.PLANNING .22 addresses screening of the reservoir:

“Prior to the issuance of building permit for the reservoir, the applicant shall submit a Plot Plan to the Planning Department. Said Plot Plan shall provide screening mechanisms, including, but not be limited to: painting the reservoir a neutral color so that it blends better into its setting, as well as planting trees and shrubs to add further screening. Screening of the reservoir shall be to the satisfaction of the Director of Planning.”

With the inclusion of this mitigation measure, any impacts to aesthetic resources from the reservoir are reduced to a less than significant level.

Policies for the protection of scenic resources and character of the community are contained in the SJVAP. Nighttime light pollution is also addressed under County Ordinance No. 655 (“Regulating Light Pollution”).

The Project site does not contain scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features. Due to the location of the proposed Project site and the proposed Project site design, TR 36337 will not obstruct any prominent vistas, views of the vineyard, or result in the creation of an aesthetically offensive site open to public view.

Therefore, implementation of the proposed Project will not 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. Impacts are considered less than significant. No additional mitigation is required.

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

Sewer

Because the installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way, implementation of this Project component would not 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. No impacts are anticipated. No mitigation is required.

Beech Street Extension

Beech Street improvements will start at California Avenue and Street "A." From this access point the secondary route would proceed northerly on California Avenue to Firecat Road, where it would proceed easterly. At Beech Street, the secondary access road would proceed northerly to the intersection of Beech Street and 7th Street. All portions of the secondary access roads, as described to this point would be on existing, paved, and County maintained roads. Based on this information, implementation of this Project component would not 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. No impacts are anticipated. No mitigation is required.

From this point, until a connection point to an existing graded subdivision, the road would be constructed on undisturbed property. The roadway will have a 40' ROW. It is anticipated that the roadway would have an average width of 24', with a minimum width of 20' where terrain and other constraints dictates. Cut slopes required for the road construction will be a maximum of 1.5:1. Fill slopes will be a maximum of 2:1. The road grade will be 15%. The roadway has been designed to have the least possible impact, avoiding rock outcroppings and trees to the greatest extent possible. There are no unique or landmark features; and due to the location and function of the roadway, it will not 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.

It should be noted that two of the parcels that this roadway traverses have an RM designation. Based on this designation, a residence may be constructed on each of the parcels. A roadway would be required to be installed to service these two residences.

Therefore, implementation of this Project component would not 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. Any impacts are considered less than significant. No mitigation is required.

Mitigation: Condition of Approval 10.PLANNING.22 which requires the tank to blend with landscaping and coloration.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Mitigation monitoring shall be provided by the Planning Department.

2. Mt. Palomar Observatory

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

Sources: RCLIS database, SJVAP Figure 6, *Mt. Palomar Nighttime Lighting Policy*, and Ordinance No. 655 (Regulating Light Pollution).

On-Site and Off-Site

According to the RCLIS and Figure 6, *Mt. Palomar Nighttime Lighting Policy*, of the SJVAP, the On-and Off-Site Project components are located within the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays, which have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definitions, general requirements, requirements for lamp source and shielding, prohibitions and exceptions.

Since the on-and off-site Project components are located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory, all Project components must comply with the mandatory requirements of Riverside County Ordinance No. 655. All development will be required to comply with the provisions of Ordinance No. 655, to include but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. Any and all future projects will also include conditions of approval to comply with Ordinance No. 655. It is not anticipated that any street lighting will be part of the Beech Street extension. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No other mitigation would be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

3. Other Lighting Issues

- a. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
- b. Expose residential property to unacceptable light levels?

Sources: Onsite Inspection, Project Application Description, Riverside County General Plan, SJVAP Figure 6, *Mt. Palomar Nighttime Lighting Policy*, and Ordinance 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,b) On-Site and Off-Site

All Project components will adhere to the requirements of Riverside County Ordinance No. 655 which regulate light pollution in relation to the Mt. Palomar Observatory and as such, will also reduce Project-sourced light-related impacts. Thus, potential Project-specific impacts that could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area; or, expose residential property to unacceptable light levels related to new sources or unacceptable levels of light will be less than significant. Impacts are considered to be less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AGRICULTURE RESOURCES Would the Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Figure OS-2 "Agricultural Resources," RCLIS database, and Project Application Materials.

Findings of Fact:

a) On-Site

According to the RCLIS, portions of this Project component are designated as Farmland of Local Importance. Although the Project site is located within the boundaries of land designated in the County General Plan (2003) as Farmland of Local Importance, the property has been approved for Low Density Residential (LDR) and Rural Mountainous (RM) residential development. Based on this information, the change has been anticipated and analyzed by the County in the General

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan and General Plan EIR, and the proposed Project just serves to implement the General Plan. Implementation of the proposed Project will not 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. No impacts are anticipated. No additional mitigation is required.

Off-Site

The Off-Site Project components will not 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. The sewer facilities will be installed within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. The Beech Street extension will be within two vacant parcels that have an RM designation. Based on this designation, a residence may be constructed on each of the parcels. A roadway would be required to be installed to service these two residences. No impacts are anticipated. No mitigation is required.

b) On-Site and Off-Site

According to the RCLIS, no portions of the Project component sites are subject to a Williamson Act contract, and are not within a Riverside County Agriculture Preserve. No impacts are anticipated. No mitigation is required.

c,d) On-Site and Off-Site

Implementation of the proposed Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"); or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Please reference the discussion in 4.a., above. No impacts are anticipated. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County General Plan Figure OS-3, *Parks, Forest and Recreation Areas*, and Project Application Materials.

Findings of Fact:

a) On-Site and Off-Site

None of the proposed Project components sites contain forest land or timberland. The Project components, and the adjacent and surrounding properties, are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Additionally, the Riverside County General Plan does not include the Project site or its surrounding properties in Figure OS-3, *Parks, Forests and Recreation Areas*. Therefore, no zoning conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) will occur. No impacts will occur. No mitigation is required.

b,c) On-Site and Off-Site

None of the proposed Project components sites are characterized as forest land. Thus, implementation of the proposed Project components will not result in the loss of forest land or conversion of forest land to non-forest use; or, 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. No impacts will occur. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AIR QUALITY Would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Involve the construction of a sensitive receptor located within one mile of an existing substantial	<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
point source emitter?				
f. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: *Reinhardt Canyon Project (TR 36337) Air Quality and Global Climate Change Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 29, 2014 (AQ/GHG Analysis) (Appendix A, *References*)

Findings of Fact:

a-f) The following information has been abstracted from *Reinhardt Canyon Project (TR 36337) Air Quality and Global Climate Change Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 29, 2014 (AQ/GHG Analysis), which is contained, in its entirety in Appendix A. This section shall focus on the construction and operational air quality impacts from the implementation of all on- and off-site Project components. For a detailed discussion of the Atmospheric Setting and Pollutants (Criteria Pollutants, Other Pollutants of Concern, Air Quality Management, and Air Quality Standards), please refer to the AQ/GHG Analysis in Appendix A of this Environmental Assessment.

According to the AQ/GHG Analysis, the AQ/GHG Analysis was performed to address the possibility of regional and local air quality impacts, and global climate change impacts, from air emissions. The objectives of the AQ/GHG Analysis include:

- Documentation of the atmospheric setting;
- Discussion of criteria pollutants and greenhouse gases;
- Discussion of the air quality and global climate change regulatory framework;
- Discussion of the air quality, greenhouse gases, and cancer risk thresholds of significance;
- Analysis of the construction related air quality and greenhouse gas emissions;
- Analysis of the operations related air quality and greenhouse gas emissions;
- Analysis of the conformity of the proposed Project with the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP); and
- Recommendations for mitigation measures.

Please note that Greenhouse Gas Emissions will be discussed in Section 21 of this Environmental Assessment.

The following is the Project Description utilized for the AQ/GHG Analysis:

The Project consists of the construction and operation of 332 dwelling units of Senior Adult Housing - Detached. The total site area is 176.62 acres. Lots 1 through 332 would occupy 33.42 acres. The lettered lots (which are generally associated with open space uses and/or water quality basins) occupy approximately 126.12 acres of the site. Lot U is approximately 105 acres of open space and will be left relatively undisturbed.

The Project also includes a number of off-site improvements including: a 3,900 linear foot sewer line to be installed within the existing, disturbed, California Avenue right-of-way (ROW),

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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extending southerly until it meets up with the existing facilities located in World Cup Way; an emergency access road along Beech Street (to the north of the site) that will disturb approximately 5.72 acres; and a 300,000 gallon water tank with 60' diameter and 16' height together with approximately 1,700 linear feet of water line to be installed at the southwestern corner of the site.

The following is the Project phasing that was utilized for the AQ/GHG Analysis:

The construction activities for the Project are broken into two phases. Phase I will include the grading of the whole 77.67 acre residential-portion of the site, the construction of residential lots 1 through 231 (23.26 acres), Lots A through T (14.11 acres), and the paving of approximately nine acres of internal roads. Phase II will include fine grading of 26.15 acres, the construction of Residential Lots 232 through 332 (10.16 acres), Lots V through CC (6.99 acres; excluding Lot U), and the paving of approximately nine acres of internal roads.

Construction is anticipated to occur no sooner than January 2015 and continue through late 2018. Phase I will have the first residential dwelling units operational by 2016, and Phase II residential dwelling units would be operational in 2019.

The grading of the Beech Street access road could overlap with the grading of the rest of the site. The construction and installation of the sewer line is anticipated to occur after grading (during the construction of Phase I). The installation of the reservoir and water line is expected to occur in between the construction of Phase I and Phase II.

During construction and operation, the Project must comply with applicable rules and regulations. The following are rules the Project may be required to comply with, either directly, or indirectly:

SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Applicable dust suppression techniques from Rule 403 are summarized below. Implementation of these dust suppression techniques can reduce the fugitive dust generation (and thus the PM₁₀ component).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Compliance with these rules would reduce impacts on nearby sensitive receptors. Rule 403 measures may include but are not limited to the following:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code section 23114.
- Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less.
- Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph.
- Bumper strips or similar best management practices shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Replanting disturbed areas as soon as practical.
- During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets. All sweepers shall be compliant with SCAQMD Rule 1186.1, Less Polluting Sweepers.

SCAQMD Rule 445 prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

SCAQMD Rule 481 applies to all spray painting and spray coating operations and equipment. The rule states that a person shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met:

- (1) The spray coating equipment is operated inside a control enclosure, which is approved by the Executive Officer. Any control enclosure for which an application for permit for new construction, alteration, or change of ownership or location is submitted after the date of adoption of this rule shall be exhausted only through filters at a design face velocity not less than 100 feet per minute nor greater than 300 feet per minute, or through a water wash system designed to be equally effective for the purpose of air pollution control.
- (2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.
- (3) An alternative method of coating application or control is used which has effectiveness equal to or greater than the equipment specified in the rule.

SCAQMD Rule 1108 governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt used in the South Coast Air Basin. This rule would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regulate the VOC content of asphalt used during construction. Therefore, all asphalt used during construction of the Project must comply with SCAQMD Rule 1108.

SCAQMD Rule 1113 governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of the project must comply with SCAQMD Rule 1113.

SCAQMD Rule 1143 governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule.

SCAQMD Rule 1186 limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.

SCAQMD Rule 1303 governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM₁₀ among other pollutants.

SCAQMD Rule 1401, New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants.

SCAQMD Rule 2202, On-Road Motor Vehicle Mitigation Options, is to provide employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act. It applies to any employer who employs 250 or more employees on a full or part-time basis at a worksite for a consecutive six-month period calculated as a monthly average.

On-Site and Off-site

Construction activities associated with the proposed Project would have the potential to generate air emissions, toxic air contaminant emissions, and odor impacts.

Construction-Related Criteria Pollutants Analysis

The following provides a discussion of the methodology used to calculate regional construction air emissions and an analysis of the proposed Project's short-term construction emissions for the criteria pollutants:

Typical emission rates from construction activities were obtained from CalEEMod Version 2013.2.2. CalEEMod is a computer model published by the South Coast Air Quality

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Management District (SCAQMD) for estimating air pollutant emissions. The CalEEMod program uses the EMFAC2011 computer program to calculate the emission rates specific for the eastern portion of Riverside County for construction-related employee vehicle trips and the OFFROAD2011 computer program to calculate emission rates for heavy truck operations. EMFAC2011 and OFFROAD2011 are computer programs generated by the California Air Resources Board (CARB) that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour. Using CalEEMod, the peak daily air pollutant emissions during each phase was calculated and presented below. These emissions represent the highest level of emissions for each of the construction phases in terms of air pollutant emissions. The construction emissions printouts from CalEEMod are provided in Appendix B of the AQ/GHG Analysis.

SCAQMD's Rule 403

The Project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent and stabilizing ground cover on finished sites. In addition, projects that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Although the Project area footprint is approximately 77.7 acres, the Project would not disturb more than 5 acres a day; therefore, a Fugitive Dust Control Plan or Large Operation Notification would not be required.

SCAQMD's Rule 403 minimum requirements require that the application of the best available dust control measures are used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Compliance with Rule 403 would require the use of water trucks during all phases where earth moving operations would occur.

Many air quality impacts that derive from dispersed mobile sources, which are the dominate pollution generators in the basin, often occurs hours later and miles away after photochemical processes have converted primary exhaust pollutants into secondary contaminants such as ozone. The incremental regional air quality impact of an individual project is generally very small and difficult to measure. Therefore, the SCAQMD has developed significance thresholds based on the volume of pollution emitted rather than on actual ambient air quality because the direct air quality impact of a project is not quantifiable on a regional scale. The SCAQMD CEQA Handbook states that any project in the South Coast Air Basin with daily emissions that exceed any of the identified significance thresholds should be considered as having an individually and cumulatively significant air quality impact. For the purposes to this air quality impact analysis, a regional air quality impact would be considered significant if emissions exceed the SCAQMD significance thresholds identified in Table 4, *SCAQMD Air Quality Significance Thresholds* of the AQ/GHG Analysis.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The phases of the construction activities, which have been analyzed below for each Project Phase, are:

- 1) Grading;
- 2) Building construction;
- 3) Paving; and
- 4) Application of architectural coatings.

Details pertaining to the Project's construction timing and the type of equipment modeled for each construction phase are available in the CalEEMod output in Appendix B of the AQ/GHG Analysis. The Beech Street roadway will have limited access due to terrain, which would limit the number and type of construction vehicles. This, along with the number of hours of use, CalEEMod equipment was adjusted accordingly. The emissions for the off-site improvements were modeled separately and included in Table 7, *Construction-Related Regional Criteria Pollutant Emissions* of the AQ/GHG Analysis.

Architectural Coating

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less and the CalEEMod model default Volatile Organic Compounds (VOC) emissions have been adjusted accordingly.

The construction-related criteria pollutant emissions for each phase are shown below in Table 7, *Construction Related Regional Criteria Pollutant Emissions* of the AQ/GHG Analysis. Table 7 of the AQ/GHG Analysis shows that none of the Project's emissions for any of the Phases will exceed regional thresholds. Emissions for the off-site improvements were also added to the construction phases of Phase I where overlaps may occur. Any impacts are considered less than significant. No mitigation is required.

Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The proposed Project has been analyzed for the potential local air quality impacts created from: construction-related fugitive dust and diesel emissions; from toxic air contaminants; and from construction-related odor impacts.

1. Local Air Quality Impacts from Construction

The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain in its project design features or its mitigation measures the following parameters:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- The maximum number of acres disturbed on the peak day.
- Any emission control devices added onto off-road equipment.
- Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The CalEEMod output in Appendix B of the AQ/GHG Analysis shows the equipment used for this analysis.

As shown in Table 8, *Maximum Number of Acres Disturbed Per Day* of the AQ/GHG Analysis, the maximum number of acres disturbed in a day would be five acres (Phase I will disturb five acres, Phase II will disturb two acres).

The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Perris Valley source receptor area (SRA) 24 and a disturbance value of five acres per day. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25 meter thresholds. The nearest sensitive receptors are the existing mobile homes directly adjacent to the northern and eastern portions of the site; therefore, the SCAQMD Look-up Tables for 25 meters was used. The worst-case emissions for Phase I were used and are shown in Table 9, *Local Construction Emissions at the Nearest Receptors* of the AQ/GHG Analysis. Table 9 of the AQ/GHG Analysis details the on-site emissions from the CalEEMod model for the different construction phases and the calculated emissions thresholds.

The data provided in Table 9 of the AQ/GHG Analysis shows that none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Any impacts are considered less than significant. No mitigation is required.

2. Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed Project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the proposed Project would not result in a long-term (i.e., 70 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed Project. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. Construction-Related Odor Impacts

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed Project. Any impacts are considered less than significant. No mitigation is required.

Operations-Related Regional Air Quality Impacts

The on-going operation of the proposed Project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the Project-generated vehicle trips and through operational emissions from the on-going use of the proposed Project. The following section provides an analysis of potential long-term air quality impacts due to: regional air quality and local air quality impacts with the on-going operations of the proposed Project.

The potential operations-related air emissions have been analyzed below for the criteria pollutants and cumulative impacts.

Operations-Related Criteria Pollutant Analysis

The operations-related criteria air quality impacts created by the proposed Project have been analyzed through use of the CalEEMod model. The operating emissions for Phase I were based on the year 2016, the anticipated opening year for the first residential dwelling units; Phase II has an opening year of 2019. The operations daily emissions printouts from the CalEEMod model are provided in Appendix C of the AQ/GHG Analysis. The CalEEMod analyzes operational emissions from area sources, energy usage, and mobile sources, which are discussed below.

1. Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. The vehicle trips associated with the proposed Project were obtained from the traffic analysis for the Project. The traffic analysis showed that the Project would generate trip rates for the senior residence of 3.68 per thousand square feet (TSF) for a total of 1,222 daily trips.

2. Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment.

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less and the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CalEEMod model default VOC emissions have been adjusted accordingly. No other changes were made to the default area source parameters.

3. Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. No changes were made to the default energy usage parameters.

Project Impacts

The worst-case summer or winter VOC, NO_x, CO, SO₂, PM₁₀, and PM_{2.5} emissions created from the proposed Project's long-term operations have been calculated for each Phase and are summarized below in Table 10, *Operational Criteria Pollutants Regional Air Emissions* of the AQ/GHG Analysis. The total emissions for Phase I and Phase II is also included. Table 10 of the AQ/GHG Analysis shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds either by individual phase or when added together. Any impacts to regional air quality from operation of the proposed Project would be less than significant. No mitigation is required.

Cumulative Regional Air Quality Impacts

Cumulative projects include local development as well as general growth within the Project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered would cover an even larger area. Accordingly, the cumulative analysis for the Project's air quality must be generic by nature. This Project would not create a significant cumulative impact.

The Project area is out of attainment for both ozone and particulate matter (PM-10). Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. With respect to long-term emissions, this Project would create a less than significant cumulative impact. No mitigation is required.

Operations-Related Local Air Quality Impacts

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The proposed Project has been analyzed for the potential local CO emission impacts from the Project-generated vehicular trips and from the potential local air quality impacts from on-site operations. The following

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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analysis analyzes the vehicular CO emissions, local impacts from on-site operations, and odor impacts.

1. Local CO Emission Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with Project CO levels to the State and Federal CO standards.

To determine if the proposed Project could cause emission levels in excess of the CO standards, a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general Project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" potentially can occur at high traffic volume intersections with a Level of Service E or worse.

The Traffic Analysis showed that the Project would generate a maximum of 1,222 trips. The intersection with the highest traffic volume is located at Florida Avenue and California Avenue and has an existing plus ambient growth plus Project plus cumulative peak hour volume of 1,746 vehicles. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore as the intersection with the highest traffic volume falls far short of 100,000 vehicles, no CO "hot spot" modeling was performed. No impacts are anticipated. No mitigation is required.

2. Local Air Quality Impacts from On-Site Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The nearest sensitive receptors that may be impacted by the proposed Project is are the mobile homes adjacent to the northern and eastern portions of the site, and the single-family detached residential dwelling units to the south of the site.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a Project, if the Project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The proposed Project does not include such uses. During operation, on-site emissions would be negligible and would primarily consist of the intermittent on-site travel of resident's motor vehicles. Therefore, due the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted. Any impacts are considered less than significant. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. Operations-Related Odor Impacts

The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the Project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Land uses typically considered associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. The Project does not contain land uses typically associated with emitting objectionable odors. Diesel exhaust and VOCs would be emitted during construction of the Project, which are objectionable to some; however, emissions would disperse rapidly from the Project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Any impacts are considered less than significant. No mitigation is required.

With compliance with SCAQMD requirements, implementation of all Project components will not conflict with or obstruct implementation of the applicable air quality plan. Any impacts from the Project that could violate any air quality standard or contribute substantially to an existing or projected air quality violation; 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); expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions; or, involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter; or, create objectionable odors affecting a substantial number of people are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Sources: GIS database, WRCMSHCP and/or CVMSHCP, Onsite Inspection, *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Tentative Tract Map 36337*, prepared by Principe and Associates, dated July 22, 2014 (MSHCP TTM), *Nesting Season Survey Burrowing Owl (*Athene cunicularia hypugaea*) Tentative Tract Map 36337*, prepared by Principe and Associates, dated July 22, 2014 (NSSBO), *MSHCP Consistency Analysis for County of Riverside Beech Street Road Extension Project*, prepared by Chad Young Senior Ecological Resources Specialist, dated July 2, 2014 (revised September 10, 2014) (MSHCP Beech Street), *RCA Joint Project Review (JPR), JPR# 14-09-22-01*, prepared by the Western Riverside County Regional Conservation Authority (RCA), dated October 9, 2014, and *Jurisdictional Delineation of Waters and Wetlands, Canyon Trails Specific Plan 05-2*, prepared by Principe and Associates, dated January 3, 2006. (Appendix A, References)

Findings of Fact:

a-g) The following information has been extracted from the MSHCP TTM, MSHCP Beech Street, and the NSSBO:

Overview

On-Site

Site topography is an expression of the hill and valley contours that characterize the Lakeview Mountains and Reinhardt Canyon. Approximately half of the site is located on the mountains, while the other half is located in the canyon. The mountainous portions of the site are located on both sides of the canyon, thus sloping downward to the east and to the west. Slopes range from

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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gentle along the foothills to rather steep approaching the peaks. The canyon bottom gently slopes downward to the south, following the regional tilt. It has a change in elevation of approximately 160 feet between the north and south property lines.

The majority of the site occupies the lower foothills of the mountains, which rise to elevations of 80-140 feet above the canyon bottom. Elevations on the site range from 1,582 feet above mean sea level (MSL) near the southeast corner to 2,080 feet above MSL near the southwest corner. The northeast portion rises rather steeply above the canyon bottom, with a change in elevation of over 300 feet. The southwest corner includes one of the mountain peaks, which has a change in elevation of over 500 feet from the canyon bottom. The foothills are very rocky and rock-strewn, including many rock and boulder outcrops. Eighteen (18) soil types belonging to the Cieneba-Rock Land-Fallbrook Association have been mapped on the site.

Storm water runoff has previously eroded a valley through the Lakeview Mountains in this area, which is referred to as Reinhardt Canyon. The channel of this old drainage system is now incised between the eastern edge of the canyon bottom and the base of the mountains. Drainage on the site is by gravity flow. Storm water runoff collected in the watershed surrounding Reinhardt Canyon is carried downstream to the south in one main drainage course that has been divided into two non-connected segments over time. Before reaching the canyon bottom, storm water runoff is carried downslope in seven secondary drainage courses originating on the mountain foothills. The flat-lying portion of the site coincides with the bottom of Reinhardt Canyon. All onsite and upstream storm water runoff, after exiting the site, generally flows south into a manmade flood control channel that parallels California Road. Excess storm water runoff in the channel empties into a flood control basin located near the intersection of California and Florida Avenues. During substantial storms, a portion of the storm water runoff continues south for approximately three miles where it empties into Salt Creek. It then flows east within Salt Creek for approximately 13 miles before emptying into the Railroad Canyon Reservoir (Canyon Lake). Storm water runoff then flows into Lake Elsinore, Temescal Creek, and ultimately into the Santa Ana River.

Nine ephemeral drainages are present on the site. Based on the USGS Topographic Map, 7.5 Minute Series, Lakeview, California Quadrangle, none of them are designated as intermittent blue-line streams. Two of the ephemeral drainages are classified as U.S. Army Corps of Engineers (USACE) jurisdictional waters of the United States. One of these jurisdictional waters appears to have been created from the storm water runoff originating at the existing Maze Stone Village (D-2). The runoff is captured by a storm drain system that was placed beneath the mobile home park. It empties onto the subject site at the southeast end of the mobile home park via a culvert.

None of the aquatic features present on the site qualified as USACE jurisdictional wetlands. All of the drainages fall under the jurisdiction of the California Department of Fish and Wildlife (CDFW). Portions of seven of the ephemeral drainages support riparian vegetation, which is also considered jurisdiction under the CDFW.

Other kinds of seasonal aquatic features that could be classified as freshwater wetlands are not present on the site (i.e., open waters, perennial streams, marshes, vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions, etc.).

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Off-Site

The County of Riverside is proposing to extend Beech Street for the purposes of providing secondary emergency access to the residence of Reinhardt Canyon. Reinhardt Canyon is currently accessed through a 2.5 mile route which begins at the intersection of California Avenue and Tres Cerritos Avenue, and ends at the north terminus of Beech St. The 2.5 mile route lacks any form of emergency secondary access and poses a potential threat to the public health and safety of a community located in a high fire area. The Riverside County Transportation Department explored several alternatives for providing secondary access to the Reinhardt Canyon Community. The proposed extension of Beech Street will achieve the primary objective, while minimizing impacts to MSHPC covered species.

The proposed road extension is located within MSHCP Criteria Cells, and is therefore subject to the HANS/Joint Project Review (JPR) process. This includes approximately 0.67 acres of impacts to existing conservation lands currently owned by the Western Riverside County Regional Conservation Authority (RCA). A Minor Plan Amendment to the MSHCP will be required in order to exchange impact acreages and include the proposed Project as a covered activity under the plan.

The proposed road extension crosses two parcels, APN 432-050-004 and -005, which are privately owned. The footprint includes approximately 1.6 acres of disturbance within these properties. The property owner was unwilling to allow access to either parcel for the purposes of this analysis, and therefore every effort was made to assess potential impacts without the benefit of a pedestrian survey. The remaining 1.89 acres of the Project footprint, including the 0.67 acres owned by the RCA, were surveyed on foot.

The MSHCP Consistency Analysis was prepared for the purpose of processing a Minor Plan Amendment, and completing the HANS/JPR process. Those portions of the site which were not surveyed on foot were sufficiently evaluated with the best data available. While there are no anticipated impacts to Riparian/Riverine, burrowing owls or other MSHPC protected resources; the County of Riverside has committed to conducting full pedestrian surveys once access to the site has been secured. If at that time an impact is identified, the county will implement the mitigation measures identified in this document.

The sewer facilities are also considered an Off-Site Project component. The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. There are no Biological Resources associated with this Project component. All Off-Site analysis within this Section will focus on the Beech Street Extension.

Vegetation Associations and Species Composition

On-Site

Based on the MSHCP Habitat Accounts in Volume 2 of the MSHCP, the vegetation growing on the site has been described as Riversidean Sage Scrub (200.1 acres), Non-Native Grassland (147.7 acres), Southern Cottonwood-Willow Riparian Forest (6.6 acres), and Southern Willow Scrub (1.2 acres).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riversidean sage scrub is growing throughout the hilly, relatively undisturbed portions of the site. It is apparently a post-wildfire successional community comprised of a mix of drought-deciduous, malacophyllous sage scrub species and a few sclerophyllous, woody chaparral species. It is distributed on the more xeric portions of the site with severely drained soils. The stands growing on the lower foothill slopes are fairly open, while the stands on the hilltops and steeper hillsides are dense. The sage scrub appears to have taken over as the dominant plant community on portions of the site, replacing the chaparral that was previously destroyed by wildfire.

It is overwhelmingly dominated by interior California buckwheat (*Eriogonum fasciculatum* subsp. *fasciculatum*). Other key species are less abundant, including black sage (*Salvia mellifera*), brittlebush (*Encelia farinosa*), bush mallow (*Malacothamnus fasciculatus*), California brickellbush (*Brickellia californica*), coastal sagebrush (*Artemisia californica*), caterpillar phacelia (*Phacelia cicutaria*), chamise (*Adenostoma fasciculatum*), deerweed (*Lotus scoparius*), spiny redberry (*Rhamnus crocea*), sugar bush (*Rhus ovata*), toyon (*Heteromeles arbutifolia*), and white sage (*Salvia apiana*).

See the Checklist of Vascular Plant Species (MSHCP TTM) for a complete list of plant species identified on the site.

Non-native grasslands are growing throughout the flat-lying, disturbed portions of the site. It also forms the understories of the sage scrub and riparian communities. Non-native grasslands are dominated by common and widespread non-native annual grass and weed species that invade disturbed areas, and gradually replace the remaining native vegetation through competition and succession. The site supports Non-native grasslands dominated by non-native species, including a limited mix of native forb species. A number of wildflowers and other native annuals and perennials were also found flowering in the Non-native grasslands and Non-native grasslands understories.

Key species include annual sunflower (*Helianthus annuus*), *brome grasses (*Bromus diandrus* and *B. madritensis*), common fiddleneck (*Amsinckia menziesii*), dove weed (*Eremocarpus setigerus*), *filarees (*Erodium botrys* and *B. cicutarium*), *fescue (*Vulpia myuros*), *horseweed (*Conyza canadensis*), *lamb's quarters (*Chenopodium album*), *Mediterranean schismus (*Schismus barbatus*), Nievitas cryptantha (*Cryptantha intermedia*), *oat grasses (*Avena barbata* and *A. fatua*), popcorn flower (*Plagiobothrys nothofulvus*), San Diego tarweed (*Hemizonia paniculata*), *shortpod mustard (*Hirschfeldia incana*), and *tocalote (*Centaurea melitensis*).

*Denotes non-native species throughout the text

Only one MSHCP Covered Species was identified in the onsite Non-Native grassland:

- Smooth tarplant (*Centromadia pungens* subsp. *laevis*) was found growing in a single 1.2-acre patch located in the central portion of the site. It was basically confined to the low-lying area where Chino silt loam was mapped. No other individuals of this species were identified anywhere else on the site.

Notes: Smooth tarplant has no Federal or State listing status, but is a California Native Plant Society List 1B.1 plant species. List 1B.1 plants are rare, threatened or endangered throughout

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their range. The new threat code extension (.1) is defined as seriously endangered in California (over 80% of occurrences threatened or with a high degree and immediacy of threat).

This is a species on the MSHCP Additional Survey Needs and Procedures (Section 6.3.2) list. As such, surveys for the smooth tarplant are required as part of the project review process for public and private projects within the Criteria Area where suitable habitat is present. However, the site is not located within the Criteria Area for the smooth tarplant. As this finding is incidental, smooth tarplants located as a result of survey efforts are not required to be conserved in accordance with procedures described within Section 6.3.2, MSHCP, Volume I and the objectives summarized in Table 9-2 of the MSHCP. The proposed Project will nevertheless preserve all of the mapped smooth tarplant in its existing condition on the site (100% avoidance).

Based on species composition, one of the Mapped Subassociations occurring on the site is Southern Cottonwood/Willow Riparian Forest. It is a tall, open and broad-leaved winter-deciduous streamside riparian forest. Southern cottonwood and willow riparian habitat is dominated by cottonwood and willow trees and shrubs. This riparian habitat is considered to be an early successional stage as both species are known to germinate almost exclusively on recently deposited or exposed alluvial soils. Like willows, cottonwoods can reproduce vegetatively from roots. In the absence of disturbance, this habitat type will transition to include oaks and sycamores or, at higher elevations, will include white alder.

Southern Cottonwood-Willow Riparian Forest is growing in the northeast portion of the site. Storm water has previously eroded a valley through the Lakeview Mountains in this area, which is referred to as Reinhardt Canyon. The channel of this old drainage system is now incised between the eastern edge of the canyon bottom and the base of the mountains. The riparian forest is growing on the deep, well-watered, loamy alluvial soils along the canyon bottom. This tall, open and broadleaved winter-deciduous, broadleaved streamside riparian forest probably once spread out over the entire bottom of Reinhardt Canyon. Upstream and downstream components of this riparian forest have previously been removed.

It is dominated by and black willow (*Salix gooddingii*) and Fremont cottonwood (*Populus fremontii*). Other key species include arroyo willow (*Salix lasiolepis*), Mexican elderberry (*Sambucus mexicana*), mule fat (*Baccharis salicifolia*), narrow-leaf willow (*Salix exigua*), red willow (*Salix laevigata*), tamarix (*Tamarix ramosissima*) and western sycamore (*Platanus racemosa*).

Based on species composition, the other Mapped Subassociation occurring on the site is Southern Willow Scrub. It is growing along a number of the secondary drainage courses that originate on the mountains. The growing habitat for the riparian scrub is ephemeral drainage channels with fairly coarse substrate, and a moderate depth to the water table. The willow scrub forms dense, broadleaved, winter-deciduous thickets. This early seral community requires repeated flooding to prevent succession to Southern Cottonwood-Willow Riparian Forest.

It is dominated by several species of shrubby willows, including arroyo willow (*Salix lasiolepis*), narrow-leaf willow (*Salix exigua*) and red willow (*Salix laevigata*). Some of the drainages include scattered emergent Fremont cottonwood (*Populus fremontii*) and western sycamore (*Platanus racemosa*). Most of the willow scrub growing in the upstream portions of the drainages is too dense to allow much understory development. However, an herbaceous understory is present in the willow scrub growing in the downstream portions of some of the drainages. Key understory

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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species include annual sunflower (*Helianthus annuus*), broad-leaved cattail (*Typha latifolia*), Mexican elderberry (*Sambucus mexicana*), mule fat (*Baccharis salicifolia*), pale spike-rush (*Eleocharis palustris*), rigid hedge-nettle (*Stachys rigida* ssp. *rigida*), stinging nettle (*Urtica dioica* ssp. *holosericea*), sturdy sedge (*Carex alma*), tamarix (*Tamarix ramosissima*), and tree tobacco (*Nicotiana glauca*).

Wildlife Observed

It appears that the large site is providing habitat for a moderate abundance and diversity of wildlife species. The majority of the wildlife species were observed inhabiting and foraging in the sage scrub and riparian habitats. Based on observations and animal sign inspected, there was no evidence to indicate the presence of significant wildlife residence patterns at, movements through or foraging activities on the site.

Species included the western fence lizard (*Sceloporus occidentalis*), San Diego ringneck snake (*Diadophis punctatus similes*), San Diego gopher snake (*Pituophus melanoleucus annectans*), California quail (*Callipepla californica*), red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*), rock dove (*Columba livia*), mourning dove (*Zenaida macroura*), greater roadrunner (*Geococcyx californianus*), Anna's hummingbird (*Calypte anna*), black-chinned hummingbird (*Archilochus alexandri*), acorn woodpecker (*Melanerpes formicivorus*), Nuttall's woodpecker (*Picoides nuttallii*), western kingbird (*Tyrannus verticalis*), ash-throated flycatcher (*Myiarchus cinerascens*), black phoebe (*Sayornis nigricans*), American crow (*Corvus brachyrhynchos*), common raven (*Corvus corax*), Bewick's wren (*Thryomanes bewickii*), canyon wren (*Catherpes mexicanus*), wrenit (*Chamaea fasciata*), northern mockingbird (*Mimus polyglottos*), European starling (*Sturnus vulgaris*), phainopepla (*Phainopepla nitens*), chipping sparrow (*Spizella passerina*), Savannah sparrow (*Passerculus sandwichensis*), red-winged blackbird (*Agelaius phoeniceus*), western meadowlark (*Sturnella neglecta*), Brewer's blackbird (*Euphagus cyanocephalus*), California towhee (*Pipilo crissalis*), spotted towhee (*Pipilo maculatus*), house finch (*Carpodacus mexicanus*), song sparrow (*Melospiza melodia*), desert cottontail (*Sylvilagus audubonii*), and California ground squirrel (*Spermophilus beecheyi*).

Mounds of Botta's pocket gopher (*Thomomys bottae*) were also discovered. Additional animal sign and burrows were rarely discovered, but did indicate the presence of pocket mice (*Perognathus* spp.) and/or deer mice (*Peromyscus* spp.).

In addition, the following 8 MSHCP Covered Species were observed on the site:

- **San Diego horned lizard** (*Phrynosoma coronatum blainvillei*) in openings in the sage scrub covered lower foothills.
- **granite spiny lizard** (*Sceloporus orcutti orcutti*) on the rock and boulder outcrops throughout the site.
- **northern red diamond rattlesnake** (*Crotalus ruber ruber*) among the rock and boulder outcrops in the sage scrub covered lower foothills.
- **loggerhead shrike** (*Lanius ludovicianus*) on a transmission wire above California Avenue.
- **southern California rufous-crowned sparrow** (*Aimophila ruficeps canescens*) in the sage scrub covered lower foothills.
- **San Diego desert woodrat** (*Neotoma lepida intermedia*) nests in the sage scrub covered lower foothills.

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- **San Diego black-tailed jackrabbit** throughout the flat-lying areas.
- **coyote** (*Canis latrans*) scat everywhere.

All of these 8 species are on the List of Covered Species Adequately Conserved in the MSHCP. The horned lizard, spiny lizard, desert woodrat, jackrabbit, and coyote have been designated in the MSHCP as Group 1 species because they are widespread throughout the Plan Area. No specific management regimes are needed to maintain the species or its habitat. The rattlesnake, shrike and sparrow have been designated in the MSHCP as Group 2 species because they are widely distributed throughout the MSHCP Plan Area within suitable habitat. These species habitat requirements are well known, they occur widely in these habitats and specific Core Areas exist for the species, it is anticipated that they will respond well to a landscape level of management with site-specific requirements.

Wildlife Movement Corridors

Wildlife movement corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, by human disturbance, or by the encroachment of urban development. Movement corridors are important as the combination of topography and other natural factors, in addition to urbanization, has fragmented or separated large open space areas. The fragmentation of natural habitat creates isolated 'islands' of vegetation that may not provide sufficient area to accommodate sustainable populations and can adversely impact genetic and species diversity. Wildlife movement corridors can often mitigate the effects of fragmentation by (1) allowing animals to move between remaining habitats, thereby allowing depleted populations to be replenished, (2) providing escape routes from fire, predators and human disturbances, thus reducing the risk that catastrophic events such as fire or disease will result in population or local species extinction and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

Wildlife movement activities usually fall into one of three categories: (1) dispersal (defined as juvenile animals moving from natal areas and individuals extending range distributions), (2) seasonal migration and (3) movements related to home range activities such as foraging for food or water, defending territories or searching for mates, breeding areas or cover. A number of terms have been used in various wildlife movement studies, such as wildlife corridor, travel route, habitat linkage, and wildlife crossing, to refer to areas in which wildlife move from one area to another.

Wildlife Movements on the Site

Portions of the site coincide with two wildlife movement corridors for migrations, foraging movements and for finding a mate. The first is located along a portion of the Lakeview Mountains. The western portion of the site is located along a prominent ridge that separates Reinhardt Canyon on the east and Juniper Springs on the west. The ridge has some of the highest elevations in the area, and is currently approximately 4,000-feet-wide between developed areas. In terms of Planning Area Species, this upland habitat corridor is best suited to the bobcat. The second is the riparian corridor that remains along a portion of Reinhardt Canyon. The main channel of this drainage system is incised between the eastern edge of the canyon bottom and the base of the mountains, and still supports a good example of Southern Cottonwood-Willow Riparian Forest. Active and abandoned raptor nests are present in the

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canopy. In the past, it was surveyed during the annual Audubon Society Christmas Bird Count. The proposed Project will not extend into existing wildlife corridors.

Condition of Approval 60.EPD 002 has been added to the proposed Project and states:

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

This is a standard condition and is not considered unique mitigation under CEQA. Accordance with this condition of approval will assure that impacts remain less than significant.

Regulatory Agencies Considerations

Three agencies generally regulate activities within streams, wetlands and riparian areas in California: (1) the U.S. Army Corps of Engineers (USACE) regulates activities under Section 404 of the Federal Clean Water Act that would result in a discharge of dredge or fill material into waters of the United States or adjacent wetlands and associated habitat, (2) the Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB) regulates all activities under Section 401 of the Federal Clean Water Act that would result in a discharge of dredge or fill material into waters of the United States or adjacent wetlands and associated habitat and (3) the California Department of Fish and Wildlife (CDFW) regulates activities within waters of the State and wetlands under the California Fish and Game Code Sections 1600-1607 that would adversely affect wildlife habitat associated with any river, stream or lake edges.

The site was surveyed to determine the presence or absence of USACE jurisdictional waters of the United States and wetlands, and CDFW jurisdictional streambeds. Suspected jurisdictional waters/wetlands and streambeds were checked in the field for the presence of definable channels with an ordinary high water mark (OHWM), wetland vegetation, soils and hydrology, and riparian habitat.

A “Jurisdictional Delineation of Waters and Wetlands, Canyon Trails Specific Plan 05-2” was prepared by Principe and Associates (January 3, 2006). Nine ephemeral drainages were identified on the site. All were initially delineated as USACE jurisdictional waters of the United States. The delineation was later submitted to USACE for review. After a site visit by Dan Swenson of the USACE Los Angeles Office on March 1, 2007, USACE only took jurisdiction over

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two of the nine ephemeral drainages because the other ones did not have downstream connectivity. USACE jurisdiction associated with the site totals approximately 0.20 acres of waters of the United States. None of the aquatic features present on the site qualified as USACE jurisdictional wetlands.

All of the nine drainages fall under the jurisdiction of the CDFW. Portions of seven of the drainages support riparian vegetation, which is also considered jurisdiction under the CDFW. CDFW jurisdiction on the site totals approximately 7.78 acres of streambed and associated riparian vegetation and habitat.

The proposed Project will result in impacts to USACE, Santa Ana RWQCB and CDFW jurisdiction. The unvegetated portions of the two jurisdictional waters located in the southern portion of the site will be impacted. USACE and CDFW jurisdiction associated with these two ephemeral drainages is 0.2 acres. The proposed Project will result in the direct filling of 0.13 acres of USACE jurisdictional waters and CDFW jurisdictional streambeds. Because there is no riparian vegetation and habitat associated with the jurisdictional waters/streambeds, impacts to USACE and CDFW jurisdictions are the same. Permit authorizations and certifications from these governing regulatory agencies will be required to construct the proposed Project. Conditions of Approval 60.PLANNING 034 (MAP - F&G CLEARANCE); 60.PLANNING 035 (MAP - ACOE CLEARANCE); and, 60.PLANNING 035 (MAP - USACE MITIGATION) have been added to the Project to ensure that any impacts are mitigated to a less than significant level; and reads:

“To mitigate the direct filling of 0.13 acres of USACE jurisdictional waters and CDFW jurisdictional streambeds on the On-Site Project component, the developer proposes to purchase 0.26 acres of compensatory mitigation credits.

Off-Site

The vegetation mapping included in the MSHCP Beech Street was compiled from several sources. The northern portion of the site was surveyed on foot, and a GPS unit was used to record the boundaries of specific habitat types. Access was not granted to the southern portion of the site. The data provided was collected using observations with binoculars from outside the property boundaries, analysis of aerial photography, and existing GIS vegetation layers. The study area supports five habitat types.

1. Coastal Sage – Chaparral Scrub (*Adenostoma fasciculatum* - *Eriogonum fasciculatum*)

Coastal Sage – Chaparral Scrub is sparse when compared to other habitats dominated by Chamise (*Adenostoma fasciculatum*). It often supports California Buckwheat (*Eriogonum fasciculatum*) which was identified on site. Other species were not identifiable through binoculars, but may include *Salvia mellifera*, *Arctostaphylos glauca*, *Encelia farinosa* and *Rhus ovate*. This habitat type covers the majority of the southern portion of the Project area.

2. Riversidean Upland Sage Scrub (*Eriogonum fasciculatum*-*Encelia farinosa*)

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Riversidean Upland Sage Scrub is co-dominated by dominated by California buckwheat (*Eriogonum fasciculatum*) and Brittle bush (*Encelia farinos*). Typical stands are fairly open with an understory of non-native grasses.

3. Disturbed Riversidean Sage Scrub (*Eriogonum fasciculatum*)

The Northern portion of the study area contains a small borrow site that was presumably excavated before constructions was halted on the KB Homes project adjacent to the proposed road extension. This area is dominated by California buckwheat (*Eriogonum fasciculatum*), California broom (*Lotus scoparius*) and some Brittle bush (*Encelia farinos*). The area has recovered significantly since the disturbance, however it is still lacking the density and species diversity of the surrounding Riversidean Upland Sage Scrub.

4. Riparian Scrub

While the majority of the two drainage features within the study area support vegetation types similar to the surrounding upland habitats, this small area supports several species which distinguish them from surrounding areas. The dominant species is Mexican elderberry (*Sambucus mexicanus*) however the area also supports Willow dock (*Rumex salicifolius*), Basket bush (*Rhus trilobata*), and Hoary nettle (*Urtica dioica*).

5. Oak Woodland

The southern portion of the study area supports a small stand of oak trees which was visible from off site and in aerial photos. It was not possible to identify the species of oak tree from a distance.

MSHCP Consistency

On-Site

Based on the final Western Riverside County MSHCP (adopted June 17, 2003), the site is not located within a proposed MSHCP Criteria Area. The site's northern property line however coincides with the southern boundaries of Cells 3180 and 3187 of an Independent Cell Group in the Lakeview Mountains-East Sub Unit (2) of the San Jacinto Valley Area Plan. Conservation within Cell 3180 will contribute to assembly of Proposed Noncontiguous Habitat Block 5 (Lakeview Mountains). Conservation within this Cell will range from 15%-25% of the Cell focusing in the northwestern portion of the Cell. Conservation within Cell 3187 will also contribute to assembly of Proposed Noncontiguous Habitat Block 5 (Lakeview Mountains). Conservation within this Cell will range from 40%-50% of the Cell focusing in the northeastern portion of the Cell.

The site is not located within an area that has been identified in the MSHCP as an area where conservation potentially needs to occur. The County of Riverside will not then have to implement portions of the MSHCP by identifying and delineating conservation areas on this site to add to its proposed reserve system.

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Public/Quasi-Public Conserved Lands are located north of the site. The most proximate is Maze Stone Park, which is located approximately 0.5 miles north of the site. Western Riverside County Regional Conservation Authority (RCA) Conserved Lands are located approximately 2.3 miles southeast of the site in Cell 3792 of Cell Group D of the Hemet Vernal Pool Areas East Sub Unit (4) of the San Jacinto Valley Area Plan.

In order to contribute to reserve assembly, the site would have to be located within a MSHCP Criteria Area. The northwest corner of the site is located approximately 1,000 feet south of Proposed Noncontiguous Habitat Block 5, while the current proposed Project is located approximately 4,000 feet south of Proposed Noncontiguous Habitat Block 5. Existing rural residential land uses are located between the site and the proposed MSHCP reserve. It then appears that the proposed Project has no relationship to the assembly of Proposed Noncontiguous Habitat Block 5.

In addition, Section 6.0 of the MSHCP, the MSHCP Implementation Structure, imposes all other terms of the MSHCP, including but not limited to the protection of species associated with riparian/riverine areas and vernal pools, narrow endemic plant species, urban/wildlands interface guidelines, and additional survey needs and procedures set forth in Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2.

Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

Based on vegetational and hydrological characteristics, the nine ephemeral drainages mapped on the site meet the MSHCP definition of Riparian/Riverine Areas given in Volume I, Section 6.1.2 of the MSHCP: *“land which contains Habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or an area with fresh water flow during all or a portion of the year”*.

As riparian species have been mapped along portions of seven of the ephemeral drainages, the biological functions and values of Riparian/Riverine Areas exist at the site. Suitable habitats for the amphibian, bird, fish, invertebrate-crustacean, and plant species listed under ‘Purpose’ in Volume I, Section 6.1.2 of the MSHCP are then present. Therefore, the protection of the species listed in this section of the MSHCP under the heading “Purpose” is required. Mapping of Riparian/Riverine Areas has been completed.

The proposed Project will not, however, result in impacts to those Riparian/Riverine Areas (see Biological Resources/Project Footprint Map on Page 16 of the MSHCP TTM). The proposed Project has been redesigned to preserve all of the mapped Riparian/Riverine Areas in their existing conditions on the site (100% avoidance). Therefore, the biological functions and values of onsite Riparian/Riverine Areas will not be impacted by the proposed Project. Any of the species listed under ‘Purpose’ that are associated with Riparian/Riverine Areas will be protected on the site.

In terms of the MSHCP, one ephemeral drainage (D-1) and the downstream portion of another ephemeral drainage (D-2) present on the site meet the last part of the definition of a Riparian/Riverine Area (*“...or an area with fresh water flow during all or a portion of the year”*). Because there is no riparian vegetation or habitat associated with these ephemeral drainages, the biological functions and values of Riparian/Riverine Areas do not exist. Potential suitable

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riparian habitats for the species listed under 'Purpose' in Volume I, Section 6.1.2 of the MSHCP do not exist along these ephemeral drainages.

The proposed Project will impact the unvegetated ephemeral drainage and the unvegetated downstream portion of another ephemeral drainage present on the site (see Biological Resources/Project Footprint Map on Page 16 of the MSHCP TTM). The proposed Project will then result in impacts to these unvegetated Riparian/Riverine Areas. Mitigation Measure BIO1 has been added to the Project to ensure that any impacts are reduced to a less than significant level.

Although impacts to unvegetated Riparian/Riverine Areas will occur, there will be no loss of hydrologic functions and values of the ephemeral drainages to discharge storm water runoff downstream. Storm water will continue to flow downstream in manmade storm drain channels. As required by Riverside County, a site-specific storm drain system has been designed and engineered for the proposed Project site. The basic concept is that the storm water runoff generated from all the nine on-site ephemeral drainages and the Project will be captured by the proposed storm drain system and directed to the existing manmade storm drain facilities located south of the site.

Other kinds of seasonal aquatic features that could provide suitable habitats for endangered and threatened species of fairy shrimp are not present on the site (i.e., vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions like tire ruts, etc.). Therefore, the biological functions and values of Vernal Pools do not exist. Suitable vernal pool habitats for the species listed under the heading "Purpose" in Volume I, Section 6.1.2 of the MSHCP are not present there.

The proposed Project will not have a direct relationship to existing wetland regulations. Other kinds of seasonal aquatic features that could be classified as freshwater wetlands are not present on the site (i.e., open waters, perennial streams, marshes, vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions, etc.).

The proposed Project is consistent with Section 6.1.2 of the MSHCP.

Section 6.1.3 - Protection of Narrow Endemic Plant Species

Based on Figure 6-1 of the MSHCP, the site is not located within a Narrow Endemic Plant Species Survey Area.

The proposed Project is consistent with Section 6.1.3 of the MSHCP.

Section 6.1.4 - Guidelines Pertaining to the Urban/Wildlands Interface

The northwest corner of the site is located approximately 1,000 feet south of Proposed Noncontiguous Habitat Block 5 (Lakeview Mountains). Existing rural residential land uses are located between the Project site and the proposed MSHCP reserve. A 250-foot buffer is used in the MSHCP to complete an edge analysis. As such, development on the site will not result in Edge Effects that will adversely affect biological resources within the MSHCP Conservation Area, nor will it interfere with the maintenance of habitat quality and contiguity with Proposed

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Noncontiguous Habitat Block 5. It then appears that development on the site will not be subject to the Guidelines Pertaining to the Urban/Wildlands Interface for the treatment and management of edge factors such as drainage, toxics, lighting, noise, invasives, barriers, and grading/land development as presented in Section 6.1.4 of the MSHCP, Volume I, The Plan.

The proposed Project is consistent with Section 6.1.4 of the MSHCP.

Section 6.3.2 - Additional Survey Needs and Procedures

Based on Figures 6-2 (Criteria Area Species Survey Area), 6-3 (Amphibian Species Survey Areas) and 6-5 (Mammal Species Survey Area) of the MSHCP, the site is not located in an area where additional surveys are needed for certain species in conjunction with MSHCP implementation in order to achieve coverage for these species.

The site is however located within the Burrowing Owl Survey Area (Figure 6-4 of the MSHCP). Two Nesting Season Surveys for the Burrowing Owl have been prepared for the subject site. The first survey report was completed on August 24, 2005, and an updated report was completed on September 1, 2010. To update the 2010 survey report, a third Nesting Season Survey for the Burrowing Owl was completed at the site on July 22, 2014. Four surveys were conducted between July 1 and 22, 2014.

The following is a summary of that report:

- The last assessment of habitat suitability determined that the site still included marginally suitable burrowing owl habitat consisting of annual grassland and lowland scrub characterized by low-growing vegetation, rock outcrops, and burrows. The site still had many active and abandoned California ground squirrel burrows and openings in rock outcrops that could provide critical habitat for burrowing owls (i.e., protection, shelter and nests). Based on the number of active small mammal burrows, a moderate abundance of prey species inhabits the site.
- During the field surveys, burrowing owls were not observed. Critical burrowing owl habitats capable of being used for roosting or nesting were not being used on the site (i.e., California ground squirrel burrows and burrow complexes). In addition, animal sign diagnostic of burrowing owls was not discovered anywhere on the site (i.e., molted feathers, cast pellets, prey remains, eggshell fragments, and/or excrement at or near a burrow entrance). There was no evidence of either active habitat presently being used by burrowing owls, or habitat abandoned within the last three years on the site or in the buffer zone.

Condition of Approval 60.EPD 001 has been added to the proposed Project and states:

“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

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"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."

This is a standard condition and is not considered unique mitigation under CEQA. Accordance with this condition of approval will assure that impacts remain less than significant.

The proposed Project is consistent with Section 6.3.2 of the MSHCP.

The Project will be required to comply with the following County Ordinances:

- The developer will pay the Local Development Mitigation Fee for the development of Tentative Tract Map 36337 or portion thereof to be constructed within the County (per Riverside County Ordinance 810.2). Condition of Approval 10.PLANNING 013 (MAP - ORD 810 OPN SPACE FEE).
- As the site is located within the Stephens' Kangaroo Rat Mitigation Fee Area, Reinhardt Canyon Associates, LLC will also pay the Stephens' Kangaroo Rat Mitigation Fee (per Riverside County Ordinance 663). Condition of Approval 10.PLANNING 022 (MAP - SKR FEE CONDITION) and Condition of Approval 90.PLANNING 011 (MAP - SKR FEE CONDITION)

These mitigation fees are required by County ordinance and are not considered unique mitigation under CEQA. With payment of these fees, any impacts will remain less than significant.

Off-Site

MSHCP Cell Criteria

The project is a Covered Activity per Section 7.3.5 of the MSHCP. The RCTD proposed a Minor Amendment to the MSHCP dated July 14, 2014 to exchange impact acres and include the Beech Street Extension project as a Covered Activity. The Minor Amendment was approved by the Wildlife Agencies on October 3, 2014 via email communication. The Minor Amendment removes Exa Ely Road, a currently identified road in Section 7.3.5, Figure 7-1 and the Beech Street Extension project is identified in its place. The Minor Amendment removes 6.99 acres of Exa Ely Road from the list of "Planned Roads Within the Criteria Area" and adds 3.49 acres of disturbance for the Beech Street Extension project to the list of Planned Roads, replacing Exa Ely Road. The Minor Amendment represents an exchange of similar habitats, resulting in no net loss of habitat within the Criteria Area. The Beech Street Extension project will impact 1.42 acres of chaparral and 2.07 acres of Riversidean sage scrub. Exa Ely Road which is being removed supports 3.82 acres of chaparral and 3.17 acres of Riversidean sage scrub. The Beech Street Extension is

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exclusively for emergency access only. Gates at both ends of the new, unpaved road will prevent regular, non-emergency traffic use.

The County of Riverside will be the lead agency for road/gate access issues and will share road and gate maintenance with the City of San Jacinto. The gates will be heavy-duty and vandalism-resistant. This new road will not increase regular traffic through the Criteria Area. Impacts to planning species will not increase as a result of the Minor Amendment and edge effects due to traffic will be reduced. Because the Beech Street Extension will be an unpaved road used for emergency access only, wildlife will be able to move across it unimpeded. Therefore, wildlife connectivity will not be significantly affected by the project. The Minor Amendment removes a potentially high impact road from the list of Covered Activities and replaces it with a road project which poses little long-term impacts to the surrounding Criteria Area. This reduction of long-term impacts will improve the function of the conservation lands. Therefore, there are no adverse impacts associated with Reserve Assembly or function due to the project.

Section 6.1.2

Based on the MSHCP Consistency Analysis prepared by EPD, the project disturbance area does not contain MSHCP riparian/riverine resources or vernal pools. EPD biologist Chad Young conducted a habitat assessment survey on June 26, 2014. The survey included potential road alignment disturbance areas and the surrounding habitats within parcels where access was granted. The proposed road extension crosses two privately-owned parcels on the southern portion of the project area. The property owner was unwilling to allow access to these parcels, therefore a visual assessment using binoculars was used to survey these southern parcels. The remaining northern 1.89 acres of the project site were surveyed on foot. The survey area contains two drainages that meet the criteria for MSHCP riparian/riverine resources: 1) one upland swale which is vegetated by a Mexican elderberry (*Sambucus mexicanus*) and Riversidean sage scrub, and 2) one drainage that supports a small oak woodland, riparian scrub, and Mexican elderberry. The project design will avoid both of the riparian/riverine drainages, therefore there are no impacts to riparian/riverine habitats. The survey area contains steep slopes with no potential for ponding water, therefore the site does not contain habitat suitable for vernal pool species. The project site does not contain suitable habitat for MSHCP-covered riparian birds including least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and western yellow-billed cuckoo (*Coccyzus americanus*); therefore focused surveys were not warranted.

EPD did not observe vernal pools, ephemeral pond habitat indicators, or fairy shrimp habitat during the site assessment survey. In order to further ensure that the Project will not impact resources protected under section 6.1.2 of the MSHCP, the County will implement Condition of Approval 60.EPD 004 (- BEECH ST RIP/RIV) to mitigate any potential impacts to Riparian/Riverine resources to a less than significant level.

Section 6.1.3

The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA). Therefore, no focused surveys for NEPSSA were conducted. Based on the information provided by EPD, the project demonstrates compliance with Section 6.1.3 of the MSHCP.

Section 6.1.4

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Section 6.1.4 of the MSHCP presents guidelines intended to address indirect effects associated with locating Development in proximity to the MSHCP Conservation Area. The proposed project was designed to minimize edge effects on the conservation area. Each of the guidelines identified in section 6.1.4 have been addressed below.

Drainage – With the exception of potential problems associated with construction equipment during the building of the road, the proposed project will not pose a threat to water quality within the reserve. BMPs implemented during construction will ensure that any spill of toxins, chemicals or petroleum products will be contained and cleaned up immediately. Once constructed, the road itself will be vacant the majority of the time. The road will remain unpaved, allowing infiltration, and preventing a major increase in runoff.

Toxics – After construction, the proposed project will not use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality.

Lighting – No lighting is proposed within the project footprint.

Noise – After construction, the proposed road will be gated to prevent casual use. The road will only be accessed by vehicles for maintenance, and in the event of an emergency. The proposed project will not increase noise impacts within the reserve.

Invasives – The proposed road will not include any landscaping. In the event that a manufactured slope requires vegetation for stabilization purposes, it will be planted with native species.

Barriers – Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Once constructed, the road will be gated at both ends to prevent non-emergency access.

Grading/Land Development – Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area. All manufactured slopes will be contained within the project footprint.

Section 6.3.2

The project site is not located within a Criteria Area Species Survey Area (CASSA) therefore no focused surveys were conducted for CASSA. The project is located in an Additional Survey Needs and Procedures Area for Burrowing Owl. EPD determined that there is suitable burrowing owl habitat on the project site. Some potential habitat is present in the Riversidean sage scrub areas with less dense habitat cover. A focused burrow survey was conducted by EPD on June 27, 2014. No potential owl burrows, or burrowing owl sign was observed within the northern portion of the survey area. Although the southern portion of the project site was not surveyed on foot because access was not granted, this area is mapped as coastal sage-chaparral scrub which does not provide suitable habitat for burrowing owl. Additionally, aerial photography did not show sparse vegetation in this area that could support burrowing owl. Once the County has secured legal access to the southern portion of the project site and before the start of grading activities, EPD will

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conduct an on-foot burrowing owl habitat assessment. If burrowing owls are found to occupy the southern portion of the project site, mitigation measures will be implemented as described in the MSHCP Consistency Analysis (page 9). Based on the information provided by EPD, the project demonstrates consistency with Section 6.3.2 of the MSHCP.. Condition of Approval 60.EPD 003 (BEECH ST BUOW SURVEYS) will be implemented to mitigate any potential impacts to burrowing owls to a less than significant level.

Section 7.5.1 – Siting and Design

Section 7.5.1 of the MSHCP Document provides guidelines for planned roadways that are to be constructed within a Criteria Area and/or Public Quasi-Public Lands. These guidelines are designed to minimize impacts to sensitive species and habitats that may occur in the vicinity of the planned roadway. The MSHCP Document guidelines pertaining to planned roadway construction consist of the following elements:

- To the greatest extent feasible, the road(s) shall be constructed in the least biologically sensitive areas such as disturbed or altered areas. Habitat fragmentation shall be avoided by following existing alignments, easements and right-of-ways.
- To the greatest extent feasible, the road(s) will avoid impacts to Covered Species and wetlands. Appropriate federal and state permits will need to be acquired if impacts to wetlands are deemed infeasible.
- Road design shall incorporate the guidelines listed under MSHCP Section 7.5.2, in order to avoid disturbance to wildlife movement requirements.
- Narrow Endemic Plant Species avoidance; if avoidance is not feasible then appropriate mitigation must be appropriated
- All required brush clearing shall commence outside active breeding season (March 1 thru June 30)
- All appropriate biological surveys including vegetation mapping and wetland delineations shall be conducted by a qualified biologist prior to design and construction of all planned roads. All survey results should be properly documented, mapped and conducted under proper protocols. Documentation will include all potential impacts to biological resources and be used during project design considerations.

After thorough literature and database review, the County of Riverside began by performing all required biological surveys in the accessible areas, within the project footprint and its surrounding habitats. Care was taken to document all sensitive species, vegetation communities and jurisdictional features. Research showed that the project is located within the survey area for Western Burrowing Owl but not in survey area for Narrow Endemic Plant Species or Criteria Area Plant Species. All surveys were performed using survey protocols provided in the MSHCP document. Surveys results concluded that no wetland habitats are present and no Western Burrowing Owl presence was found. The surveys also allowed for proper mapping of sensitive vegetation communities and jurisdictional features. These results were then used in determining the proper design, siting and alignment that would allow for the smallest impact possible.

The proposed Beech Street extension has been designed to minimize impacts to biological resources to the greatest extent feasible. The extension project is located near riparian scrub and oak woodland habitats; both are consider sensitive vegetation communities. Previously the extension was to impact oak woodland habitat but the design has since been reexamined. The

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new alignment will avoid impacts to this sensitive plant community and disturbance will be isolated to areas containing Chaparral, Riversidean Sage Scrub and disturbed Riversidean Sage Scrub. All vegetation removal for the alignment will be conducted outside of active breeding season to avoid additional impacts. In the event that construction must occur within the breeding season, a preconstruction nesting bird survey shall be conducted. Construction activities and schedules will be modified to avoid impacts to nesting birds. Conditions 60.EPD 002 (EPD- MBTA SURVEY), and 60.EPD 006 (- BEECH ST BMP) shall be implemented to ensure consistency with section 7.5.1.

Section 7.5.2 – Wildlife Crossings

The guidelines outlined in section 7.5.2 of the MSHCP are intended to mitigate the impacts of roads on wildlife movement. Roads often represent significant barriers to wildlife movement, largely due to traffic and in some cases fences or other associated structures. While the proposed Beech Street Extension is not located within a wildlife linkage or corridor, it does run between a 70 acre block of habitat to the east, and the remainder of Proposed Noncontiguous Habitat Block 5 (Exhibit F). Typically a road would be considered an impediment, decreasing connectivity between blocks of conserved habitat. However, as previously stated the Beech Street Extension will be an unpaved dirt road used exclusively for the purposes of emergency access. Without any regular traffic, the road will amount to little more than a thirty foot swath of unvegetated soil. The road will not be fenced, paved, or lit. Wildlife will be free to move across it, unimpeded by the typical obstructions associated with roads. Condition 60.EPD 006 (- BEECH ST BMP) shall be implemented to ensure consistency with section 7.5.2.

Section 7.5.3 – Construction

Section 7.5.3 of the MSHCP provides guidelines for construction within Criteria Areas. These guidelines are in place to minimize additional impacts that can result due to the construction process. Condition 60.EPD 006 (- BEECH ST BMP) shall be implemented to ensure implementation of those guidelines identified in section 7.5.3.

MSHCP Appendix C/BMPs

Applicable elements of MSHCP Appendix C/BMPs have been incorporated into the project and construction planning. The measures relevant to the proposed project are listed below.

1. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.
2. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
4. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
5. The project shall be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
6. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.
7. The proposed project does not involve the diversion of steam flows.
8. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
9. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
10. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
11. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
12. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
13. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
14. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow

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screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.

15. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.

Conditions 60.EPD 006 (- BEECH ST BMP), and 60.EPD 007 (- BEECH ST BIO TRAINING) shall ensure implementation of the MSHCP Appendix C/BMPs.

In addition, the following Conditions of Approval have been placed on the Project to ensure that all impacts are mitigated to a less than significant level: 60. EPD 003 (- BEECH ST BUOW SURVEYS); 60.EPD 004 (- BEECH ST RIP/RIV); 60.EPD 005 (- BEECH ST BIO MONITORING); 60.EPD 006 (- BEECH ST BMP); and, 60.EPD 007 (- BEECH ST BIO TRAINING).

Mitigation: Conditions of Approval: 60.EPD 001 (EPD - 30 DAY BURROWING OWL SUR); 60.EPD 002 (EPD- MBTA SURVEY); 60. EPD 003 (- BEECH ST BUOW SURVEYS); 60.EPD 004 (- BEECH ST RIP/RIV); 60.EPD 005 (- BEECH ST BIO MONITORING); 60.EPD 006 (- BEECH ST BMP); 60.EPD 007 (- BEECH ST BIO TRAINING); 60.PLANNING 034 (MAP - F&G CLEARANCE); 60.PLANNING 035 (MAP - ACOE CLEARANCE); and, 60.PLANNING 035 (MAP - USACE MITIGATION).

Monitoring: Mitigation monitoring shall be conducted by the Riverside County EPD.

CULTURAL RESOURCES Would the Project

8. Historic Resources

a. Alter or destroy an historic site?

b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Sources: Onsite Inspection, Project Application Materials, *Canyon Trails Archaeological Resources Phase I and II Studies, Hemet, California*, prepared by ASM Affiliates, dated May 2007 (ARS), and David L. Jones, Chief Engineering Geologist. (Appendix A, *References*)

Findings of Fact:

a,b) **On-Site**

The following has been extracted from the *Canyon Trails Archaeological Resources Phase I and II Studies, Hemet, California*, prepared by ASM Affiliates, dated May 2007 (ARS). This ARS was prepared for Draft Environmental Impact Report No. 05-13 for Specific Plan No. 05-02 Canyon Trails at Reinhardt Canyon, Specific Plan No. 05-02, City Of Hemet, Annexation No. 05-152, State Clearinghouse No. 2006061028. This EIR was never certified and the Project was not approved. The project areas for the prior project and the current TR36337 are the same.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the ARS, the barn, located on the Project site, is estimated to have been built within the modern historic era. As such, the barn is not considered to be eligible for listing in the California Register under CEQA Guidelines. Therefore, no impacts are expected to result from the removal of the barn. Implementation of the On-Site Project component will not alter or destroy an 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. No mitigation is required.

Off-Site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. There are no historic resources associated with this Project component. In addition, there are no historic resources on the Beech Street Extension parcels.

Implementation of these Off-Site Project components will not alter or destroy an 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. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Onsite Inspection, Project Application Materials, *Canyon Trails Archaeological Resources Phase I and II Studies, Hemet, California*, prepared by ASM Affiliates, dated May 2007 (ARS), and David L. Jones, Chief Engineering Geologist. (Appendix A, *References*)

Findings of Fact:

a-d) On-Site

The following has been extracted from the *Canyon Trails Archaeological Resources Phase I and II Studies, Hemet, California*, prepared by ASM Affiliates, dated May 2007 (ARS). This ARS was prepared for Draft Environmental Impact Report No. 05-13 for Specific Plan No. 05-02 Canyon Trails at Reinhardt Canyon, Specific Plan No. 05-02, City Of Hemet, Annexation No. 05-152, State Clearinghouse No. 2006061028. This EIR was never certified and the Project was not approved. The project areas for the prior project and the current TR36337 are the same.
Archaeological Setting

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the type and number of recorded archaeological resources, Reinhardt Canyon was likely a major locale for settlement by late prehistoric people. A total of 35 archaeological sites were recorded near the mouth of the canyon through a survey conducted by the University of California, Riverside's Archaeological Research Unit in 1984. The sites typically consist of bedrock milling features and associated cultural materials, including flaked stone artifacts, ground stone implements, ceramics, fire-affected rock (FAR), and vertebrate faunal remains. Milling surfaces from the sites generally consist of milling slicks, with limited numbers of bedrock mortars and basin milling surfaces recorded.

Additional archaeological sites are recorded to the north near the head of the canyon, including the Hemet Maze Stone (RIV-20). As the name of the site suggests, it includes a petroglyph reminiscent of a maze pecked into a large granite boulder. Limited bedrock milling features are also recorded in the vicinity.

The archaeologists relocated a number of previously recorded sites in Reinhardt Canyon during a Phase I Investigation for the proposed Canyon Trails Project (Cook 2006). Each site was subsequently assessed as containing a high, moderate, or low probability of being eligible for the California Register. Sites that were assessed with high or moderate potential were selected for inclusion in the Phase II study (See Table 1 of the ARS).

The largest of the project sites, RIV-1060, was originally recorded in 1976, and was updated during the Archaeological Research Unit survey of 1984. Keller (1992) conducted Phase II testing at a southern portion of the site, and recommended this portion as ineligible for listing in the National Register of Historic Places (NRHP) or the California Register, based on a dearth of subsurface artifacts and lack of integrity for the subsurface deposit. However, the north end of the site was not considered in Keller's study. The Phase I study arbitrarily split RIV-1060 into two locations, labeling the northern end of the site as N6/8, based on the large distance between the northern and southern milling complexes and the lack of surface artifacts connecting the two areas.

The other site assigned with a high potential for eligibility (NW-2) is actually two sites combined. The eastern portion of NW-2 was originally recorded as RIV-2902. Cultural material recorded for the site includes bedrock milling, lithic artifacts, and a shell bead. The western portion of the site, originally recorded as RIV-2904, consists of a historic rock foundation and bedrock milling features. SW-9 was originally recorded as a component of RIV-2919, and was evaluated with this site for the current testing program.

Additionally, one site designated with moderate potential, SW-3, was originally recorded as RIV-2916, and is located outside of the Project property. The Medicine Cave Site (RIV-2906) is recorded immediately north of the Project site RIV-2912. RIV-2906 is a substantial site, comprised of a large rock shelter with associated bedrock milling and extensive petroglyphs. The rock art at the site is composed of numerous cupules and grooved lines pecked into the surrounding bedrock boulders. The site soil is described as a midden deposit, and an active spring is located immediately north of the site. Artifacts identified on the surface of RIV-2906 include brownware pottery sherds, lithic debitage, and ground stone implements, including pestles and a bifacial handstone.

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Records Search Results

Previously Recorded Resources Within the Project Area

The results of the records search were positive in that 38 previously recorded cultural resources were identified as being located within the Project area, and 33 cultural resources have been recorded within one mile. This survey resulted in the identification of a total of 43 cultural resources including historic and prehistoric era sites. Seven new sites were identified during the Phase I cultural resource survey. Five of the previously recorded sites were not relocated, and two sites were determined to be outside the Project boundaries. The previously recorded sites within the Project boundaries are listed in the ARS.

Archaeological Survey Results

Pedestrian surveys of the entire Project property were conducted on July 26, 27, and 28, and August 9, and 10, 2005, and March 13, 2006. This survey resulted in the identification of 41 cultural resources including historic and prehistoric era sites. These are briefly summarized below.

While the records search map indicated that RIV-2913 and -2914 lay at the edges of the Project area, field reconnaissance indicated that these two sites actually lie beyond the Project boundaries.

Five of the 36 previously recorded resources within the Project boundaries could not be relocated during this Project (RIV-2908, -2924, -5303, -5304, and -5305). Most of the site records for these previously recorded resources do not indicate any National or California Register evaluation designation. Only one of these resources, the prehistoric seasonal camp (RIV-1060), has been evaluated and was recommended as potentially significant.

Conclusions

Only five of the sites recorded in the Project area are situated within currently designated "open space" areas (PA 7): RIV-2925, -2929, -2930, and -2931; site E2 is within the "open space" area designated PA 3. Both of these PA's are now within open space areas on TR 36337.

All of the remaining sites may be subject to direct impacts by the proposed Project. Most of the prehistoric sites identified are considered insignificant given their limited research value, though 14 were recommended as needing further investigation to better assess their eligibility for listing in the CRHR.

Resources that are listed in or formally determined eligible for listing in the CRHR are considered significant under CEQA guidelines. According to the OHP, resources potentially eligible for listing in the CRHR include buildings, sites, structures, objects, or historic districts that retain integrity and are historically significant at either the local, state, or national level through at least one of the proceeding four criteria:

- (1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- (2) It is associated with the lives of persons important to local, California, or national history;
- (3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
- (4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Additionally, a resource that lacks integrity in that it has lost its historic character or appearance may still be eligible for inclusion in the California Register if it contains the potential to yield significant scientific or historic information or specific information, under criterion (4).

The intensive use of the Project area by past Native American inhabitants is made clear by the high density of sites located all along the western foothills, forming almost a continuous long site or district, as it is almost certain that even more intensive investigation would result in the discovery of additional features. It is evident from both the number of sites found, their type and antiquity, and the presence of unique features, that this property and much of the Reinhardt Canyon was a major locale for settlement by late prehistoric people related to present day Native Americans population in the region.

The Phase II Archaeological Investigation identified the majority of on-site resources as ineligible for listing in the California Register, indicating that these resources do not qualify as significant resources pursuant to the CEQA guidelines. Accordingly, implementation of the proposed Project would not result in any significant impacts to Sites RIV-1060 (Southern Locus), RIV-2909, RIV-2911, RIV-2912, RIV-2917, RIV-2918, RIV-2919, RIV-2920, RIV-2921, RIV-2925, or RIV-2926.

Only Site RIV-2902/2094, Site RIV-2907, and the Northern Locus of Site RIV-1060 were deemed potentially eligible for the California Register and are therefore considered potentially significant resources under CEQA Guidelines Section 15064.5. Sites RIV-1060 (northern locus) and RIV-2907 are proposed to be preserved entirely within on-site natural open space easements; accordingly, Project implementation would not result in any significant direct impacts to these resources.

However, the potential exists that future Project residents could disturb these two sites; this is considered a significant indirect impact of the proposed Project.

Site RIV-2902/2904 is partially located within areas proposed for grading and development by the Project. The rock foundation component of Site RIV-2902/2904, which has been evaluated as potentially historically significant, would be preserved within on-site open space areas; accordingly, implementation of the proposed Project would not result in impacts to the historical component of Site RIV-2902/2904. However, burned bone fragments identified during the Phase 2 investigation indicate that the central portions of Site RIV-2902/2904 may have been used for cremations or burials. Implementation of the proposed Project would result in disturbance to the central and eastern portions of Site RIV-2902/2904. Subsequent testing, in the form of shovel test pits, would be required to definitively conclude whether Site RIV-2902/2904 represents a significant archaeological resource under the criteria established by CEQA Guidelines Section 15064.5. Therefore, because Site RIV-2902/2904 would be partially impacted by the Project,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and because the site may represent a significant resource under CEQA, implementation of the proposed Project would result in a potentially significant impact to archaeological resources for which mitigation would be required.

While the remaining portions the Project site are not known to contain significant archeological and historical resources, it is possible that burials and/or cremations, such as those identified at RIV- 2907, as well as materials with potential heritage value for local Native American tribes, such as grave goods, could be encountered anywhere within the Project site during Project grading activities.

This is due to the fact that almost the entire Project site has been historically plowed, dislocating cultural materials from the individual sites across the Project area. Additionally, remnants of burial and cremation features may be small enough that it would be virtually impossible to identify and recover all of them through archaeological investigation. Although these fragmented materials would not constitute an intact deposit that would need to be avoided, such material would be protected under the Native American Graves Protection and Repatriation Act (NAGPRA) regulations. The potential for uncovering significant archaeological resources during project grading activities, including the potential for uncovering of human remains interred outside of a formal cemetery, represents a significant impact for which mitigation would be required.

Condition of Approval 10. PLANNING 001 (GEN - IF HUMAN REMAINS FOUND) addresses if human remains are found:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the Project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.”

Condition of Approval 10.PLANNING 002 (GEN - INADVERTANT ARCHAEO FIND) states addresses inadvertent cultural resource finds:

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

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

Condition of Approval 10.PLANNING 003 (MAP - ARCHO MONIT FIRE FUELS) states addresses monitoring for all fire fuel hazard activities:

“Archaeological monitoring shall be required for all fire hazard fuels reduction activities within designated fuels modification zones within the Project boundaries. The monitoring shall be done by a County-certified professional archaeologist. A report of findings and results of each fuels reduction activity shall be filed with the County Archaeologist on an annual basis.”

Condition of Approval 10.PLANNING 019 (MAP - PRESERVE RESOURCES) states addresses preserving existing, known, cultural resources:

“Archaeological site CA-RIV-1060 (Northern Locus), CA-RIV-2902/2904, and CA-RIV-2907 shall be avoided and preserved in place through Project design and protected within a designated open space lot(s). Site Preservation Plans (SPPs) for the three sites shall be included in the Cultural Resources Management Plan (CRMP).”

Condition of Approval 50.PLANNING 014 (MAP- ECS NOTE ARCHAEOLOGICAL) addresses placing a note on the ECS for cultural resources:

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

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"County Archaeological Report no. PD-A-4683 was prepared for this property on May 2007 by ASM Affiliates, Inc. and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report, and in accordance with a Cultural Resources Management Plan approved by the County of Riverside."

Condition of Approval 60.PLANNING 001 (GEN- CULTURAL RESOURCES PROFE) addresses cultural resource monitoring on the proposed Project site:

"As a result of information contained in archaeological study number PD-A-4683, prepared by ASM AFFILIATES, INC, in MAY 2007, and confirmed during a site visit by the County Archaeologist on March 7, 2011, archaeological monitoring of all grading, trenching, and similar earth disturbances is required for this Project in all areas where mass/rough grading, boulder or tree removals will occur as shown on the approved grading plan, including any retention basins. Archaeological monitoring shall not be required in areas or phases of fill dirt placement or during precise grading activities. Archaeological monitoring of annual fuels reduction activities within the designated fuels modification zones is also required.

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 Archaeological Monitor." The Project Archaeological 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 any tribal monitors. The Project Archaeological 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, boulder removals or blasting, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeological Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, tribal consultation, and potential recovery of cultural resources in coordination with the assigned tribal monitor.

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 Archaeological Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and assigned tribal monitor throughout the process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2) This agreement shall not modify any approved condition of approval or mitigation measure.”

Condition of Approval 60.PLANNING.003 (GEN- TRIBAL MONITORING) addresses Tribal cultural resource monitoring:

“As a result of previous communications from the Soboba Band of Luiseno Mission Indians regarding the cultural resources within the project boundaries, tribal monitoring of the archaeological monitoring activities during grading shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Soboba Band of Luiseno Mission Indians. This tribal representative shall be known as the Tribal Monitor for this Project. The agreement 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 Tribal Monitor(s) shall allowed 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. Tribal monitoring is not required during fill dirt placement or precise grading. The Tribal Monitor(s) 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 and construction superintendent.

The developer/permit holder shall submit a fully executed copy of the agreement 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 Tribal Monitor is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process.

2) Tribal monitoring does not replace any required Cultural Resources monitoring by an archaeologist, but rather serves as a supplement for consultation and advisory purposes for Tribal interests only.

3) This agreement shall not modify any approved condition of approval or mitigation measures for cultural resources.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.”

Condition of Approval 60.PLANNING 005 (MAP- MONITORING & PRESERVTION) addresses the need for a Cultural Resource Monitoring and Preservation Plan:

“Prior to issuance of any grading permit (including clearing and grubbing), the Applicant / Permit Holder shall submit for review and acceptance three copies of a Cultural Resources Monitoring and Preservation Plan prepared by a County-certified professional archaeologist. This plan shall include detail about the specific requirements involved for grading monitoring, avoidance procedures for the sites to be preserved, procedures for tribal consultation, and conservation measures to ensure long-term preservation of the sites contained within dedicated open space areas. The easement documentation shall be submitted for review and acceptance by the County prior to issuance of any grading permit.”

Condition of Approval 60.PLANNING 006 (MAP- CONSERVATION EASEMENT) addresses the need for a easement to protect cultural resources:

“Prior to issuance of any grading permit, the developer/permit holder shall submit two copies to the County Archaeologist of a fully executed easement for review and acceptance for the open space protection of three cultural resources.”

Condition of Approval 60.PLANNING 030 (MAP- CRMP REQUIRED) further addresses the Cultural Resource Monitoring and Preservation Plan:

“Prior to issuance of any grading permit, the developer/permit holder shall cause to have prepared a Cultural Resources Management Plan (CRMP) to be submitted to the County Archaeologist for review and acceptance. The “plan shall be submitted to the Soboba Band of Luiseno Mission Indians for comment. The CRMP shall be prepared by a County-certified professional archaeologist. The CRMP shall include, but not be limited to, a summary of the identified cultural resources within the Project boundaries, the results of findings for mitigation and preservation requirements, Site Protection Plans (SPPs) for site to be preserved in open space areas, and Data Recovery Plans (DRPs) for sites that cannot be avoided and preserved, and require archaeological excavation as mitigation. The CRMP shall contain a Discovery Plan with detailed provisions for the treatment of unanticipated finds during Project construction, including provisions for human remains, and tribal consultation.”

Condition of Approval 60.PLANNING 031 (MAP- RESOURCE NOMINATIONS) addresses the Cultural Resource nominations:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"Prior to issuance of any grading permits, the developer/permit holder shall cause to have prepared nomination packages for potential listing on the California Register of Historic Resources (CRHR), with the preparation of nominations to be by a County-certified professional archaeologist. The nomination packages shall be submitted to the County Archaeologist for review and acceptance for submittal to the California Office of Historic Preservation for their consideration for listing. Cost of nomination review shall be paid for by the developer/permit holder through grading permit fee deposit or minor plot plan application fee deposit."

Condition of Approval 90.PLANNING 001 (GEN - CULTURAL RESOURCES RPT) addresses a Cultural Resource report:

"Prior to final inspection of the first building permit for any phase of work, the developer/permit holder shall prompt the Cultural Resources Professional to submit to the County Archaeologist 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."

With the inclusion of the Conditions of Approval (10.PLANNING 001, 10.PLANNING 002, 10.Planning 003, 10.PLANNING 019, 50.PLANNING 014, 60.PLANNING 001, 60.PLANNING 003, 60.PLANNING 005, 60.PLANNING 006; 60.PLANNING 030, 60.PLANNING 031, AND 90.PLANNING 001), the necessary mitigation shall be provided, such that any impacts from implementation of the proposed Project that may alter or destroy an archaeological site; cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5; disturb any human remains, including those interred outside of formal cemeteries; or, restrict existing religious or sacred uses within the potential impact area will be reduced to a less than significant level. No additional mitigation is required.

Off-Site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. There are no cultural resources associated with this Project component. All Off-Site analysis within this Section will focus on the Beech Street Extension.

The proposed road extension crosses two parcels, APN 432-050-004 and -005, which are privately owned. The footprint includes approximately 1.6 acres of disturbance within these properties. The property owner was unwilling to allow access to either parcel for the purposes of this analysis, and therefore every effort was made to assess potential impacts without the benefit of a pedestrian survey. The remaining 1.89 acres of the Project footprint, including the 0.67 acres owned by the RCA, were surveyed on foot.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the proposed alignment of the Beech Street extension, it is not anticipated that there will be any significant cultural resources in the location of the alignment. Resources were found in proximity to a prior the Beech Street alignment and due to these findings, the proposed location of the roadway was moved further up the slope. The resources were initially identified in areas where there are drainage courses and vegetation supported by these drainage courses. This is a logical location to anticipate the location of these resources, given the knowledge of surrounding resources. By moving the potential alignment higher up the slope, the probability of the alignment being situated on, or near these resources is greatly reduced. Still, in the event that resources are discovered during ground disturbing activities, mitigation shall be required. The Beech Street extension will need to comply with the following conditions of approval: 10.PLANNING 001, 10.PLANNING 002, 60.PLANNING 003, 60.PLANNING 005, 60.PLANNING 006; 60.PLANNING 030, 60.PLANNING 031, AND 90.PLANNING 001. Compliance with these conditions of approval will mitigate any possible impacts to cultural resources to a less than significant level. No additional mitigation is required.

Mitigation: Conditions of Approval: 10.PLANNING 001, 10.PLANNING 002, 10.Planning 003, 10.PLANNING 019, 50.PLANNING 014, 60.PLANNING 001, 60.PLANNING 003, 60.PLANNING 005, 60.PLANNING 006; 60.PLANNING 030, 60.PLANNING 031, and, 90.PLANNING 001.

Monitoring: Mitigation monitoring shall be provided by the Planning Department.

10. Paleontological Resources

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

Sources: Riverside County General Plan Figure OS-8, *Paleontological Sensitivity*, RCLIS, and David L. Jones, Chief Engineering Geologist.

Findings of Fact:

a) **On-Site**

According to the RCLIS, the proposed Project 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.

According to Condition of Approval 60.Planning 004 (MAP - PALEO PRIMP & MONITOR), the following shall be completed prior to the 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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These requirements shall be documented by the Project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the Project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

With conformance of these conditions of approval, mitigation shall be provided such that implementation of the proposed Project will result in less than significant impacts that would directly or indirectly destroy a unique paleontological resource, or site, or unique geologic features. No other mitigation would be required.

Off-site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. There are no cultural resources associated with this Project component. No impacts are anticipated. No mitigation is required.

The proposed road alignment is underlain predominantly by granitic and metamorphic rock that has a low potential for containing significant paleontological resources. However, a portion of the alignment is underlain by late to middle Pleistocene alluvial fan deposits. These deposits are mapped as "Hb" (High B) which indicates that fossils are likely to be encountered at or below 4 feet of depth, and may be impacted during excavation by construction activities. The propose road construction is, however, not anticipated to extend below this depth for the portions of the road underlain by the alluvial fan deposits. No impacts are anticipated. No mitigation is required.

Mitigation: Condition of Approval 60.PLANNING.004.

Monitoring: Mitigation monitoring shall be provided by the Planning Department.

GEOLOGY AND SOILS Would the Project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<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,	<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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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?

Sources: Riverside County General Plan Figure S-2, *Earthquake Fault Study Zones*, RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, *References*)

Findings of Fact:

a) On-Site

According to the RCLIS, the On-Site proposed Project components are not located within an Alquist-Priolo Fault Zone, or a County Fault Hazard Zone. Based on this information, implementation of the proposed Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death due to being located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. No impacts are anticipated. No mitigation is required.

Off-Site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. The sewer facilities proposes no structures for human habitancy and the site is not located in a mapped Alquist-Priolo Earthquake Fault Zone. No impacts are anticipated. No mitigation is required.

The proposed road alignment proposes no structures for human habitancy and the site is not located in a mapped Alquist-Priolo Earthquake Fault Zone. In addition, there are no County Fault Zones or faults mapped within or in the near vicinity of the proposed road. Aerial photographic analysis and surface mapping indicate several strong lineaments associated with high angle jointing and fracturing in the granitic bedrock that appear consistent with the regional bedrock structure. No impacts are anticipated. No mitigation is required.

b) On-Site and Off-Site

The proposed Project site will not 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. Please reference Response 10.a., above. No impacts are anticipated. No mitigation is required.

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 mitigation monitoring is required.

12. Liquefaction Potential Zone

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a. Be subject to seismic-related ground failure, including liquefaction?

Sources: Riverside County General Plan Figure S-3, *Generalized Liquefaction*, RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, *References*)

Findings of Fact:

- a) According to pp. 11-12 (Section 7.6.1) of the 2005 Geo Study (re-affirmed 2012 Geo Update and the 2014 Geo Study Update Letter), liquefaction is a phenomenon where a sudden large decrease of shearing resistance takes place in fine-grained cohesionless and/or plasticity cohesive soils due to the cyclic stresses produced by earthquakes causing a sudden, but temporary, increase of porewater pressure. The increased porewater pressure occurs below the water table, but can cause propagation of groundwater upward into overlying soil and possibly to the ground surface and cause sand boils as excess porewater escapes. Potential hazards due to liquefaction include significant total and/or differential settlements of the ground surface and structures as well as possible collapse of structures due to loss of support of foundations. It has been shown by laboratory testing and from the analysis of soil conditions at sites where liquefaction has occurred that the soil types most susceptible to liquefaction are saturated, fine-grained sand to sandy silt with a mean grain size ranging from approximately 0.075 mm to 0.5 mm. These soils derive their shear strength from intergranular friction and do not drain quickly during earthquakes. Published studies and field and laboratory test data indicate that coarse-grained sands and silty or clayey sands beyond the above-mentioned grain size range considerably less vulnerable to liquefaction. To a large extent, the relative density of the soil also controls the susceptibility to liquefaction for a given number of cycles and acceleration levels during a seismic event. Other characteristics such as confining pressure and the stresses created within the soil during a seismic event also affect the liquefaction potential of a site. Liquefaction of soil does not generally occur at depths of greater than 40 to 50-feet below ground surface due to the confining pressure at the depth. To perform the liquefaction analysis, the computer software LIQUEFY2 (Blake, 1998) was utilized.

Liquefaction performed for borings B-2, B-5, B-17, and B-18. For calculation purposes, the historical groundwater high was assumed at 2 to 5-feet above the depth encountered. No mottling or other visual indicators of high groundwater were observed in soil samples. No settlement due to liquefaction was calculated for some layers due to either a high clay content (greater than or equal to 15 percent) or the absence of groundwater in the soils at that location (CDMG SP 117). Based on this information, any impacts would be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Condition of Approval 10.PLANNING 020 (MAP - GEO02306) states:

County Geologic Report (GEO) No. 2306 submitted for this project (TR36337) was prepared by EnGEN Corporation and is entitled: "Geotechnical/Geological Engineering Study, Canyon Trails, Assessor's parcel Number: 455-080-004, 455-090-009, -023, -024, -027, -031, -035, -037, -038, -041, -044, and -046, California Avenue and Tres Cerritos Avenue, Hemet Area, County of Riverside, California", dated December 21, 2005. In addition, the EnGEN prepared the following documents for this project:

"Updated Geotechnical Report Review, Geotechnical/Geologic Engineering Study - TTM36337", dated September 10, 2012.

"Response to Planning Department Review, County Geologic Report No. 2306, dated November 15, 2012", dated August 13, 2014.

These documents are herein incorporated as a part of GEO02306.

GEO02306 concluded:

- 1.No active faults traverse the site.
- 2.The potential for fault rupture at the site is low.
- 3.The consultant should address the historic high and anticipated high groundwater level for this site. Liquefaction analysis should be performed with consideration of the most conservative water level.
- 4.There is a potential for rockfall along the large natural slopes along the western portion of the site.
- 5.The site is subject to the potential of settlement due to liquefaction. Total settlement due to liquefaction was calculated to range between 1.0 and 3.7 inches. Differential settlement is estimated as half of the total settlement.
- 6.No debris flows were observed on the site.
- 7.The likelihood of a seiche impacting the site is considered low.
- 8.The likelihood of a tsunami impacting the site is considered extremely low.

GEO02306 recommended:

- 1.Large rounded boulders should be removed from the slopes prior to development
- 2.All undocumented fill should be removed. Removals in alluvial areas north and south of the existing trailer park and its access road should be made to a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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minimum depth of 13-feet below existing grades or until competent alluvium or bedrock have been encountered.

GEO No. 2306 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2306 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

Condition of Approval 60.BS GRADE 004, states:

“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.”

These are standard conditions for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to seismic-related ground failure, including liquefaction, are considered less than significant. No additional mitigation is required.

Off-Site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. The sewer facilities will be constructed to the standards required by Eastern Municipal Water District, which address liquefaction. No impacts are anticipated. No mitigation is required.

The proposed road alignment for the Beech Street extension is underlain predominantly by granitic and metamorphic rock that has a low liquefaction potential. However, a portion of the alignment is underlain by late to middle Pleistocene alluvial fan deposits. The granitic and metamorphic rock have no potential for liquefaction. The alluvial fan deposits have a low potential for liquefaction. Any impact will be considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

13. Ground-shaking Zone

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a. Be subject to strong seismic ground shaking?

Sources: Riverside County General Plan Figure S-2, *Earthquake Fault Study Zones*, RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, *References*)

Findings of Fact:

a) On-Site

According to p. 9 of the 2005 Geo Study (re-affirmed 2012 Geo Update and the 2014 Geo Study Update Letter), the intensity of ground shaking at a given location depends primarily upon the earthquake magnitude, distance from the source (epicenter), and the site response characteristics. The San Jacinto Fault – Anza Segment is potentially capable of producing the most intense horizontal ground acceleration at the site, due to its proximity and associated maximum credible earthquake magnitude of 7.2. Such an earthquake near the site could produce seismic shaking with an estimated maximum credible peak horizontal ground acceleration of 0.73g. The maximum credible horizontal ground acceleration is the maximum acceleration that appears capable of occurring under the presently known tectonic framework, and has a 10 percent chance of exceedance within 50 years.

Conditions of Approval 10.PLANNING 020, and 60.BS GRADE 004, referenced in Response 11.b. are standard conditions for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to strong seismic ground shaking, are considered less than significant. No additional mitigation is required.

Off-Site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. The sewer facilities will be constructed to the standards required by Eastern Municipal Water District, which address seismic ground shaking. No impacts are anticipated. No mitigation is required.

The proposed road for the Beech Street extension, when constructed, is anticipated to be subject to moderate to strong ground shaking from earthquakes generated by faults within the San Jacinto, San Andreas and/or Elsinore Fault Zones. However, the proposed road is not anticipated to receive significant damage from this ground shaking. Any impacts are considered less than significant. No mitigation is required.

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 mitigation monitoring is required.

14. Landslide Risk

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

Sources: Riverside County General Plan Figure S-4, *Earthquake-Induced Slope Instability Map, S-5, Regions Underlain By Steep Slopes*, RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, *References*)

Findings of Fact:

- a) According to p. 10 (Section 6.4) of the 2005 Geo Study (re-affirmed 2012 Geo Update and the 2014 Geo Study Update Letter), the secondary effects of seismic activity normally considered as possible hazards to a site include various types of ground failure and induced flooding from dam failure. The probability of occurrence of each type of ground failure depends on the severity of the earthquake, the distance of the site from the zone of maximum energy release of the quake, the topography of the site, the subsurface materials at the site, and groundwater conditions beneath the site, besides other factors. Since there are no active faults on the site, the probability of hazards due to fault ground surface rupture is considered low. Due to the overall favorable geologic structure of the granitic bedrock and topography of the area, the potential for earthquake-induced landslides is considered low. The possibility of rockfalls exists locally in the steeper portions of the site. Based on this information, portions of the proposed Project may 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.

Conditions of Approval 10.PLANNING 020, and 60.BS GRADE 004, referenced in Response 11.b., above, are standard conditions for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project being 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, are considered less than significant. No additional mitigation is required.

Off-Site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in World Cup Way. This area is not subject to landslides. No impacts are anticipated. No mitigation is required.

The proposed road alignment for the Beech Street extension is underlain predominantly by granitic and metamorphic rock and a portion of the alignment is underlain by late to middle Pleistocene alluvial fan deposits. The alluvial fan deposits are located on relatively flat topography and do not pose a significant risk for landslide, lateral spread, collapse or rockfall hazards. However, the granitic and metamorphic material located within and adjacent to the proposed road alignment is weathered, highly fractured and jointed, and exhibits numerous boulder outcrops. In addition, the County's General Plan Safety Element maps portions of this area, including portions of the proposed road alignment, as being underlain by steep slopes and subject to a moderate to high potential for earthquake-induced slope instability. The granitic and metamorphic material is not generally subject to collapse or lateral spreading. Compliance with Condition of Approval 60.PLANNING 032, and Condition of Approval 60.BS GRADE 004, will ensure that impacts will be considered less than significant. No additional mitigation is required.

Mitigation: Condition of Approval 60.PLANNING 032.

Monitoring: Mitigation monitoring shall be provided by the Riverside County Building and Safety Department – Grading Division.

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?

Sources: Riverside County General Plan Figure S-7, *Documented Subsidence Areas*, RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, *References*)

Findings of Fact:

- a) On-Site

According to p. 2 of the 2005 Geo Study (re-affirmed 2012 Geo Update and the 2014 Geo Study Update Letter), the flat lower elevations in the central portions of the site consist mostly of alluvium. The gently to steeply sloping areas in the eastern and western portions of the site are primarily comprised of granitic-type rock. The alluvium exhibited low densities and be subject to hydroconsolidation to a depth of approximately 5 to 10-feet below original ground surface. These materials need to be removed and recompacted in order to maintain tolerable settlement predictions. However, removals in the north portion of the site will be less extensive than the southern portions of the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conditions of Approval 10.PLANNING 020, and 60.BS GRADE 004, referenced in Response 11.b., above, are standard conditions for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project being 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, are considered less than significant. No additional mitigation is required.

Off-Site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. The sewer facilities will be constructed to the standards required by Eastern Municipal Water District, which being 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. No impacts are anticipated. No mitigation is required.

The proposed road alignment for the Beech Street extension is underlain predominantly by granitic and metamorphic rock and a portion of the alignment is underlain by late to middle Pleistocene alluvial fan deposits. These deposits are not generally subject to localized subsidence. Construction of the proposed road is not anticipated to significantly alter this. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

16. Other Geologic Hazards

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

Sources: RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, *References*)

Findings of Fact:

a) On-Site

Based on the elevation of the proposed development at the site with respect to sea level, and its distance from large open bodies of water, the potential for seiche and/or tsunami waves is considered to be nil. In addition, the proposed Project site is not located in an area susceptible to mudflows, or volcanic hazards. Based on this information, the proposed Project will not be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. No impacts are anticipated. No mitigation is required.

Off-Site

The locations of the proposed off-site sewer facilities, nor the proposed road for the Beech Street extension are not located adjacent to any enclosed water bodies that would pose a significant risk of inundation from a seiche. The proposed road is not located near any known mudflow hazards or anticipated to create a mudflow hazard based on the bedrock materials within the proposed road alignment. The proposed road is not located near any known volcanic hazards. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

17. Slopes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Sources: Riverside County 800-Scale Slope Maps, Project Application Materials, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, *References*)

Findings of Fact:

a,b) **On-Site and Off-Site**

Implementation of the proposed Project will change topography or ground surface relief features; and, may create cut or fill slopes greater than 2:1. The proposed Project may create cut or fill slopes higher than 10 feet. Condition of Approval 10.BS GRADE 023 (USE - MANUFACTURED SLOPES) states:

“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.”

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project related to cut or fill slopes higher than 10 feet, are considered less than significant.

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. Installation of these facilities will not result in cut or fill slopes greater than 2:1 or higher than 10 feet. No impacts are anticipated. No mitigation is required.

The proposed roadway for the Beech Street expansion will require cuts and fills to maintain safe and acceptable road grades. These cut and fill slopes are anticipated to exceed slope ratios of 2:1 (horizontal to vertical) and total heights of 30 feet. Condition of Approval 60.PLANNING 032 (MAP - GEOLOGIST'S COMMENTS) has been included as mitigation and shall be completed prior to the issuance of grading permits.

Any impacts will be considered less than significant with the incorporation of this mitigation.

c) On-Site and Off-Site

No portions of the proposed Project components will result in grading that affects or negates subsurface sewage disposal systems. No impacts are anticipated. No mitigation is required.

Mitigation: Condition of Approval 60.PLANNING 032.

Monitoring: Mitigation monitoring shall be provided by the Riverside County Building and Safety Department – Grading Division.

18. Soils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Sources: RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, References)

Findings of Fact:

a) On-Site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Site grading will create the potential for the proposed Project to result in soil erosion or the loss of topsoil. Conditions of approval 10.BS GRADE 023 (USE - MANUFACTURED SLOPES) states:

“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.”

This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Condition of Approval 60.PLANNING 032 (MAP - GEOLOGIST'S COMMENTS) has been included as mitigation to ensure that the amount and quality of the topsoil at this site is not significant. With the inclusion of this Condition of Approval, and standard condition, any impacts from implementation of the proposed Project that could result in substantial soil erosion or the loss of topsoil, are considered less than significant. No additional mitigation is required.

Off-Site

Site grading may introduce an increase in erosion potential and will eliminate the topsoil as a useable substrate within the road alignment. Mitigation Measure GEO 3 has been included to ensure that the amount and quality of the topsoil at this site is not significant. No additional mitigation is required. No impacts are anticipated from the Off-Site sewer Project component.

b) On-Site

The proposed Project site may be located on expansive soils; however, California Building Code (CBC) requirements pertaining to residential development will mitigate any potential impacts. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project as it relates to being located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property, are considered less than significant. No additional mitigation is required.

Off-Site

The proposed road alignment is underlain predominantly by granitic and metamorphic rock and a portion of the alignment is underlain by late to middle Pleistocene alluvial fan deposits. These deposits are not generally subject to localized subsidence. This site is not mapped as being underlain by and site inspection suggests it is not underlain by significant amounts of expansive soils. No impacts are anticipated. No mitigation is required. No impacts are anticipated from the Off-Site sewer Project component.

Mitigation: Condition of Approval 60.PLANNING 032.

Monitoring: Riverside County Building and Safety Department- Grading Division.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. Erosion

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

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

Sources: RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, References)

Findings of Fact:

a,b) On-Site

The proposed Project is not located in the vicinity of a river, stream, or lake of a bed. Therefore, implementation of the proposed Project will not result in any deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. No impacts are anticipated and no mitigation is required.

Any potential impacts from water erosion either On-, or Off-Site are considered less than significant. Refer to Response 25.a. (Hydrology/Water Quality) for a more detailed explanation.

Off-Site

Site grading may introduce an increase in erosion potential but will not significantly increase deposition, siltation or erosion resulting in the modification of a river, stream or lake bed. The road alignment is anticipated to cross the upper end of an existing drainage, but design and construction of the roadway will account for and accommodate any increased runoff, erosion and siltation through implementation of best management practices. Impacts are considered less than significant. No additional mitigation is required. No impacts are anticipated from the Off-Site sewer Project component.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

20. Wind Erosion and Blowsand from Project either on or off site.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County General Plan Figure S-8, *Wind Erosion Susceptibility Map*, Ord. No. 460, Article XV and Ordinance No. 484.

Findings of Fact:

a) On-Site and Off-Site

The proposed Project site is located in an area of "Moderate Wind Eroding" rating. Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site. Condition of Approval 10.BS GRADE 003 (USE - OBEY ALL GDG REGS) states:

"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."

This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either On- or Off-Site, are considered less than significant. No additional mitigation is required.

Off-Site

The proposed Off-Site Project components (roadway and sewer) are located in an area mapped as having a moderate wind erodability potential. However, the nature of the bedrock materials within the proposed road alignment does not pose a significant risk for erosion or blowsand. The proposed roadway will not result in an increase in wind erosion and blowsand. Because the sewer improvements are being installed in California Avenue, no impacts are anticipated from the Off-Site sewer Project component.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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?
- 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"/>
<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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Sources: *Reinhardt Canyon Project (TR 36337) Air Quality and Global Climate Change Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 29, 2014 (AQ/GHG Analysis) (Appendix A, *References*)

Findings of Fact:

a,b) The following information has been abstracted from *Reinhardt Canyon Project (TR 36337) Air Quality and Global Climate Change Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 29, 2014 (AQ/GHG Analysis), which is contained, in its entirety in Appendix A. This section shall focus on the construction and operational air quality impacts from the implementation of all on- and off-site Project components. For a detailed discussion of the Atmospheric Setting and Pollutants (Criteria Pollutants, Other Pollutants of Concern, Air Quality Management, and Air Quality Standards), please refer to the AQ/GHG Analysis in Appendix A.

According to the AQ/GHG Analysis, the AQ/GHG Analysis was performed to address the possibility of regional and local air quality impacts, and global climate change impacts, from air emissions. The objectives of the AQ/GHG Analysis include:

- Documentation of the atmospheric setting;
- Discussion of criteria pollutants and greenhouse gases;
- Discussion of the air quality and global climate change regulatory framework;
- Discussion of the air quality, greenhouse gases, and cancer risk thresholds of significance;
- Analysis of the construction related air quality and greenhouse gas emissions;
- Analysis of the operations related air quality and greenhouse gas emissions;
- Analysis of the conformity of the proposed Project with the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP); and
- Recommendations for mitigation measures.

Please note that Air Quality was discussed above, in Section 6 of this Environmental Assessment.

The following is the Project Description utilized for the AQ/GHG Analysis:

The Project consists of the construction and operation of 332 dwelling units of Senior Adult Housing - Detached. The total site area is 176.62 acres. Lots 1 through 332 would occupy 33.42 acres. The lettered lots (which are generally associated with open space uses and/or water quality basins) occupy approximately 126.12 acres of the site. Lot U is approximately 105 acres of open space and will be left relatively undisturbed.

The Project also includes a number of off-site improvements including: a 3,900 linear foot sewer line to be installed within the existing, disturbed, California Avenue right-of-way (ROW), extending southerly until it meets up with the existing facilities located in World Cup Way; an emergency access road along Beech Street (to the north of the site) that will disturb approximately 5.72 acres; and a 300,000 gallon water tank with 60' diameter and 16' height together with approximately 1,700 linear feet of water line to be installed at the southwestern corner of the site.

The following is the Project phasing that was utilized for the AQ/GHG Analysis:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The construction activities for the Project are broken into two phases. Phase I will include the grading of the whole 77.67 acre residential-portion of the site, the construction of residential lots 1 through 231 (23.26 acres), Lots A through T (14.11 acres), and the paving of approximately nine acres of internal roads. Phase II will include fine grading of 26.15 acres, the construction of Residential Lots 232 through 332 (10.16 acres), Lots V through CC (6.99 acres; excluding Lot U), and the paving of approximately nine acres of internal roads.

Construction is anticipated to occur no sooner than January 2015 and continue through late 2018. Phase I will have the first residential dwelling units operational by 2016, and Phase II residential dwelling units would be operational in 2019.

The grading of the Beech Street access road could overlap with the grading of the rest of the site. The construction and installation of the sewer line is anticipated to occur after grading (during the construction of Phase I). The installation of the reservoir and water line is expected to occur in between the construction of Phase I and Phase II.

The Project is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

SCAQMD Regulation XXVII, Climate Change

SCAQMD Regulation XXVII currently includes three rules:

- The purpose of Rule 2700 is to define terms and post global warming potentials.
- The purpose of Rule 2701, SoCal Climate Solutions Exchange, is to establish a voluntary program to encourage, quantify, and certify voluntary, high quality certified greenhouse gas emission reductions in the SCAQMD.
- Rule 2702, Greenhouse Gas Reduction Program, was adopted on February 6, 2009. The purpose of this rule is to create a Greenhouse Gas Reduction Program for greenhouse gas emission reductions in the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

A variety of agencies have developed greenhouse gas emission thresholds and/or have made recommendations for how to identify a threshold. However, the thresholds for projects in the jurisdiction of the SCAQMD remain in flux. The California Air Pollution Control Officers Association explored a variety of threshold approaches, but did not recommend one approach (2008). The ARB recommended approaches for setting interim significance thresholds (California Air Resources Board 2008b), in which a draft industrial project threshold suggests that non-transportation related emissions under 7,000 MTCO_{2e} per year would be less than significant; however, the ARB has not approved those thresholds and has not published anything since then. The Bay Area Air Quality Management District and the San Joaquin Valley Air Pollution Control District have both developed greenhouse gas thresholds. However, those thresholds are not applicable to the Project since the Project is under the jurisdiction of the SCAQMD. The SCAQMD is in the process of developing thresholds, as discussed below.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SCAQMD Threshold Development

On December 5, 2008, the SCAQMD Governing Board adopted an interim greenhouse gas significance threshold for stationary sources, rules, and plans where the SCAQMD is lead agency (SCAQMD permit threshold). The SCAQMD permit threshold consists of five tiers. However, the SCAQMD is not the lead agency for this Project. Therefore, the five permit threshold tiers do not apply to the proposed Project.

The SCAQMD is in the process of preparing recommended significance thresholds for greenhouse gases for local lead agency consideration ("SCAQMD draft local agency threshold"); however, the SCAQMD Board has not approved the thresholds as of the date of the Notice of Preparation. The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
 - Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:
 - All land use types: 3,000 MTCO₂e per year.
 - Based on land use type: residential: 3,500 MTCO₂e per year; commercial: 1,400 MTCO₂e per year; or mixed use: 3,000 MTCO₂e per year.
 - Tier 4 has the following options:
 - Option 1: Reduce emissions from business as usual (BAU) by a certain percentage; this percentage is currently undefined (Riverside County Draft CAP calls for a community-wide reduction of 25% from 2011 BAU emissions by 2020).
 - Option 2: Early implementation of applicable AB 32 Scoping Plan measures.
 - Option 3, 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO₂e/SP/year for projects and 6.6 MTCO₂e/SP/year for plans.
 - Option 3, 2035 target: 3.0 MTCO₂e/SP/year for projects and 4.1 MTCO₂e/SP/year for plans.
 - Tier 5 involves mitigation offsets to achieve target significance threshold.

The SCAQMD's draft threshold uses the Executive Order S-3-05 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap carbon dioxide concentrations at 450 ppm, thus stabilizing global climate.

To determine whether the project is significant, this analysis uses the SCAQMD draft local agency tier 3 threshold of 3,000 MTCO₂e per year for all land use types. This screening threshold has been approved for use by Riverside County staff.

The Climate Action plan for the County of Riverside summarizes greenhouse gas emissions and climate change issues in the Basin, greenhouse gas emissions and climate change plans and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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programs administered by federal, state, and special purpose agencies, and establishes goals and policies to improve greenhouse gas emissions. These goals and policies in the Climate Action Plan include:

1.2 Goals To fulfill the purposes of the CAP (Climate Action Plan), the County identified the following goals to be achieved:

- Provide a list of specific actions that will reduce Greenhouse Gas (GHG) emissions, giving the highest priority to actions that provide the greatest reduction in GHG emissions and benefit to the community at the least cost.
- Reduce emissions attributable to Riverside County to levels consistent with the target reductions of AB 32.
- Establish a qualified reduction plan for which future development within the County can tier and thereby streamline the environmental analysis necessary under CEQA.

Global Climate Change Analysis

The proposed Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste, water, and construction equipment. The following provides the methodology used to calculate the Project-related GHG emissions, the Project impacts and a consistency analysis of the proposed Project with any applicable GHG reduction plans, policies or regulations.

Methodology

The CalEEMod Version 2013.2.2 was used to calculate the GHG emissions from the proposed Project. The Project's emissions were compared to the SCAQMD draft threshold and Riverside County Screening threshold of 3,000 metric tons CO₂e per year. Each source of GHG emissions is described in greater detail below.

1. Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Area sources were analyzed in the manner described in Section VII of the AQ/GHG Analysis. Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings applied after January 1, 2014 will be limited to an average of 50 grams per liter or less and the CalEEMod model default VOC emissions have been adjusted accordingly. No other changes were made to the default area source emissions.

2. Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. The energy usage was based on the CalEEMod defaults. No changes were made to the default energy usage parameters.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. The vehicle trips associated with the proposed Project have been analyzed by inputting the Project-generated vehicular trips from the TIA into the CalEEMod Model. See Section VII of the AQ/GHG Analysis for details. Mobile sources were analyzed in the manner described in Section VII. CalEEMod defaults were used in the analysis.

4. Waste

Waste includes the GHG emissions generated from the processing of waste from the proposed Project as well as the GHG emissions from the waste once it is interred into a landfill. The CalEEMod default value for waste generated was used in the analysis.

5. Water

Water includes the water used for the interior of the building as well as for landscaping and is based on the GHG emissions associated with the energy used to transport and filter the water. CalEEMod defaults were used in the analysis.

6. Construction

The construction-related GHG emissions were also included in the analysis and were based on a 30-year amortization rate as recommended in the SCAQMD GHG Working Group meeting on November 19, 2009. The construction emissions from the off-site improvements were also included in the construction totals. The construction-related GHG emissions were calculated by CalEEMod and detailed above in Section VI of the AQ/GHG Analysis.

Project Greenhouse Gas Emissions

The GHG emissions have been calculated based on the parameters described above. A summary of the results are shown in Table 11, *Project-Related Greenhouse Gas Emissions*, of the AQ/GHG Analysis and the CalEEMod Model runs for each phase of the proposed Project are provided in Appendix C of the AQ/GHG Analysis.

Table 11 of the AQ/GHG Analysis shows that the proposed Project would generate a total of 2,097.29 MTCO_{2e} per year for Phase I, and will generate a total of 873.30 MTCO_{2e} per year for Phase II. The total for Phases I and II would be 2,970.58 MTCO_{2e} per year. According to the thresholds of significance, a cumulative global climate change impact would occur if the GHG emissions created from the on-going operations would exceed the SCAQMD draft screening threshold of 3,000 metric tons of CO_{2e} per year for greenhouse gas emissions for all uses. Therefore, operation of the proposed Project would not create a significant cumulative impact to global climate change.

The Project is also subject to the requirements of the California Green Building Standards Code. On January 12, 2010, the State Building Standards Commission unanimously adopted updates to the California Green Building Standards Code, which went into effect on January 1, 2011.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Code is a comprehensive and uniform regulatory code for all residential, commercial and school buildings.

The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. The Code recognizes that many jurisdictions have developed existing construction and demolition ordinances, and defers to them as the ruling guidance provided they provide a minimum 50-percent diversion requirement. The code also provides exemptions for areas not served by construction and demolition recycling infrastructure. State building code provides the minimum standard that buildings need to meet in order to be certified for occupancy. Enforcement is generally through the local building official.

The California Green Building Standards Code (code section in parentheses) requires:

- Water Efficiency and Conservation [Indoor Water Use (4.303.1)]. Fixtures and fixture fittings reducing the overall use of potable water within the building by at least 20 percent shall be provided. The 20 percent reduction shall be demonstrated by one of the following methods:
 - Prescriptive Method: Showerheads (≤ 2.0 gpm @ 80 psi); Residential Lavatory Faucets (≤ 1.5 gpm @ 60 psi); Nonresidential Lavatory Faucets ($\leq .4$ gpm @ 60 psi); Kitchen Faucets (≤ 1.8 gpm @ 60 psi); Toilets (≤ 1.28 gal/flush); and urinals (≤ 0.5 gal/flush).
 - Performance Method: Provide a calculation demonstrating a 20% reduction of indoor potable water using the baseline values set forth in Table 4.303.1. The calculation will be limited to the total water usage of showerheads, lavatory faucets, water closets and urinals within the dwelling.
- Water Efficiency and Conservation [Outdoor Water Use (4.304.1)]. Irrigation Controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
 - Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' watering needs as weather or soil conditions change.
 - Weather-based controllers without integral rain sensors or communication systems that account for rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s).
- Construction Waste Reduction of at least 50 percent (4.408.1). Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4; OR meet a more stringent local construction and demolition waste management ordinance. Documentation is required per Section 4.408.5. Exceptions:
 - Excavated soil and land-clearing debris.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Alternate waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
- The enforcing agency may make exceptions to the requirements of this section when jobsites are located in areas beyond the haul boundaries of the diversion facility.
- Materials pollution control (4.504.1 – 4.504.6). Low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring and particleboard.
- Installer and Special Inspector Qualifications (702.1-702.2). Mandatory special installer inspector qualifications for installation and inspection of energy systems (e.g., heat furnace, air conditioner, mechanical equipment).

Compliance with Green Building Standards and 2013 Title 24 Standards (which are approximately 30% more efficient than 2008 Title 24 Standards for commercial buildings) will further reduce Project-related greenhouse emissions.

Greenhouse Gas Plan Consistency

The specific goals and actions included in the County of Riverside Climate Action Plan that are applicable to the proposed Project include those pertaining to energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed Project would also be required to include all mandatory green building measures for new residential developments under the CALGreen Code, which would require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the proposed Project. Sources of alternative transportation are nearby, such as the Route 24 bus provided by the Riverside Transit Agency, which would assist in reducing vehicle miles traveled.

As stated above, the GHG emissions generated by the proposed Project would not exceed the GHG threshold of 3,000 metric tons per year of CO₂e. Consequently, the implementation of the proposed Project would not hinder the state’s ability to achieve AB 32’s goal of achieving 1990 levels of GHG emissions by 2020. In addition, once the energy and water consumption reductions from compliance with the mandatory requirements of CALGreen are accounted for, the GHG emissions associated with the proposed Project would be even lower. Furthermore, emissions from vehicles, which are the main source of operational GHG emissions associated with the Project, would also be reduced through implementation of the state Pavley standards, the federal CAFE standards, and the state LCFS. The Project will also be including the planting of at least 723 new trees in their Project design that would serve to sequester approximately 583.39 metric tons of carbon (see CalEEMod Appendix C of the AQ/GHG Analysis) during their lifetime (approximately 20 years). The Project’s consistency with the CARB Climate Change Scoping Plan is addressed below.

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

Emission reductions in California alone would not be able to stabilize the concentration of greenhouse gases in the earth's atmosphere. However, California's actions set an example and drive progress towards a reduction in greenhouse gases elsewhere. If other states and countries were to follow California's emission reduction targets, this could avoid medium or higher ranges of global temperature increases. Thus, severe consequences of climate change could also be avoided.

The ARB Board approved a Climate Change Scoping Plan in December 2008. The Scoping Plan outlines the State's strategy to achieve the 2020 greenhouse gas emissions limit. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health" (California Air Resources Board 2008). The measures in the Scoping Plan have been in place since 2012.

This Scoping Plan calls for an "ambitious but achievable" reduction in California's greenhouse gas emissions, cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 15 percent from 2010 levels. On a per-capita basis, that means reducing annual emissions of 14 tons of carbon dioxide for every man, woman and child in California down to about 10 tons per person by 2020.

Project consistency with applicable strategies in the Plan is assessed. As shown in Table 12, *CARB Scoping Measure Project Comparison* of the AQ/GHG Analysis, the Project is consistent with the applicable strategies and the Project would result in a less than significant impact. The Project's operational GHG emissions do not exceed the draft SCAQMD threshold for all land uses, and is consistent with the goals of the County of Riverside Climate Action Plan. Although the Project would generate greenhouse gas emissions, either directly or indirectly, these emissions would not have a significant impact on the environment. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or	<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
acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
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"/>

Sources: Project Application Materials, Google Maps, *Phase I Environmental Site Assessment Canyon Trails*, prepared by EnGEN Corporation, dated August 11, 2005 (2005 ESA), and *Updated Phase I Environmental Site Assessment*, prepared by EnGEN Corporation, dated July 24, 2014 (2014 ESA Update), (Appendix A, *References*)

Findings of Fact:

a,b) On-Site and Off-Site

The proposed Project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may 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. During construction there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. It is anticipated that the SWPPP prepared for the proposed Project and it can reduce such hazards to a less than significant level. Condition of Approval 60.BS GRADE 001 (USE - NPDES/SWPPP) addresses the SWPPP requirement for the proposed Project, and states:

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

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this Project (or subdivision) shall comply with them." This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project related to significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, are considered less than significant. No additional mitigation is required.

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

Due to the potential nature of the soils on the Project site, the potential exists for the need to conduct blasting activities during earthmoving activities. Impacts associated with blasting activities have been analyzed in the Air Quality (Section 6) and Noise (Section 34) of this EA. Specifically, the Air Quality Subchapter analyzed anticipated emissions associated with earth disturbance activities, and it was determined that any impacts would be considered less than significant. The Noise Subchapter analyzed noise and vibration potential that would arise from blasting activities. No mitigation was required for Air Quality. Mitigation was required to reduce potential impacts to adjacent residences to a less than significant level for Noise.

The process of blasting requires the use of materials and methods that require special training and permitting. Areas that may require blasting have been preliminarily identified on site; however, specific areas will be refined and identified at the grading plan check stage. Materials would be classified to have the potential to create a significant hazard to the public or the environment through the use of hazardous materials. In order to mitigate any impacts from the use of these hazardous materials, mitigation will be required. Condition of Approval 60.PLANNING 033 (MAP – BLASTING) has been included, which requires the applicant to perform a rippability analysis to determine the potential for needing to blast the bedrock material to reach design grades. Should blasting be necessary, a qualified blasting contractor shall be employed by the developer for the proper design and implementation of a blasting program that minimizes impacts to any surrounding receptor in accordance with the US Bureau of Mines recommendations. With the incorporation of mitigation, any impacts will be reduced to a less than significant level.

Lead and Asbestos

According to the 2014 ESA Update, based on the site reconnaissance, database and file research performed for the Property, there is one Recognized Environmental Condition (REC) associated with the Property. There were no permits located for the existing mobile home located on APN: 455-090-046, and it is not known when the structure was originally placed at its current location at the Property. As a result, it is possible that lead based paints and asbestos products were used in the manufacturing or insulation of the structure. It is recommended that a licensed contractor familiar with the proper disposal of lead based paint and asbestos products be retained to remove or demolition the structure in the future. There were no other observations made on the site that would indicate to a trained observer of instances of significant concern from a hazardous materials standpoint. Condition of Approval 60.E HEALTH 001 (ENV.ASSESSMENT PHASE II STUDY) has been included to address these impacts.

The proposed Project has been reviewed and conditioned by the Department of Environmental Health DEH, to mitigate any potential impacts as listed. The following conditions of approval address the DEH requirements at various stages of development of the proposed Project:

- 20.E HEALTH 001 (ENVIRONMENTAL RECORDS REVIEW); and
- 60. E HEALTH 001 (ENV. ASSESSMENT PHASE II STUDY).

With incorporation of the Mitigation Measures and the Conditions of Approval, any impacts will be reduced to a less than significant level. No additional mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) On-Site

The Project will be located off of an existing primary access road (California Avenue) to the area. Adjacent parcels are developed with residential housing of a variety of densities and vacant land. A limited potential to interfere with an emergency response or evacuation plan will occur during construction. Control of access will ensure emergency access to the site and Project area during construction. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Any impacts are considered less than significant and no mitigation is required.

Off-Site

The Project will also be installing a secondary access for the use of the existing and future residents of Reinhardt Canyon and this is a Project benefit. Any impacts are considered less than significant. No mitigation is required. The sewer facilities will not result in any impact.

d) On-Site and Off-Site

None of the Project components will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No existing or proposed schools are located within ¼-mile of the proposed Project site. The closest schools to the Project components are Tahquitz High School, Crawston Elementary School and Megan Cope Elementary School. All are located to the east of the Project components and are no closer than 2 miles away. No impacts are anticipated. No mitigation is required.

e) On-Site and Off-Site

The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells., DTSC Cleanup Sites and DTSC Haz Waste Permit Sites.

According to the GEOTRACKER site, there are Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Haz Waste Permit Sites on the proposed Project site.

Detailed information can be viewed at the web-link provided below:

<http://geotracker.waterboards.ca.gov/map/>

The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List) does not show any Hazardous Waste and Substances Sites currently located within the proposed Project site. This information was verified at the web-link provided below:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&z=18&ms=640,480&mt=m&findaddress=True&city=World%20Cup%20Way&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true

Based upon the available data, there is no evidence to support that hazardous wastes or contamination would be present on the site. No additional mitigation is required.

Mitigation: Condition of Approval 60.PLANNING 033, and Condition of Approval 60.E HEALTH 001.

Monitoring: Monitoring shall be performed by the County Geologist, Department of Environmental Health, and the Building and Safety Department.

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

Sources: Riverside County General Plan Figure S-19, *Airport Locations*, RCLIS, Figure 2.6a, *Airport Land Use Compatibility Zones* (Hemet General Plan), and Google Maps.

Findings of Fact:

a) On-Site and Off-Site

The proposed Project components are not located within an Airport Master Plan. The closest general aviation airport to the proposed Project site is the Hemet-Ryan Airport, which is located approximately 2.85 miles to the south-southeast of the proposed Project site. Based on this distance from the Airport, the proposed Project component sites are not located within an Airport Influence Area that would subject the proposed Project to the airport compatibility zone criteria. Therefore, implementation of the proposed Project will have no impacts that could result in an inconsistency with an Airport Master Plan. No impacts are anticipated and no mitigation is required.

b) On-Site and Off-Site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the proposed Project will not require review by the Airport Land Use Commission. Please refer to Response 22.a., above. No impacts are anticipated and no mitigation is required.

c) On-Site and Off-Site

The proposed Project components sites are not 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. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

d) On-Site and Off-Site

Based on a review of an aerial photo of the Project components sites, and their immediate environs, the Project components are not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the Project would not result in a safety hazard for people residing or working in the Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

24. Hazardous Fire Area

- a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Sources: Riverside County General Plan Figure S-11, *Wildlife Susceptibility*, RCLIS

Findings of Fact:

a) On-Site

According to the RCLIS, the proposed Project site is located within a high fire area. The proposed Project has been reviewed and Conditions of Approval have been placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan. Fuel modification areas will be required.

The following Conditions of Approval address the Fire Department requirements for development within a high fire area, at various stages of development of the proposed Project:

- 10.FIRE 001 (MAP - #50 BLUE DOT REFLECTORS);
- 10.FIRE 002 (MAP - #16 HYDRANTS/SPACING);

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 50.FIRE 001 (MAP - #7-ECS-HAZ FIRE AREA);
- 50.FIRE 002 (MAP - #43-ECS-ROOFING MATERIAL);
- 50.FIRE 003 (MAP - #004-ECS-FUEL MODIFICATION);
- 50.FIRE 004 (MAP - #46 WATER PLANS);
- 50.FIRE 005 (MAP - #53-ECS-WTR PRIOR/COMBUS);
- 60.FIRE 002 (MAP - #004 FUEL MODIFICATION); and
- 80.FIRE 002 (MAP-RESIDENTIAL FIRE SPRINKLER).

Adherence to these standard conditions for development in a high fire areas will ensure that any impacts from the proposed Project that would 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 are considered less than significant. The standard conditions are not considered unique mitigation under CEQA. No additional mitigation is required.

Off-Site

The Off-Site Project sewer component will 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. The Off-Site Beech Street extension will serve to provide secondary access to the existing and future residents of Reinhardt Canyon. This is a benefit from the Project. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Sources: Riverside County Flood Control District Flood Hazard Report/Condition, RCLIS, *Project Specific Final Water Quality Management Plan, Tentative Tract No. 36337*, prepared by United Engineering Group CA, Inc., dated June 23, 2014 (WQMP), and *Preliminary Drainage Report for Meadowview Riverside County, CA Study for the Small Barn Winery*, prepared by United Engineering Group CA, Inc., dated June 17, 2014 (Drainage Report), (Appendix A, References)

Findings of Fact:

a,b,d,
g,h) On-Site and Off-Site

Implementation of the proposed Project components will not 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; violate any water quality standards or waste discharge requirements; 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; otherwise 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).

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES). The following Conditions of Approval address the NPDES and WQMP requirements at various stages of development of the proposed Project:

- 10.BS GRADE 006 (USE – NPDES INSPECTIONS);
- 10.BS GRADE 007 (MAP – EROSION CONTROL PROTECTION);
- 10.BS GRADE 011 (MAP – MINIMUM DRNAGE GRADE);
- 10.BS GRADE 012 (MAP – DRAINAGE & TERRACING);
- 10.BS GRADE 014 (MAP – SLOPES IN FLOODWAY);

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 10.FLOOD RI 001 (USE FLOOD HAZARD REPORT);
- 10.TRANS 003 (MAP – DRAINAGE 1);
- 10.TRANS 004 (MAP – DRAINAGE 2);
- 50.RI FLOOD 009 (SUBMIT FINAL WQMP);
- 50.RI FLOOD010 (BMP MAINTENANCE & INSPECTION)
- 60.BS GRADE 001 (MAP – NPDES/SWPPP);
- 60.BS GRADE 006 (MAP – DRNAGE DESIGN Q100);
- 60.BS GRADE 010 (MAP – LOT TO LOT DRN ESMT);
- 60.BS GRADE 011 (MAP – APPROVED WQMP);
- 60.BS GRADE 014 (MAP – BMP CONST NPDES PERMIT);
- 60.BS GRADE 015 (MAP – INTERCEPTOR DRAINS);
- 60.BS GRADE 019 (MAP – SWPPP REVIEW);
- 60.BS GRADE 020 (MAP – EMERGENCY OVERFLOW DEVICE);
- 60.FLOOD RI 008 (SUBMIT FINAL WQMP);
- 80.FLOOD RI 004 (SUBMIT FINAL WQMP);
- 90.BS GRADE 001 (MAP – WQMP BMP INSPECTION);
- 90.BS GRADE 002 (MAP – WQMP BMP CERT REQ'D);
- 90.BS GRADE 003 (MAP – BMP GPS COORDINATES);
- 90.BS GRADE 004 (MAP – WQMP BMP REGISTRATION);
- 90.BS GRADE 005 (MAP – WQMP ANNUAL INSP FEE);
- 90.BS GRADE 006 (MAP - REQ'D GRDG INSP'S); and
- 90. BS GRADE 007 (MAP - PRECISE GRDG APPROVAL)
- 90.FLOOD RI 004 (FACILITY COMPLETION)

In addition, Conditions of Approval 10.FLOOD RI 001 (USE FLOOD HAZARD REPORT), require payment of Murrieta Creek Area Drainage Plan (ADP) fees, for area-wide mitigation.

These are standards condition for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to 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; violate any water quality standards or waste discharge requirements; 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; otherwise 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), are considered less than significant. No additional mitigation is required.

c) On-Site and Off-Site

Implementation of the proposed Project components 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). No component of the proposed Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will deplete groundwater supplies. Project elements are incorporated that will allow for water to percolate back into the ground and allow for groundwater discharge. This will offset any impacts from the other non-pervious elements contained in the proposed Project. Any impacts are considered less than significant. No additional mitigation is required.

e,f) On-Site

According to the Drainage Report, the proposed Project site is located within "The Flood Insurance Rate Maps" (Panel 1470G of 3805) and it shows that the site falls within Zone X. Zone X denotes areas of the 500-yr flood, or areas determined to be outside of the 0.2% annual chance floodplain.

Therefore, implementation of the proposed Project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. No impacts are anticipated. No mitigation is required.

Off-Site

None of the Off-Site Project components contain housing or structures that would impede or redirect flood flows. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County General Plan Figure S-9, 100- and 500-Year Flood Hazard Zones, Figure S-10, Dam Failure Inundation Zones, Riverside County Flood Control District Flood Hazard Report/Condition, RCLIS

Findings of Fact:

a,b) On-Site and Off-Site

Implementation of the proposed Project components 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; or, changes in absorption rates or the rate and amount of surface runoff. Please reference Responses in Section 25 (Water Quality Impacts), above. Any impacts are considered less than significant. No additional mitigation is required.

c) On-Site and Off-Site

According to the Figure S-10, Dam Failure Inundation Zones, of the General Plan, the proposed Project components sites are not located in a dam inundation area. Therefore, implementation of the proposed 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 (Dam Inundation Area). No impacts are anticipated. No mitigation is required.

d) On-Site and Off-Site

Implementation of the proposed Project components will result in a less than significant impact that would change the amount of surface water in any water body. Please reference the discussion in Section 19 (Erosion) and Section 25 (Water Quality Impacts), above. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

LAND USE/PLANNING Would the Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County General Plan, RCLIS, and Project Application Materials.

Findings of Fact:

a) On-Site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project, as designed, is consistent with the General Plan Land Use designation. A Change of Zone application is included as part of the application. This change of zone will ensure consistency with the General Plan Land Use Designation. Based on this information, the proposed Project will not result in a substantial alteration of the present or planned land use of an area. No impacts are anticipated. No mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), this issue is not applicable. No impacts are anticipated. No mitigation is required.

b) On-Site

The proposed Project is adjacent to the City of Hemet. Portions of the Project are within the City's Sphere of Influence. Based on the City's General Plan Map, those portions of the Project site that are within the Sphere of Influence are designated Rural Residential, 5-acre minimum lot size. This differs from the County General Plan Land Use designations, which are LDR and RM. Since there is no application for annexation into the City of Hemet as part of the current Project, it is not anticipated that the Project will have a significant affect the land use within a city sphere of influence and/or within adjacent city or county boundaries. Any impacts are considered less than significant. No mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), this issue is not applicable. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Planning				
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"/>

Sources: Riverside County General Plan Land Use Element, Staff review, RCLIS, and Ordinance No. 348.

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

a) On-Site

The proposed Project, as designed, is consistent with the General Plan Land Use designation. A Change of Zone application is included as part of the application. This change of zone will ensure consistency with the General Plan Land Use Designation. Based on this information, the proposed Project will be consistent with the site's proposed zoning. No impacts are anticipated. No mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), this issue is not applicable. No impacts are anticipated. No mitigation is required.

b) On-Site

The existing zoning surrounding the proposed Project site is as follows:

- North: W-2 (Controlled Development Areas)
- South: Heartland Village Specific Plan 88-01
- East: R-A-2½ (Residential Agricultural, 2 ½ acre minimum parcel size, R-5 (Open Space Combining Zone –Residential), and R-T (Mobilehome Subdivisions and Mobilehome Parks)
- West: R-R (Rural Residential)

The proposed Project, as designed, is consistent with the General Plan Land Use designation. A Change of Zone application is included as part of the application. This change of zone will ensure consistency with the General Plan Land Use Designation. Based on this information, the proposed Project will be compatible with existing surrounding zoning. No impacts are anticipated. No mitigation is required.

Off-Site

Due to the nature of the Off-Site Project components (a gated roadway for secondary access purposes only and sewer facilities), the Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No impacts are anticipated. No mitigation is required.

c) On-Site and Off-Site

The proposed Project components, as designed and with the proposed conditions of approval, will compatible with existing and planned surrounding land uses. Please refer to the discussion in Response 27.b., above. In addition, please reference the discussion in Section 1.b, Aesthetics. No impacts are anticipated and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) On-Site and Off-Site

The proposed Project will be consistent with the land use designations and policies of the Comprehensive General Plan. Please refer to the discussion in Section II.A.1 (Applicable General Plan and Zoning Regulations, Land Use) of this Environmental Assessment. The proposed Project is not located within any applicable Specific Plan. No impacts are anticipated and no mitigation is required.

e) On-Site

Implementation of the proposed Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). The proposed Project is consistent with the existing and proposed physical arrangement of the established community and is consistent with the General Plan land use designations. No impacts are anticipated. No mitigation is required.

Off-Site

Due to the nature of the Off-Site Project components (a gated roadway for secondary access purposes only and sewer facilities), the Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MINERAL RESOURCES Would the Project

29. Mineral Resources

a. 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?

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?

c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan Figure OS-5, *Mineral Resources Areas*.

a) On-Site and Off-Site

The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

The Project component sites are designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the sites of these components have not been used for mining, none of the Project components are not expected to 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. No impacts are expected from the Project and no mitigation is required.

b) On-Site and Off-Site

The Project components have not been used for mining. Implementation of the Project components will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected from the Project and no mitigation is required.

c) On-Site and Off-Site

The Project component sites are not adjacent to an existing surfaces mine. No impacts are expected from the Project and no mitigation is required.

d) On-Site and Off-Site

None of the Project components are located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are expected from the Project and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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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Sources: Riverside County General Plan Figure S-19, *Airport Locations*, County of Riverside Airport Facilities Map, and Aerial Photo (Google Maps).

Findings of Fact:

a) On-Site and Off-Site

The proposed Project component sites are not 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. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

b) On-Site and Off-Site

Based on a review of an aerial photo of the proposed Project component sites, and their immediate environs, these sites are not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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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Sources: Riverside County General Plan Figure C-1, *Circulation Plan*, RCLIS database, Onsite Inspection, and Thomas Guide.

Findings of Fact:

On-Site and Off-Site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are no railroad lines in proximity to the Project component sites. No impacts are anticipated; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Highway Noise

NA A B C D

Sources: Onsite Inspection, Project Application Materials, General Plan, and General Plan EIR No. 441, Appendix I, Noise Element Data:
http://planning.rctlma.org/Portals/0/genplan/content/appendix/appendixi.html#List_figure_8

Findings of Fact:

On-Site

The proposed Project site is located adjacent to California Avenue, which is shown on TR 36337 as having an 88' right-of-way (ROW). California Avenue is not a Circulation Element roadway. According to Figure 8, *Projected Noise Contours along Freeways and Major Highways – Secondary Highway*, of the General Plan EIR (Appendix I), 65 dBA is anticipated at a distance of 135' from the centerline of the roadway and 60 dBA is anticipated at a distance of 288' from the centerline of the roadway. According to Figure N-1, *Land Use Compatibility for Community Noise Exposure* of the General Plan, residential uses are normally acceptable up to 60 dBA. The closest portion of the proposed Project is located approximately 600' from the centerline of California Avenue. At this distance, highway noise impacts (outdoor) to the proposed Project would be anticipated to be between 55 dBA and 60 dBA. It should be noted that the roadway utilized for this analysis has a 100' right-of-way, which is greater than the California Avenue right-of-way of 88'. No data exists in Appendix I for an 88' right-of-way. No impacts are anticipated. No mitigation is required.

Off-Site

Due to the nature of the Off-Site Project components (a gated roadway for secondary access purposes only and sewer facilities), there will be no impacts from highway noise. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

33. Other Noise

NA A B C D

Sources: Project Application Materials, and RCLIS.

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

On-Site and Off-Site

The Project components are not anticipated to be affected by other types of noise not listed above. No impacts are expected from the Project; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County General Plan, Table N-1 "Land Use Compatibility for Community Noise Exposure," Project Application Materials *Reinhardt Canyon Project (TR36337) Noise Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 31, 2014. (NIA) (Appendix A, *References*)

Blasting

Findings of Fact:

a-d) On-Site and Off-Site

The following information has been abstracted from *Reinhardt Canyon Project (TR 36337) Noise Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 29, 2014 (NIA), which is contained, in its entirety in Appendix A. This section shall focus on the construction and operational noise impacts from the implementation of all on- and off-site Project components. For a detailed discussion of the Definition of Terms, Analytical Methodology and Model Parameters, and Applicable Standards), please refer to the NIA in Appendix A.

Overview

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the NIA, the NIA was performed to address the possibility of significant impacts due to noise associated with the proposed Project. The objectives of the NIA include:

- Documentation of existing noise conditions;
- Discussion of noise modeling methodology and procedures;
- Analysis of noise and vibration generated by the construction of the Project;
- Discussion of potential traffic noise impacts to the proposed Project;
- Analysis of noise affecting nearby sensitive receptors due to increased traffic produced by the Project; and
- Recommendations for mitigation measures.

The following is the Project Description utilized for the NIA:

The Project consists of the construction and operation of 332 dwelling units of Senior Adult Housing - Detached. The total site area is 176.62 acres. Lots 1 through 332 would occupy 33.42 acres. The lettered lots (which are generally associated with open space uses and/or water quality basins) occupy approximately 126.12 acres of the site. Lot U is approximately 105 acres of open space and will be left relatively undisturbed.

The Project also includes a number of off-site improvements including: a 3,900 linear foot sewer line to be installed within the existing, disturbed, California Avenue right-of-way (ROW), extending southerly until it meets up with the existing facilities located in World Cup Way; an emergency access road along Beech Street (to the north of the site) that will disturb approximately 5.72 acres; and a 300,000 gallon water tank with 60' diameter and 16' height together with approximately 1,700 linear feet of water line to be installed at the southwestern corner of the site.

The following is the Project phasing that was utilized for the NIA:

The construction activities for the Project are broken into two phases. Phase I will include the grading of the whole 77.67 acre residential-portion of the site, the construction of residential lots 1 through 231 (23.26 acres), Lots A through T (14.11 acres), and the paving of approximately nine acres of internal roads. Phase II will include fine grading of 26.15 acres, the construction of Residential Lots 232 through 332 (10.16 acres), Lots V through CC (6.99 acres; excluding Lot U), and the paving of approximately nine acres of internal roads.

Construction is anticipated to occur no sooner than January 2015 and continue through late 2018. Phase I will have the first residential dwelling units operational by 2016, and Phase II residential dwelling units would be operational in 2019.

The grading of the Beech Street access road could overlap with the grading of the rest of the site. The construction and installation of the sewer line is anticipated to occur after grading (during the construction of Phase I). The installation of the reservoir and water line is expected to occur in between the construction of Phase I and Phase II.

Existing Noise Environment

Sensitive Noise Receptors

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, and residential uses make up the majority of these areas. The Project site is adjacent to existing single-family detached residential dwelling units, an existing mobile home park and vacant land.

Existing Noise Levels

An American National Standards Institute (ANSI Section S14 1979, Type 1) Larson Davis model LXT sound level meter was used to document existing ambient noise levels on February 4, 2014. One 10-minute noise measurement was taken between 3:41 PM and 3:51 PM. The ambient Leq was measured at 52.1 dBA. The measurement location is shown on Figure 4, *Ambient Noise Measurement Locations*, of the NIA. Ambient noise levels are presented in Table 4, *Ambient Noise Levels* of the NIA. Measurement output data is included within Appendix A of the NIA.

Applicable and Local Regulations

The California Environmental Quality Act Guidelines (Appendix G) establishes thresholds for noise impact analysis. Two of these standards apply to what is referred to as a "substantial increase" in ambient noise levels. Neither the California Environmental Quality Act nor the County of Riverside General Plan Noise Element recognizes an official numerical increase as a "substantial increase". Industry-accepted standards for what is considered to be a "substantial increase" range from 3 dB to 12 dB. It should be noted that a change of 3 dB is considered to be "barely audible" to a trained ear and that a change of 5 dB is considered to be a readily audible change. Noise generated by transportation sources propagates differently than noise generated by point sources.

County of Riverside General Plan

County of Riverside has included a noise and land use compatibility matrix for impacts related to transportation noise sources in the Noise Element of the General Plan (see Table 5 of the NIA). This matrix establishes standards for outdoor noise levels that are acceptable, conditionally acceptable and unacceptable, for a variety of land uses. For residential land uses, outdoor noise levels of up to 60 dBA CNEL are "normally acceptable" and levels up to 70 dBA CNEL are "conditionally acceptable". These standards apply to potential traffic noise impacts to the proposed Project. Other General Plan Policies, which apply to the proposed Project, have been listed above in Section II.A.7 of this EA.

County of Riverside Code (Ordinance No. 857)

Riverside County Ordinance 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. Cooling and heating units, property maintenance equipment (between the hours of 7:00 AM and 8:00 PM), safety and alarm devices, and motor vehicles are exempt from this standard.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ordinance No. 847 Section (c), Audio Equipment, prohibits the operation of audio equipment between the hours of 10:00 PM and 8:00 AM such that the equipment is audible inside an inhabited dwelling and at any other time such that the equipment is audible at a distance greater than 100 feet from the source.

Construction is exempt from Ordinance 847 as long as construction is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May.

County of Riverside Department of Public Health

The Riverside County Office of Industrial Hygiene has also established noise standards for stationary noise sources that apply to Project generated operational noise. The office requires that facility-related noise, as projected to any portion of any surrounding property containing a “habitable dwelling, hospital, school, library, or nursing home”, must not exceed the following worst-case noise levels:

- 45 dBA – 10 minute noise equivalent level (Leq), between the hours of 10:00 PM and 7:00 AM (nighttime standard)
- 65 dBA – 10 minute noise equivalent level (Leq) between the hours of 7:00 AM and 10:00 PM (daytime standard)

Vibration

The County of Riverside requires the exclusion of vibration-producing land uses near sensitive land uses, including residential areas. The only significant sources of vibration produced by the Project will be experienced during the construction phase. Human response to vibration is given in Table 6 of the NIA.

Construction Noise Impacts

Project Generated Construction Noise Levels

Construction noise varies depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work. Typical noise sources and noise levels associated with construction activities are shown in Table 7, *Typical Construction Equipment Noise Levels* of the NIA.

The initial phase of construction would involve mass grading of the site, along with site development activities. This includes construction of internal roadways, which involves fine grading, trenching, and paving activities. Following site preparation activities, the Project would include construction of buildings. Construction of the buildings would require the following phases: site development, building construction, architectural coatings application, and paving associated with buildings. Mass site grading is expected to produce the highest construction noise levels. Grading of the site is estimated to require several graders, dozers, excavators, scrapers, and pickup trucks.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Blasting may be required during excavation for the secondary access road. Noise sources associated with blasting consist of rock drills and the shot itself. The noise levels generated by the rock drills are dependent on drill type, but are predicted to be generally similar to those associated with construction and excavation equipment presented in Table 34-2. The number, frequency, and duration of shots required during excavation of the site, secondary access road and sewer line extension cannot be determined until large rocks are encountered in the field, and the contractor's on-site blasting expert makes a determination as to the most effective mean of clearing the rock.

Noise generated by blasting shots is variable, depending on the amount of charge material used, number of holes, depth of the holes, timing delays, and other factors. Misconceptions regarding what a blast looks and sounds like are common, due in part to the types of explosions frequently seen in movies and other mass media entertainment sources. In reality, blasting shots are designed to transfer the energy of the shot into the ground, rather than venting it into the atmosphere with an accompanying spectacle of flying rocks and debris.

A worst-case noise scenario that included a grader at 50 feet, a backhoe at 100 feet, a dozer at 75 feet, an excavator at 125 feet, a pickup truck 50 feet, and blasting at 50 feet from was calculated utilizing the Road Construction Noise Model (RCNM) provided by the FHWA. Unmitigated noise levels could reach a maximum noise level of up to 83.1 Leq and 93.0 dBA Lmax at 50 feet, assuming simultaneous operation of several pieces of equipment at varying distances from the sensitive receptor. Noise levels will lower substantially as construction moves away from the property line. For example, a noise level that is 93 dBA at the source can be expected to drop to 87 dBA at a distance of 100 feet from the source and to 81 dBA at a distance of 200 feet from the source. RCNM worksheets are included as Appendix B of the NIA.

Consistency with Applicable Standards

1. County of Riverside General Plan

Conditions of Approval 60.PLANNING .37 through 60.PLANNING .38 have been incorporated to minimize construction noise and mitigate any impacts to a less than significant level. Project construction would be consistent with General Plan policies with implementation of these measures.

According to Condition of Approval 60.Planning.37, the following shall be completed prior to the issuance of grading permits:

“During all Project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site;”

“The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction;”

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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“The Project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project site during construction;”

“The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment;” and

“All Project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs); areas where noise levels are routinely expected to exceed 80 dBA shall be clearly posted with signs requiring hearing protection be worn.”

2. Riverside County Code (Ordinance No. 847)

Riverside County Ordinance 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. However, construction is exempt from Ordinance 847 as long as it is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May. The proposed Project would not violate Riverside County Ordinance 847 as long as it adheres to the above referenced hours of operation for construction.

3. California Environmental Quality Act - Substantial Increase

Project construction noise will result in temporary substantial increase in ambient noise levels. Impacts would be reduced to a less than significant level with implementation of construction mitigation measures NO1 through NO6, listed below.

Traffic Noise Impacts to the Proposed Project

There are no acoustically significant road segments in the Project vicinity (as determined by General Plan Circulation Element classifications and criteria established in the General Plan Noise Element). Therefore, the Project will not be exposed to adverse noise impacts associated with off-site vehicle traffic. No mitigation is required.

Project Generated Traffic Noise Impacts to Sensitive Receptors

1. Off-Site Project Generated Traffic Noise Impacts

The FHWA Traffic Noise Prediction Model - FHWA-RD-77-108 was used to model Existing and Existing Plus Project noise levels for each roadway segment analyzed in the TIA. Project generated increases in ambient noise levels along affected road segments were then calculated. Modeling output is included in Appendix C of the NIA.

The Existing traffic noise modeling resulted in noise levels ranging between 51.6 and 72.4 dBA CNEL at 50 feet from the centerline of the affected road segments; and the Existing Plus Project traffic noise model resulted in noise levels ranging from 56.4 to 72.4 dBA CNEL at 50 feet from

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the affect road segments. The results of the Existing and Existing Plus Project noise models are shown in Table 8, *FHWA-RD-77-108 Traffic Noise Model Results (dBA CNEL) at 50 feet from Centerline of the NIA.*

2. Consistency with Applicable Standards

As can be seen in Table 34-3, Project generated vehicle traffic will result in a 4.8 dB increase in ambient noise levels but will not exceed the 65 dBA CNEL residential noise standard. In no other cases would the addition of Project generated trips result in increase of more than 0.5 dBA over ambient noise levels. This increase would not be noticeable. Any impacts are considered less than significant. No mitigation is required.

Vibration Impacts

Construction Generated Vibration

The threshold at which there is a risk to "architectural" damage to normal dwelling units (houses with plastered walls and ceilings) is 0.20 PPV (Caltrans 2002). Table 2 of the NIA shows the peak particle velocities of some common construction equipment and haul trucks (loaded trucks). The most vibration-causing piece of equipment that will likely be used on-site is the vibratory roller (0.20 PPV at 25 feet). There are no existing sensitive receptors located within 25 feet of this Project component footprint. Therefore, vibration associated with normal construction activities would not result in structural damage to nearby sensitive receptors. The level at which persons within buildings typically become annoyed is also 0.20 PPV. Construction vibration is not expected to be noticeable within existing residential dwelling units. 60.PLANNING.37 and 60.PLANNING.38 have been included in order to ensure that any impacts are mitigated to a less than significant level. No additional mitigation is required.

According to Condition of Approval 60.PLANNING.38, the following shall be completed prior to the issuance of grading permits:

"For high-noise activities (dumping of ballast materials for example) taking place adjacent to existing sensitive receptors, small, portable noise barriers should be placed near the noise-producing equipment, between the noise source and the receptors. These barriers may be constructed from on-site (for example) from 4-foot by 8-foot sheets of marine plywood (minimum one-inch thickness) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier;" and

"If blasting is required, the Project proponent will hire a blasting specialist to design and monitor and blasting activities to not exceed 0.20 PPV at nearby residences."

Blasting techniques have been much improved in recent years with regard to concentrating or directing blast energies to the specific area in which rock breakage is desired. There are two principal factors that affect the vibration level that results from detonation of an explosive charge: distance and charge size. Charge sizes that could feasibly be used for blasting on the Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site and along the secondary access road will be determined at which time site specific conditions require the use of blasting in lieu of regular excavation methods. Blast vibration monitoring procedures will therefore be employed with each blast to measure frequency, velocity, and acceleration. This data will then be utilized to minimize blasting effects on sensitive receptors.

Based on Caltrans data, haul trucks would not be anticipated to exceed 0.10 in/sec peak particle velocity (ppv) at 10 feet (Caltrans 2002). Predicted vibration levels at the nearest offsite structures, which are located in excess of 25 feet from the traveled roadway segments, would not be anticipated to exceed even the most conservative threshold of 0.2 inch/second ppv.

Consistency with Applicable Standards

Vibration impacts will be reduced through implementation of construction mitigation measures provided below. Project construction would not result in any structural damage.

Mitigation: Conditions of Approval 60.PLANNING.37 and 60.PLANNING.38.

Monitoring: Mitigation monitoring shall be provided by the Environmental Health Department.

POPULATION AND HOUSING Would the Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Application Materials, RCLIS, and Riverside County General Plan Housing Element.

Findings of Fact:

a) **On-Site and Off-Site**

The TTM 36337 site, and the Beech Street extension properties are currently vacant. The sewer improvements will be within California Avenue. Therefore, implementation of the proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project components will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

b) On-Site and Off-Site

TTM 36337 proposes 332 senior housing units. The off-site improvements consist of roadway and sewer improvements. Therefore, implementation of the Project components will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. No impacts are anticipated. No mitigation is required.

c) On-Site and Off-Site

Implementation of the Project components will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Please reference Response No. 34.a., above. No impacts are anticipated. No mitigation is required.

d) On-Site and Off-Site

There are no longer any County Redevelopment Project Areas. Therefore, implementation of the Project components cannot create any impacts. No mitigation is required.

e) On-Site

The proposed Project will not result in an increase in population in the area that was not anticipated in the General Plan. The Project is consistent with the General Plan designation. Therefore, implementation of the proposed Project will not cumulatively exceed official regional or local population projections. No impacts are anticipated. No mitigation is required.

Off-Site

Due to their nature, none of the Off-Site Project components will result in an increase in population in the area. No impacts are anticipated. No mitigation is required.

f) On-Site and Off-Site

Due to the nature and scale of the proposed Project, and the Off-Site components, it will not 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. The infrastructure proposed will service the Project. An incremental increase is anticipated. Not a substantial increase. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: mitigation 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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources: Riverside County General Plan Safety Element, Ordinance No. 659, and Project Materials.

Findings of Fact:

On-Site and Off-Site

Implementation of the proposed Project will result in an incremental impact on the demand for fire services. The Fire Department has reviewed the proposed Project and has conditioned the proposed Project with General Conditions of approval 10.FIRE 001 and 10.FIRE 002, prior to map recordation conditions 50.FIRE.001 through 50.FIRE050, and, prior to building permit issuance condition 80.FIRE 002. These are standard conditions assessed on the proposed Project to reduce impacts from the proposed Project to fire services. In addition, prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With the inclusion of these standard conditions, and payment of the DIF (Condition of Approval 10.PLANNING 012), any impacts from implementation of the proposed Project that would 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 fire services, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources: Riverside County General Plan, and Ordinance No. 659.

On-Site and Off-Site

Implementation of the Project will result in an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With payment of the DIF (Condition of Approval 10.PLANNING 012), any impacts from implementation of the proposed Project that would 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 sheriff services, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

38. Schools

Sources: N/A.

Findings of Fact:

On-Site

The proposed Project is an age-restricted residential development. As such, no students will be generated from this development. No impacts are anticipated. No mitigation is required.

Off-Site

None of the Off-Site Project components will result in an impact to school facilities. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

39. Libraries

Sources: Riverside County General Plan, and Ordinance No. 659.

Findings of Fact:

On-Site

Implementation of the proposed Project will result in an incremental impact on the demand for library services. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With payment of the DIF (Condition of Approval 10.PLANNING 012), any impacts from implementation of the proposed Project that would 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 library services, are considered less than significant. This is a standard condition and not considered unique mitigation under CEQA. No additional mitigation is required.

Off-Site

Due to the nature of the Off-Site improvements (a roadway and sewer), there is no potential to have any effect upon libraries. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

40. Health Services

Source: Riverside County General Plan.

Findings of Fact:

On-Site

Health services are provided by the County and private health care providers. Implementation of the proposed Project will result in an incremental impact on the demand for health services; however, the Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. Any impacts, while incremental, are considered to be less than significant from the implementation of the proposed Project. No mitigation will be required.

Off-Site

Due to the nature of the Off-Site improvements (a roadway and sewer), there is no potential to have any effect upon health services. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

RECREATION

41. Parks and Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is the Project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: RCLIS, Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ordinance No. 659 (Establishing Development Impact Fees), Parks and Open Space Department Review.

Findings of Fact:

a) On-Site

The proposed Project does include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. With the inclusion of residential development within the proposed Project, park acreage and facilities are required. The County's current formula for calculating required parkland is:

$$332 \text{ units} \times 3.01 \text{ persons/house} = 1,000 \text{ residents}$$

$$(1,000/1,000) \times 5 = 5.0 \text{ acres}$$

A total of approximately 1.84 acres of active park area will be implemented in conjunction with the Project. The impacts of the physical construction of the on-site park facilities have been included as part of the Project construction, and addressed in numerous other Sections of this EA (Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Noise, Public Services, and Utilities/Service Systems). Impacts were determined to be either less than significant, or less than significant with mitigation incorporated. No additional mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), implementation of these Project components will not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. No impacts are anticipated. No mitigation is required.

b) On-Site

The proposed Project will result in an incremental increase in the use of existing neighborhood or regional parks or other recreational facilities. This will not result such that a substantial physical deterioration of the facility would occur or be accelerated. Prior to the issuance of a certificate of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. Please reference Condition of Approval 10.PLANNING 012. Any impacts are considered incremental and less than significant. No mitigation will be required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), implementation of these Project components will not 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. No impacts are anticipated. No mitigation is required.

c) On-Site

The proposed Project is located in CSA 152. In accordance with Ordinance No. 460 - Regulating the Division of Land: (Section 10.35) Quimby requirement for the Project will be achieved through land dedication and payment of in-lieu fees. Dedication of the land and payment of in-lieu fees will reduce any impacts to a less than significant level. No additional mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), this issue is not applicable. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

42. Recreational Trails

Sources: Riverside Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, and Figure 8, *Trails and Bikeways* (SJVAP).

Findings of Fact:

On-Site

Recreational trails are required or proposed as part of the Project. The following Conditions of Approval address Recreational Trails:

- 10.PARKS 002 (MAP – MAINTENANCE MECHANISM);
- 10.PARKS 003 (MAP – TRAIL GRADING);
- 50.PARKS 001 (MAP – TRAIL PLAN);

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 50.PARKS 002 (MAP – TRAIL MAINTENANCE MECHANISM);
- 50.PARKS 003 (MAP – OFFER OF DEDICATION);
- 50.PARKS 004 (MAP – INTERNAL TRAIL);
- 60.PARKS 001 (MAP – TRAIL PLAN APPROVED COMM);
- 70.PARKS 001 (MAP – TRAIL GRADE INSPECTION);
- 90.PARKS 001 (MAP – TRAIL GRADE);
- 100.PARKS 001 (MAP – TRAIL/PARK CONSTRUCTION);
- 100.PARKS 002 (MAP – TRAIL/PARK MAINT. MECHAN); and
- 100.PARKS 003 (MAP – TRAIL/PARK CONSTRUCT COM).

Through Project design, and with the incorporation of the above referenced Conditions of Approval, any Project impacts are considered less than significant. No additional mitigation will be required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), this issue is not applicable. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

TRANSPORTATION/TRAFFIC Would the Project

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
43. Circulation	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Cause an effect upon circulation during the Project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Sources: Riverside County General Plan, Project application materials, *Reinhardt Canyon Project (TR36337) Traffic Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 24, 2014 (TIA) (Appendix A, *References*)

Findings of Fact:

a,b) The following information has been abstracted from *Reinhardt Canyon Project (TR36337) Traffic Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 24, 2014 (TIA), which is contained, in its entirety in Appendix A. The purpose of the TIA was to evaluate the development of the Project. The TIA presented the traffic impact study methodology, analysis, findings, recommendations, and supporting data, and is included in Appendix B, *References* of this EA.

The Beech Street Extension, Off-Site Project component, was not analyzed in TIA. This roadway will be gated and will only be utilized in emergency situations.

The purpose of the TIA was to evaluate the development of the Project. The TIA presented the traffic impact study methodology, analysis, findings, recommendations, and supporting data, and is included in Appendix B, *References* of this EA.

The TIA analyzed a 332 dwelling units of senior adult housing - detached Project. The Project will have access to California Avenue. For purposes of the TIA, a "worse case" scenario was utilized, with proposed Project is anticipated for opening in Year 2016 and built in one phase.

The TIA objectives include:

- (1) Documentation of existing traffic conditions in the vicinity of the site;
- (2) Analysis of existing plus Project traffic conditions;
- (3) Evaluation of existing plus ambient growth plus Project traffic conditions;
- (4) Evaluation of existing plus ambient growth plus Project plus cumulative traffic conditions; and
- (5) Determination of on-site and off-site improvements and system management actions needed to achieve County of Riverside level of service requirements.

The TIA methodology utilized is consistent with the Riverside County Transportation Department Traffic Impact Analysis Preparation Guide. The Riverside County Transportation Department was contacted for input on the scope of the study and information on other developments.

Required Level of Service

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County of Riverside has established, as a Countywide target, a Level of Service C on all County maintained roads and conventional State Highways, except that a Level of Service D could be allowed in urban areas only at intersections of any combination of Major Streets, Arterials, Expressways, or conventional State Highways within one mile of a freeway interchange and also at freeway ramp intersections. Level of Service D would only be allowed, subject to Board of Supervisor approval, in those instances where mitigation of Level of Service C is deemed to be impractical. The City of Hemet utilizes the County of Riverside standards.

Definition of Significant Impact

Consistent with County of Riverside guidelines, an impact is considered significant if the proposed Project causes an intersection to drop below the target Levels of Service as described above.

Riverside County Congestion Management Program facilities include SR-74. The Congestion Management Program requires transportation facilities to maintain a minimum Level of Service E.

The Project site is located adjacent to California Avenue and Tres Cerritos Avenue in the County of Riverside. Figure 1, *Project Location Map*, of the TIA illustrates the TIA area.

Pursuant to discussions with the County of Riverside Transportation Department staff (see Appendix B, *Scoping Agreement*, of the TIA), the study area includes the following study area intersections:

- California Avenue (NS) at:
 - Street A (EW) - #1
 - Devonshire Avenue (EW) - #2
 - Florida Avenue (SR-74) (EW) - #3
- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #4
 - Florida Avenue (SR-74) (EW) - #5

Existing Conditions

The Project site is currently undeveloped and no significant trip generation is currently being generated from the Project. Adjacent land uses include the following:

- North – Residential/Vacant
- South – Residential
- East – Residential/Vacant
- West – Vacant

Approved Future Development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Other development and areawide growth calculations were added to existing volumes in the vicinity of the site for Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions (see Section V, *Traffic Analysis*, of the TIA).

Area Roadway System

Figure 3, *Existing Through Travel Lanes and Intersection Controls*, of the TIA identifies the existing roadway conditions for study area roadways. The number of through lanes for existing roadways and the existing intersection controls are identified.

Figure 4, *Riverside County General Plan Circulation Element*, of the TIA exhibits the current Riverside County General Plan Circulation Element. Existing and future roadways are included in the Circulation Element of the General Plan and are graphically depicted on this Figure. This Figure shows the nature and extent of arterial highways that are needed to adequately serve the ultimate development depicted by the Land Use Element of the General Plan and serves to coordinate future arterials between local jurisdictions. Figure 5, *Riverside County General Plan Roadway Cross-Sections*, of the TIA illustrates the Riverside County arterial street cross-sections.

Traffic Volumes and Conditions

Figure 6, *Existing Average Daily Traffic Volumes*, of the TIA depicts the existing average daily traffic volumes. Existing average daily traffic volumes were obtained from the latest California Department of Transportation/County of Riverside traffic volumes, or were factored from peak hour counts obtained and modified by Kunzman Associates, Inc. in July 2014 (see Appendix C, *Traffic Count Worksheets*, of the TIA), using the following formula for each intersection leg:

PM Peak Hour (Approach + Exit Volume) x 12 = Leg Volume.

This is a conservative estimate and may over estimate the average daily traffic volumes.

It should be noted that construction is currently occurring at the intersection of California Avenue and Florida Avenue (SR-74) due to the SR-74 Curve Widening Project. The westbound and eastbound through travel lanes have been reduced from two lanes to one lane, the southbound shared through/left turn lane has been blocked off to only allow southbound right turns, and signage for right turns only occurs for the northbound turning movements.

Historical traffic counts from January 2013 for this intersection, as well as the intersection of Warren Avenue and Florida Avenue (SR-74), were obtained. The southbound left and through turning movements and northbound left and through turning movements for the intersection of California Avenue and Florida Avenue (SR-74) from the historical traffic counts were added to the current traffic counts. In addition, the historical traffic counts were compared to the existing traffic counts with the historical traffic counts having an average (between the two intersections) increase of traffic of 9.74% during the morning peak hour and 13.19% during the evening peak hour. As such, the existing traffic counts for all study area intersections were increased by 11.93% (9.74% x 2% annual growth rate) during the morning peak hour and 15.45% (13.19% x 2% annual growth rate) during the evening peak hour.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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These modifications to the existing counts were conducted to account for the SR-74 Curve Widening Project construction impacts as well as to adjust for traffic operations when schools are in session and other factors that can lead to an underreporting of traffic during the summer. In addition, southbound left/through and northbound left/through turning movement volumes for the intersection of California Avenue and Florida Avenue (SR-74) were manually added to reflect turning movements without construction.

The technique used to assess the capacity needs of an intersection is known as the Intersection Delay Method (see Appendix D, *Explanation and Calculation of Intersection Delay*, of the TIA). To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection.

The existing delay and Level of Service for intersections in the vicinity of the Project are shown in Table 1, *Existing Intersection Delay and Level of Service*, of the TIA. Existing delay is based upon manual morning and evening peak hour intersection turning movement counts obtained and modified by Kunzman Associates, Inc. in July 2014 (see Figure 7, *Existing Morning Peak Hour Intersection Turning Movement Volumes*, and Figure 8, *Existing Evening Peak Hour Intersection Turning Movement Volumes*, of the TIA). Traffic count worksheets are provided in Appendix C, *Traffic Count Worksheets*, of the TIA.

The study area intersections currently operate within acceptable Levels of Service during the peak hours for existing traffic conditions, except for the following study area intersections that currently operate at unacceptable Levels of Service during the peak hours, without improvements:

- California Avenue (NS) at:
 - Florida Avenue (SR-74) (EW) - #3
- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #4

Existing delay worksheets are provided in Appendix D, *Explanation and Calculation of Intersection Delay*, of the TIA.

Existing Traffic Signal Warrant Analysis

Traffic signals appear to currently be warranted at the following study area intersections for Existing traffic conditions (see Appendix E, *Traffic Signal Warrant Worksheet*, of the TIA):

- California Avenue (NS) at:
 - Devonshire Avenue (EW) - #2
 - Florida Avenue (SR-74) (EW) - #3
- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #4

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The unsignalized intersections have been evaluated for traffic signals using the California Department of Transportation Warrant 3 Peak Hour traffic signal warrant analysis, as specified in the California Manual of Uniform Traffic Control Devices (January 2012).

Principal Findings

The Project is projected to generate approximately 1,222 daily vehicle trips, 73 of which occur during the morning peak hour and 90 of which occur during the evening peak hour.

A total of 68 other developments that are under construction or being processed concurrently in the study area have been accounted for in this traffic impact analysis. It should be noted that many other developments are under construction or being processed concurrently in the vicinity of the Project, but were not included in this analysis as the trips distributed onto the study area roadway network from these other developments are projected to be less than significant.

According to the County Guidelines, three (3) scenarios were analyzed in the TIA:

- Existing Plus Project traffic conditions;
- Existing Plus Ambient Growth Plus Project traffic conditions;
- Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions; and
- Existing Traffic Signal Warrant Analysis.

These scenarios are summarized below. For a greater, detailed discussion of these scenarios, please refer to Chapter V, *Traffic Analysis*, of the TIA.

Existing Plus Project Traffic Conditions

For Existing Plus Project traffic conditions, the following study area intersections are projected to operate at unacceptable Levels of Service during the peak hours, without improvements:

- California Avenue (NS) at:
 - Florida Avenue (SR-74) (EW) - #3
- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #4

Existing Plus Ambient Growth Plus Project Traffic Conditions

For Existing Plus Ambient Growth Plus Project traffic conditions, the following study area intersection is projected to operate at unacceptable Levels of Service during the evening peak hour, without improvements:

- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #4

Existing Plus Ambient Growth Plus Project Plus Cumulative Traffic Conditions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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For Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions, the following study area intersection is projected to operate at unacceptable Levels of Service during the peak hours, without improvements:

- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #4

Existing Traffic Signal Warrant Analysis

Traffic signals appear to currently be warranted at the following study area intersections for Existing traffic conditions (see Appendix E of the TIA):

- California Avenue (NS) at:
 - Devonshire Avenue (EW) - #2
 - Florida Avenue (SR-74) (EW) - #3
- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #4

The unsignalized intersections have been evaluated for traffic signals using the California Department of Transportation Warrant 3 Peak Hour traffic signal warrant analysis, as specified in the California Manual of Uniform Traffic Control Devices (January 2012).

Recommendations

Site-specific circulation and access recommendations are depicted on Figure 36, *Circulation Recommendations*, of the TIA.

The following intersection improvements are required for Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions:

- California Avenue (NS) at:
 - Devonshire Avenue (EW) - #2
 - Install Traffic Signal
- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #41
 - Construct NB Left Turn Lane
 - Construct Additional NB Through Lane
 - Construct SB Left Turn Lane
 - Construct Additional SB Through Lane
 - Construct EB Left Turn Lane
 - Construct WB Left Turn Lane
 - Install Traffic Signal

Condition of Approval 90.TRANS 001 states:

¹ The proposed project does not contribute 50 peak hour trips to the Warren Avenue/Devonshire Avenue intersection.

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

In addition, the proposed Project will be required to pay the appropriate Development Impact Fee (DIF), prior to the issuance of a building permit.

The following Conditions of Approval address Transportation/Traffic:

- 10.PLANNING 012 (MAP - ORD NO. 659 (DIF));
- 10.TRANS 005 (MAP – TS/CONDITIONS);
- 50.TRANS 002 (MAP – STRIPING PLAN);
- 50.TRANS 003 (MAP – SOILS);
- 50.TRANS 004 (MAP – CORNER CUT-BACK I/SUR);
- 50.TRANS 007 (MAP – DEDICATION);
- **50.TRANS 009 (MAP – SECONDARY ACCESS);**
- 50.TRANS 010 (MAP – INTERSECTION/50' TANGENT);
- 50.TRANS 011 (MAP – IMP PLANS);
- 50.TRANS 012 (MAP – CONSTRUCT RAMP);
- **50.TRANS 013 (MAP – TS/DESIGN);**
- **50.TRANS 014 (MAP – TS/GEOMETRICS);**
- 50.TRANS 015 (MAP – STREET NAME SIGN);
- 90.TRANS 001 (MAP - WRCOG TUMF); and
- **90.TRANS 006 (MAP – TS/INSTALLATION).**

Compliance with these standard conditions and mitigation measures (denoted in ***bold***) will ensure that Project impacts remain less than significant. No additional mitigation is required.

c) On-Site and Off-Site

None of the on- or off-site Project components will change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. None of these factors described are located within proximity to the Project site. No impacts are expected from the Project and no mitigation is required.

d) On-Site and Off-Site

None of the on- or off-site Project components will alter waterborne, rail or air traffic. Waterborne and rail traffic do not exist in proximity to the Project site. No impacts are expected from the Project and no mitigation is required.

e) On-Site and Off-Site

None of the on- or off-site Project components will create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Any improvements will be to County standards. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) On-Site and Off-Site

The Project will have an incremental effect the County maintained road system. Increase trips will result in an incremental need for maintenance of the roadways. The Project will offset this impact by being added to the County's list of roadways that have continuing, on-going maintenance as part of the annual County maintenance operations. Any impacts are considered less than significant from the Project. No additional mitigation is required.

g) On-Site and Off-Site

Construction of the proposed on- and off-site Project components may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. These impacts will be short-term, and coordinated through a construction traffic management plan. This plan is a standard requirement and not considered unique mitigation under CEQA. Any impacts will be considered less than significant. No additional mitigation is required.

h) On-Site and Off-Site

The Project will not result in inadequate emergency access or access to nearby uses. The Project will take access to an existing, improved roadway that is part of an adopted emergency response plan or an emergency evacuation plan. The Project will also be installing a secondary access for the use of the existing and future residents of Reinhardt Canyon and this is a Project benefit. Any impacts are considered less than significant. No mitigation is required.

i) On-Site and Off-Site

None of the Project components will result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There is no bus service in adjacent to the Project site; however, Riverside Transit Agency Routes 27 and 212 are in the Project vicinity, along Florida Avenue (SR-74). No impacts are anticipated. No mitigation is required.

Mitigation: Conditions of Approval 50.TRANS 009 (MAP – SECONDARY ACCESS), 50.TRANS 013 (MAP – TS/DESIGN), 50.TRANS 014 (MAP – TS/GEOMETRICS); and 90.TRANS 006 (MAP – TS/INSTALLATION).

Monitoring: Monitoring shall be provided by the County Transportation Department.

44. Bike Trails

Sources: Figure 8, *Trails and Bikeways* (SJVAP)

Findings of Fact:

On-Site and Off-Site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to Figure 8, Trails and Bikeways of the SJVAP, no bike trails are required adjacent to, or within the proposed Project component sites. No impacts are anticipated. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the Project

45. Water

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

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

Sources: Department of Environmental Health Review, SAN 53 Letter from Riverside County Department of Environmental Health dated December 1, 2010 (Appendix A, *References*), and Eastern Municipal Water District Urban Water Management Plan <http://www.emwd.org/meet-emwd/news-information/emwd-publications/reports-plans-and-studies/urban-water-management-plan>

Findings of Fact:

a,b) On-Site

The proposed Project is forecast to create a demand approximately 300 gallons per day per capita (gpd/capita). Assuming three persons per unit and 332 maximum units, the proposed Project will generate a demand for up to 298,800 of water per day at buildout. This includes both the proposed land use and the individual lot landscaping. A review of the EMWD 2010 Urban Water Management Plan (2011) documents the water availability for this Project and the whole EMWD service area, when the water shortage contingency plan and demand management measures are taken into account. Based on these substantiating data, provision of domestic water supply can be accomplished without causing significant impacts on the existing water system or existing entitlements. Any impacts are considered less than significant. No additional mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (a roadway and sewer), the Project will 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; or, have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed. No impacts are anticipated. No mitigation is required.

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 mitigation monitoring is required.

46. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Department of Environmental Health Review

Findings of Fact:

a,b) On-Site

A daily wastewater generation rate is about 250 gallons per day (gpd) per unit. Assuming 332 units at build-out, the proposed Project is forecast to generate up to 83,000 gallons of wastewater per day. This wastewater will be delivered to Eastern's Temecula Valley Regional Water Reclamation Facility. According to the EMWD website this facility currently has typical daily wastewater flows of 12 million gallons million gallons per day. The plant's capacity is 18 mgd. The Project's 0.083 mgd generation of wastewater would consume 0.1 percent of the remaining capacity. This consumption of capacity will not cause the construction of new wastewater treatment facilities. Thus, the proposed Project will consume some capacity of the existing Water Reclamation Facility, but the level of adverse impact is considered less than significant. No additional mitigation is required.

Off-Site

The roadway Off-Site component will not 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; or, 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. No impacts are anticipated. No mitigation is required.

The Off-Site facilities sewer component will be required to connect the Project to the existing facilities. The impacts from the construction from this sewer component have been analyzed in every Section of this EA. As it pertains to this issue, this Project component will not 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; or, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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addition to the provider's existing commitments. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the Project comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan.

Findings of Fact:

a,b) On-Site and Off-Site

The main disposal site in the vicinity of the proposed Project site is the El Sobrante Landfill in Corona. The El Sobrante Landfill is projected to reach capacity in 2030. Development on the proposed Project site would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs. Impacts are considered incremental, yet less than significant. No additional mitigation is required.

The proposed Project would not substantially alter existing or future solid waste generation patterns and disposal services.

According to Condition of Approval 80.BS PLNCHK 001:

"GREEN BUILDING CODE (Non Residential): Included within the building plan submittal to the building department, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the Project, or salvage for future use or sales;
2. Determines if materials will be sorted on site or mixed;
3. Identifies diversion facilities where material collected will be taken; and
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both."

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 the County Integrated Waste Management Plan. All development would be required to comply with the recommendations of the Riverside County Waste Management Department and be consistent with the County Integrated Waste Management Plan. These requirements are standard conditions, and are not considered unique mitigation pursuant to CEQA. Any impacts would be less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project application materials.

Findings of Fact:

a) On-Site

Implementation of the proposed Project will have an incremental effect on electricity facilities. Since the proposed Project is consistent with the General Plan for the proposed Project site, electricity planning needs have been taken into consideration in the short- and long-term planning by Southern California Edison. Therefore, implementation of the proposed Project will not impact electricity 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. Any impacts are considered less than significant. No mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (a roadway and sewer), the Project will not impact electricity 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. No impacts are anticipated. No mitigation is required.

b) On-Site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the proposed Project will have an incremental effect on gas facilities. Since the proposed Project is consistent with the General Plan for the proposed Project site, gas planning needs have been taken into consideration in the short- and long-term planning by Southern California Gas. Therefore, implementation of the proposed Project will not impact gas 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. Any impacts are considered less than significant. No mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (a roadway and sewer), the Project will not impact gas 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. No impacts are anticipated. No mitigation is required.

c) On-Site and Off-Site

The communication system is provided by Verizon. Verizon is a private company that provides connection to the communication system on an as needed basis. No expansion of facilities will be necessary to connect the Project to the communication system located adjacent to the Project site. Implementation of the proposed Project will not impact communication 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. Any impacts are considered less than significant. No mitigation is required.

d) On-Site and Off-Site

Please reference the discussion above in Section 25, Hydrology and Water Quality. The proposed Project will be required to comply with standard conditions that will ensure that all impacts will remain less than significant. Therefore, implementation of the proposed Project will not impact storm water drainage 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. Any impacts are considered less than significant. No mitigation is required.

e) On-Site

Street lights will be installed along California Avenue and on the internal streets for TR 36337. Environmental effects pertaining to Mt. Palomar and Other Lighting Issues are discussed in Sections 2 and 3 of this EA, respectively. That analysis indicated that any impacts would be considered less than significant with the adherence to standard conditions. The following Conditions of Approval address street lights: 50.TRANS 005 (MAP – LIGHTING PLAN), 50.TRANS 006 (MAP – ANNEX L&LMD/OTHER DIST), 90.TRANS 002 (MAP – STREET LIGHTS INSTALL), and 90.TRANS 004 (MAP – ANNEX L&LMD/OTHER DIST). Compliance with these standard conditions will ensure that Project impacts remain less than significant. No additional mitigation is required.

Off-Site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No street lighting is proposed for the Off-Site Project components. Therefore, implementation of these Project components will not impact the street lighting 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. No impacts are anticipated. No mitigation is required.

f) On-Site and Off-Site

The proposed Project components will have a less than significant impact on public facilities (see Response 43.f for maintenance of public facilities, including roads). No mitigation is required.

g) On-Site and Off-Site

The proposed Project components will not have an impact on other governmental services not discussed in other Sections of this EA. No mitigation will be required.

h) On-Site

The proposed Project must incorporate all of the current energy conservation design measures established by State law under Title 24. These requirements will be met for the new structures that will be installed if the proposed Project is approved. Implementation of the proposed Project will serve to implement energy conservation plans. No impacts are anticipated. No mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), this issue is not applicable. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

i) **Energy Conservation**

a. Would the Project conflict with any adopted energy conservation plans?

Source: Project application materials.

Findings of Fact:

a) On-Site

Refer to the discussion under Issue 48 above. The Project will comply with all Title 24 energy conservation requirements. No conflict with any adopted energy conservation plans would occur

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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if the proposed Project is implemented. Implementation of the proposed Project will serve to implement energy conservation plans. No impacts are anticipated. No mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), this issue is not applicable. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

j) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources: Staff review, Project Application Materials, and EA.

Findings of Fact:

Implementation of the proposed Project does not 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. Please reference the discussion in Section 7 (Biological Resources – Wildlife & Vegetation), Section 8 (Cultural Resources – Historical Resources) and Section 9 (Cultural Resources – Archaeological Resources). Any impacts are considered less than significant. Standard conditions and mitigation measures will apply to the proposed Project.

k) 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 other current Projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials, and EA.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. Any impacts are considered less than significant. Standard conditions and mitigation measures will apply to the proposed Project.

l) Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources: Staff review, Project Application Materials, and EA.

Findings of Fact:

As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions and mitigation measures will apply to the proposed Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: N/A

Earlier Project-Specific Analyses Used, if any: N/A

Location Where Earlier and Project-Specific Analysis, if used, are available for review: N/A

Location: County of Riverside Planning Department
 4080 Lemon Street, 9th Floor
 Riverside, CA 92505

Appendix A, *References*

Appendix A, References

- *Meadowview Conceptual Design Manual*, prepared by United Engineering Group, dated October 6, 2014
- *Reinhardt Canyon Project (TR 36337) Air Quality and Global Climate Change Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 29, 2014
- *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Tentative Tract Map 36337*, prepared by Principe and Associates, dated July 22, 2014
- *Nesting Season Survey Burrowing Owl (*Athene cunicularia hypugaea*) Tentative Tract Map 36337*, prepared by Principe and Associates, dated July 22, 2014
- *MSHCP Consistency Analysis for County of Riverside Beech Street Road Extension Project*, prepared by Chad Young Senior Ecological Resources Specialist,
- *RCA Joint Project Review (JPR), JPR# 14-09-22-01*, prepared by the Western Riverside County Regional Conservation Authority (RCA), dated October 9, 2014
- *Jurisdictional Delineation of Waters and Wetlands, Canyon Trails Specific Plan 05-2*, prepared by Principe and Associates, dated January 3, 2006
- *Canyon Trails Archaeological Resources Phase I and II Studies, Hemet, California*, prepared by ASM Affiliates, dated May 2007
- *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005
- *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012
- *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014
- *Updated Phase I Environmental Site Assessment*, prepared by EnGEN Corporation, dated July 24, 2014
- *Phase I Environmental Site Assessment Canyon Trails*, prepared by EnGEN Corporation, dated August 11, 2005
- *Project Specific Final Water Quality Management Plan, Tentative Tract No. 36337*, prepared by United Engineering Group CA, Inc., dated June 23, 2014
- *Preliminary Drainage Report for Meadowview Riverside County, CA Study for the Small Barn Winery*, prepared by United Engineering Group CA, Inc., dated June 17, 2014
- *Reinhardt Canyon Project (TR36337) Noise Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 31, 2014

- *Reinhardt Canyon Project (TR36337) Traffic Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 24, 2014
- SAN 53 Letter from Riverside County Department of Environmental Health dated December 1, 2010

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36337 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36337, Amended No. 3, dated June 26, 2014.

CHANGE OF ZONE= Change of Zone No. 07839.

EXHIBIT F= Fee Exhibit for the TENTATIVE MAP, dated September 24, 2014.

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

DESIGN MANUAL = Project R-4 Design Manual, dated September 24, 2014.

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a Schedule A subdivision of 176.62 acres into 332 age restricted residential lots with a minimum lot size of 3,600 square feet and 27 lettered lots.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul 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. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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10. GENERAL CONDITIONS

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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.

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10. GENERAL CONDITIONS

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.

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.

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10. GENERAL CONDITIONS

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#36337 is proposing Eastern Municipal Water District (EMWD) potable water and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain potable water and sanitary sewer service are met with EMWD as well as all other applicable agencies. Please note that any existing septic systems and/or wells must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

10.E HEALTH. 2 INDUSTRIAL HYGIENE RECOMMND

Based on the information provided to County of Riverside, Industrial Hygiene (IH), no noise study shall be required for Tract Map#36337. However, IH reserves the right to regulate in accordance with local and state regulations should further information indicate the requirements.

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.

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10. GENERAL CONDITIONS

10.FIRE. 2

MAP-#16-HYDRANT/SPACING

RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Tract Map 36337, amendment number 4, proposes a 176.62 acre Schedule A subdivision into 332 residential lot sizes ranging from 3,600 square foot (sf.) to 15,692 sf and 29 lettered lots. The site is located in the Reinhardt Canyon area, north of Tres Cerritos Drive and west of California Avenue.

Reinhardt Canyon is a unique valley located at the easterly edge of the Lakeview Mountains near the City of Hemet. The canyon consists of a broad alluvial plain that generally drains from north to south, surrounded by moderately steep hills. The proposed subdivision is located essentially at the mouth of the canyon and is subject to two distinct flood hazards; i) flooding associated with the alluvial plain and ii) flooding resulting from the runoff emanating from the adjacent hillsides. As a result, much of the area proposed for development lies within an Ordinance No. 458 designated floodplain.

The principal flood hazard is associated with the Reinhardt Canyon watershed, measuring approximately 1.7 square miles.

The canyon floor is an unconfined alluvial plain which does not exhibit a single distinct flow path. Aerial photographs of the area indicate a stream that is in flux and cannot be adequately represented by conventional riverine hydraulic modeling. Most of the proposed lots appear to be located within this mapped floodplain. Additionally, runoff from the hills located to the west must traverse through the project site affecting a number of lots that are located outside the floodplain.

The current Exhibit, Amendment number 4, dated September, 2014 depicts a debris basin located on the east side of California Ave, which is proposed to be maintained by the

TRACT MAP Tract #: TR36337

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

District. While the basin shown does not show perimeter access and access to the bottom of the basin, there appears to be enough surrounding area within this tract to be used for this purpose. The basin outlets into a triple-cell, reinforced concrete box culvert facility that crosses California Avenue and outlets into a concrete trapezoidal channel, parallel to the west side of California Avenue.

The concrete channel continues southerly through three culvert crossings, which include the access road to the Maze Stone Village mobile home Park, Tract 36337 Street "A", and the Southern California Edison easement. Thereafter, the channel outlets into an existing earthen channel. The concrete system is proposed to be maintained by the District, however, the exhibit is missing details regarding access to the bottom of the channel. There appears to be enough area within the tract to accommodate the access requirements. An offsite drainage report dated September 22, 2014 attempts to quantify channels and culverts with velocities less than 20 fps and a viable confluence into the existing earthen channel. (Four Seasons Channel). Four Seasons Channel provides flood protection to the Heartland residential Community located just south of this project, which falls within the Hemet City Limits. This channel is owned by Heartland Communities. The applicant must obtain permission from the Heartland Communities to connect and reconstruct the existing Four Seasons channel. Permission to reconstruct the channel, culverts, inlets and encroachment within the existing sewer easement (instrument number 451814) will be required. It is understood at the writing of this report, that eminent domain may be required at these locations..

The applicant shall secure the full right of way width necessary for 1) the Four Seasons Channel reconstruction, 2) drainage improvements along the north side of "A" Street within APN 455-090-047, 3) drainage improvements within Sewer Easement of APN 455-090-044 and 4) drainage improvements within the Maze Stone Village mobile home park access road of APN 455-090-041 and 44. During the plan check phase of this project's final engineering, should the applicant not be able to secure the necessary rights of way, the applicant may submit a written request to the District requesting the District and/or County start condemnation proceedings to secure the necessary rights of way in accordance with the procedures stated in County

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10. GENERAL CONDITIONS

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

Ordinance No. 460.3.2.j. If the requirements of subsections J.1., J.2. and J.3. have been met and the applicant is unable to meet the requirements of subsection J.4., the eminent domain proceedings shall be instituted. All costs associated with securing the necessary rights of way shall be paid for by the applicant.

From the hillsides to the west, the project proposes to collect flows, with a large debris basin and several smaller storm drain inlet systems that will convey flows through the tract and to the upstream end of the Four Seasons Channel. The Streets are configured appropriately as emergency escape routes that eventually drain to the tract's increased runoff basin and then into the Four Season's channel. The small inlets, outside of street right of way, are being proposed to be maintained by the Home Owners Association (HOA), however the large debris basin(s) would need to be maintained by a Public Agency. While the basin(s) shown do not show perimeter access and access to the bottom of the basin, there appears to be enough surrounding area within this tract to be used for this purpose. Also from the west is an offsite area, approximately 100 acres, that is proposed to be collected by a V-ditch, behind the "A" Street lots. This ditch shall convey the flows of excess of 10 cfs between the lots to "A" Street.

The development of this site would increase peak flow rates upon downstream property owners and shall be mitigated for based upon the District's Increased Runoff Criteria.. The downstream infrastructure has been designed and constructed based upon existing land-use hydrology and thus, does not serve as an adequate outlet. The District received a preliminary onsite drainage report, dated June 17, 2014 which allocates a large basin solely for the use of increased runoff and not for water quality.

The proposed development of this site would adversely impact water quality. The Preliminary WQMP Report dated June 23, 2014 shows many small bioretention basins being proposed within the tract to mitigate for LID water quality standards. Approximately 3,000 feet of new Beech Street roadway with "all weather surface" is being proposed with this project. If the street is designed with an impervious surface, the street will need to be mitigated for water quality in the Final WQMP Report which will be reviewed during the plan check phase.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 10 MAP GREENBELT FACILITY MAINT RECOMMND

The developer has proposed an onsite green belt channel to convey storm flows. This channel shall be designed to convey the approved tributary flowrate. The proposed greenbelt facilities would be an amenity serving the development. The District would be willing to maintain the lines and grade and structural aspects of the channel but can not be responsible for the landscaping. Maintenance expenses for the greenbelt park drainage system will be high. The District must ensure that the public is not unduly burdened for future costs. The District will require that prior to the issuance of any grading permit the developer along with a Parks District or alternate viable public maintenance entity shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the developer. Said agreement shall be acceptable to both the District and County Counsel.

10.FLOOD RI. 11 MAP GREENBELT CH DGN CRITERIA RECOMMND

The developer has proposed incorporating a greenbelt or 'soft-bottom' channel into the project. The following criteria shall be used to design the channel:

If velocities are erosive (i.e. greater than 6 fps) revetment for side slopes shall be proposed and 15-foot maintenance roads shall be shown on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan. The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following criteria shall be used for selecting Manning's n value, unless substantiation for other values is submitted: When

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10. GENERAL CONDITIONS

10.FLOOD RI. 11 MAP GREENBELT CH DGN CRITERIA (cont.) RECOMMND

determining the maximum depth: for vegetated/habitat low flow channel $n = 0.10$, for non-mowed channel outside of low-flow section $n = 0.04$, for mowed non-irrigated channel outside of low-flow section $n = 0.030$. When determining the maximum velocity: for vegetated/habitat low flow channel $n = 0.10$, for the rest of the channel $n = 0.025$. If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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%
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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.) RECOMMND

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.

10.FLOOD RI. 14 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.

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater

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10. GENERAL CONDITIONS

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA (cont.) RECOMMND

than 10 cfs shall be brought to the street.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PARKS DEPARTMENT

10.PARKS. 1 MAP - PARK PLAN RECOMMND

The applicant shall provide park plan for both park sites to the Riverside County Regional Park and Open-Space District for review and approval. The trail will follow California Avenue in Phase I and complete connection in Phase II.

10.PARKS. 2 MAP - MAINTENANCE MECHANISM RECOMMND

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

10.PARKS. 3 MAP - TRAIL GRADING RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of Phase I construction.

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10. GENERAL CONDITIONS

10.PARKS. 3 MAP - TRAIL GRADING (cont.) RECOMMND

The applicant shall provide a trail system using County of Riverside Community Trail Standards No. 4001 as identified in the County of Riverside Regional Park and -Space District Trail Development Standard. No additional dedication is required to the Riverside County Regional Park and Open-Space District.

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:

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

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10. GENERAL CONDITIONS

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

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 MAP - ARCHO MONIT FIRE FUELS RECOMMND

Archaeological monitoring shall be required for all fire hazard fuels reduction activities within designated fuels modification zones within the project boundaries. The monitoring shall be done by a County-certified professional archaeologist. A report of findings and results of each fuels reduction activity shall be filed with the County Archaeologist on an annual basis.

10.PLANNING. 4 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. 5 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 10 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. 11 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-4 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 40 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 3,500 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.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

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10. GENERAL CONDITIONS

10.PLANNING. 12

MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

10.PLANNING. 13

MAP - ORD 810 OPN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the 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.

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10. GENERAL CONDITIONS

10.PLANNING. 14

MAP- REQUIRED MINOR PLANS

RECOMMND

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

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

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.]

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

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. 15

MAP - DESIGN GUIDELINES

RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 16

MAP - OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel The landowners shall prevent all off-highway vehicles from using the property.

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 19 MAP - PRESERVE RESOURCES RECOMMND

Archaeological site CA-RIV-1060 (Northern Locus), CA-RIV-2902/2904, and CA-RIV-2907 shall be avoided and preserved in place through project design and protected within a designated open space lot(s). Site Preservation Plans (SPPs) for the three sites shall be included in the Cultural Resources Management Plan (CRMP).

10.PLANNING. 20 MAP - GEO02306 RECOMMND

County Geologic Report (GEO) No. 2306 submitted for this project (TR36337) was prepared by EnGEN Corporation and is entitled: "Geotechnical/Geological Engineering Study, Canyon Trails, Assessor's parcel Number: 455-080-004, 455-090-009, -023, -024, -027, -031, -035, -037, -038, -041, -044, and -046, California Avenue and Tres Cerritos Avenue, Hemet Area, County of Riverside, California", dated December 21, 2005. In addition, the EnGEN prepared the following documents for this project:

"Updated Geotechnical Report Review, Geotechnical/Geologic Engineering Study - TTM36337", dated September 10, 2012.

"Response to Planning Department Review, County Geologic Report No. 2306, dated November 15, 2012", dated August 13, 2014.

These documents are herein incorporated as a part of GEO02306.

GEO02306 concluded:

- 1.No active faults traverse the site.
- 2.The potential for fault rupture at the site is low.
- 3.The consultant should address the historic high and anticipated high groundwater level for this site. Liquefaction analysis should be performed with consideration of the most conservative water level.

10/15/14
13:19

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10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - GEO02306 (cont.)

RECOMMND

4. There is a potential for rockfall along the large natural slopes along the western portion of the site.

5. The site is subject to the potential of settlement due to liquefaction. Total settlement due to liquefaction was calculated to range between 1.0 and 3.7 inches. Differential settlement is estimated as half of the total settlement.

6. No debris flows were observed on the site.

7. The likelihood of a seiche impacting the site is considered low.

8. The likelihood of a tsunami impacting the site is considered extremely low.

GEO02306 recommended:

1. Large rounded boulders should be removed from the slopes prior to development

2. All undocumented fill should be removed. Removals in alluvial areas north and south of the existing trailer park and its access road should be made to a minimum depth of 13-feet below existing grades or until competent alluvium or bedrock have been encountered.

GEO No. 2306 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2306 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 21

MAP - SINGLE STORY REQ.

RECOMMND

All residential units on the map shall be single story.

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - TANK COLOR MM RECOMMND

Prior to the issuance of building permit for the reservoir, the applicant shall submit a Plot Plan to the Planning Department. Said Plot Plan shall provide screening mechanisms, including, but not be limited to: painting the reservoir a neutral color so that it blends better into its setting, as well as planting trees and shrubs to add further screening. Screening of the reservoir shall be to the satisfaction of the Director of Planning.

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

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 1 (cont.) RECOMMND

on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 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 - TS/CONDITIONS RECOMMND

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

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

California Avenue (NS) at:
Devonshire Avenue (EW)
Florida Avenue (SR-74) (EW)
Project Access (EW)

Warren Road (NS) at:
Devonshire Avenue (EW)
Florida Avenue (SR-74) (EW)

As such, the proposed project is consistent with this

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - TS/CONDITIONS (cont.)

RECOMMND

General Plan policy.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or 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 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-#7-ECS-HAZ FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 3 MAP-#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 should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND

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. 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. 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. 7 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 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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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.

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.

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL PLAN RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

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

50.PARKS. 3 MAP - OFFER OF DEDICATION RECOMMND

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

50.PARKS. 4 MAP - INTERNAL TRAIL RECOMMND

Prior to the recordation of the project map, the applicant shall provide a trail on along the western section along open drainage channel from Lot 311 to Lot 298 and down south to Lot "P" and to east along the project boundary. Provide painted equestrian crossings and signage on Street "O", Street "L", Street "A", Street "H."

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.

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50. PRIOR TO MAP RECORDATION

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 3,500 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R4 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 CHANGE OF ZONE

RECOMMND

No FINAL MAP shall record until a Change of Zone have been approved and adopted revising the zoning to R-4 by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 7

MAP - ANNEX TO PARK DISTRICT

RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to a County Service Area or provide evidence that the CSA does not desire an annexation.

50.PLANNING. 8

MAP - QUIMBY FEES (1)

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8 MAP - QUIMBY FEES (1) (cont.) RECOMMND

completely executed agreement with the County Service Area 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. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

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. 14 MAP- ECS NOTE ARCHAEOLOGICAL RECOMMND

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

"County Archaeological Report no. PD-A-4683 was prepared for this property on May 2007 by ASM Affilates, Inc. and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report, and in accordance with a Cultural Resources Management Plan approved by the County of Riverside."

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. 25 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the .

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 25 MAP - AGENCY CLEARANCE (cont.)

RECOMMND

conditions of their letter dated December 27, 2010, generally summarized as follows:

Prior to issuance of a building permit for EACH PHASE, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP should identify the materials that will be generated by construction and development, 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.

Prior to issuance of an occupancy permit for EACH PHASE, evidence (receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Hazardous materials are not accepted at Riverside County landfills and any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.

Use of mulch and/or compost in the development and maintenance of landscaped areas and consider xeriscaping and the implementation of drought tolerant/ low maintenance vegetation within the project area.

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

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. 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:

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

"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 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."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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 - OFFSITE CONSERVATION RECOMMND

PRIOR TO THE RECORDATION OF THE TENTATIVE MAP the applicant shall provide evidence to Planning that all offsite areas required for General Plan Consistency, through the use of clustering, are permanently conserved. Said conservation may be through easements, land dedication, or similar mechanism acceptable to the Director of Planning. More specifically the offsite areas shall include the 33.5 acre property, the 16.7 acre property and 63 acre property illustrated on EXHIBIT F.

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 - 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 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. 4 MAP - CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 5 MAP - LIGHTING PLAN RECOMMND

A separate street light 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. 6 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 street "A" from California Avenue to street "B" and between street "B" to street "I" (north side only).
- (2) Street lights on all interior streets.
- (3) Traffic signals located on California Avenue at intersection of Florida Avenue/SR-74 and Warren Avenue at intersection of Esplanade Avenue.
- (4) Graffiti abatement of walls and other permanent structures along all interior streets.
- (5) Street sweeping along all interior streets.

For street lighting, the project proponent shall contact

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50.TRANS. 6 MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

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. 7 MAP - DEDICATION

RECOMMND

Interior streets (street "A" west of street "G", streets "B", "H", and "M") are designated LOCAL STREET and shall be improved with 36 foot full-width AC pavement and 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section A. (36'/56').

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Streets "A" from 0+00 to 5+47 +/- is designated as an ENHANCED LOCAL STREET and shall be improved with 44 foot full-width AC pavement and 6" concrete curb and gutter within 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section A. (44'/66').

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 11' parkway.

All other interior streets (street "A" between street "B" and "G", street "C" through "G", and street "I" through street "L") are designated LOCAL STREET and shall be improved with 40' full-width AC pavement and 6" concrete curb and gutter within the 60 foot full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

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50.TRANS. 7 MAP - DEDICATION (cont.)

RECOMMND

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

50.TRANS. 8 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. 9 MAP-SECONDARY EMERGENCY ACCESS

RECOMMND

Prior to map recordation, the project proponent shall provide secondary emergency access for this Tract Map through one of the following options:

Option 1: Beech Street Extension
Said access shall be the northerly extension of Beech Street to Tentative Tract Map No. 30036 ultimately connecting to Qeweewish Avenue (as shown on TR30336) in the City of San Jacinto. Secondary access shall be controlled by the Fire Department on site and via Emergency Command Center remote capability as approved by the Fire Department and not provide public vehicular access except in the event of an emergency. All components of the secondary access control systems shall be maintained operational, as approved by the Fire Department, at all times. The secondary access shall be a minimum of 20 feet (20') in width within a 40' right-of-way (typ.) with an all-weather surface capable of supporting Fire Department apparatus as approved by the Fire Department.

Should the project proponent be unable to secure all required access rights to establish the above secondary

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50.TRANS. 9

MAP-SECONDARY EMERGENCY ACCESS (cont.)

RECOMMND

emergency access, the County may initiate any condemnation proceedings to satisfy this condition.

In addition to above, the tentative map shows Street "A" as the project's primary connection to California Avenue with a secondary connection via a 24' wide private street improved with AC pavement. This private street serving as a secondary connection to California Avenue shall not be gated and shall provide dedication for public utility purposes together with the right of ingress and egress for emergency vehicles.

Option 2: Four Seasons

Said access shall be the southerly extension of Street "G" transitioning to Singh Ct. through the Four Seasons development and ultimately accessing Florida Avenue/SR-74. Secondary access shall be controlled by the Fire Department on site and via Emergency Command Center remote capability as approved by the Fire Department and not provide public vehicle access except in the event of an emergency. All components of the secondary access control systems shall be maintained operational, as approved by the Fire Department, at all times. The secondary access shall be a minimum of 20 feet (20') in width with an all-weather surface capable of supporting Fire Department apparatus as approved by the Fire Department.

Should the project proponent be unable to secure all required access rights to establish the secondary emergency access described in this option, the project shall not be recorded and the County will not waive this condition, nor initiate any condemnation proceedings to satisfy this condition.

Option 3: Other

The project proponent shall identify and secure easements for a secondary access that is approved by the Transportation and Fire Department.

The project proponent shall disclose this condition of approval to all prospective owners/buyers of this project or as approved by the Director of Transportation. The Director of Transportation, with concurrence of the Fire Chief, may alter or waive any provision of this condition.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10 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. 11 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 12 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. 13 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - TS/GEOMETRICS

RECOMMND

The intersection of California Avenue (NS) at Street "A" (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane and one through lane
Southbound: one through lane
Eastbound: one shared left/through/right-turn lane
Westbound: N/A

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

50.TRANS. 15 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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.) RECOMMND
SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS (cont.) RECOMMND

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

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. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.
The applicant/developer shall provide evidence that a
mechanism of maintenance for the lot to lot drainage
easement has been obtained.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner /
applicant shall submit to the Building & Safety Department
Engineering Division evidence that the project - specific
Water Quality Management Plan (WQMP) has been approved by
the Riverside County Flood Control District or Riverside
County Transportation Department and that all approved
water quality treatment control BMPs have been included on
the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

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- 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.

60.BS GRADE. 15 MAP - INTERCEPTOR DRAINS RECOMMND

Interceptor drains shall be installed in accordance with the California Building Code's section on "Drainage and Terracing" and shall be designed to accommodate the Q-100 year storm flows. The design shall include a maintenance access road for access to the interceptor drains.

60.BS GRADE. 19 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 20 MAP-EMERGENCY OVERFLOW DEVICE RECOMMND

Subsurface drainage, flowing in easements adjacent to or in lots for homes, shall provide emergency overflow facilities in case the subsurface drainage is blocked to prevent inundation of residential lots.

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E HEALTH DEPARTMENT

60.E HEALTH. 1 ENV.ASSESSMENT PHASE II STUDY RECOMMND

A Phase II Environmental Site Assessment is required to evaluate the recognized environmental Conditions identified in the Phase I Environmental Site Assessment. The results must be reviewed by the Environmental Cleanups Program (ECP). Contact ECP with questions regarding this requirements 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 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- MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st

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60.EPD. 2 EPD- MBTA SURVEY (cont.)

RECOMMND

through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

60.EPD. 3 - BEECH ST BUOW SURVEYS

RECOMMND

In the event that the project is required to construct the northern extension of Beech Street to achieve secondary access, the following condition shall apply. This condition is specific to the Beech Street extension site.

Once the County has secured legal access to the project site, and before the start of any grading, the County shall conduct a burrowing owl habitat assessment for the southern portion of the project site. The survey effort will be conducted in a manner consistent with the "Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area," dated March 29, 2006. If the site supports any suitable habitat, focused surveys will be conducted. In the event that occupied burrows are located in the project vicinity, the County shall implement the following measures.

-Avoidance will be the first option. If feasible, small changes will be made to the project design to avoid occupied burrowing owl burrows.

-Biological Monitoring shall be required during construction.

-Construction shall not occur within 150 meters of an occupied owl burrow during the nesting season.

-If an occupied owl burrow is located within 50 meters of the proposed project disturbance, and the project cannot be modified to avoid the 50 meter buffer area, then a burrowing owl relocation plan shall be prepared in

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 - BEECH ST BUOW SURVEYS (cont.) RECOMMND

consultation with the Regional Conservation Authority (RCA) and the Wildlife Agencies.

All documentation shall be forwarded to the RCA and Wildlife Agencies for the purposes of updating the JPR file.

60.EPD. 4 - BEECH ST RIP/RIV RECOMMND

In the event that the project is required to construct the northern extension of Beech Street to achieve secondary access, the following condition shall apply. This condition is specific to the Beech Street extension site.

Once the County has secured legal access to the project site, and before the start of any grading, the County shall conduct Riparian/Riverine and Vernal Pool Assessment for the southern portion of the project site. If it is determined that the site supports previously unmapped resources, those areas shall be mapped and the following measures implemented.

-Avoidance will be the first option. If feasible, small changes will be made to the project design to avoid impacts to resources protected under section 6.1.2 of the MSHCP.

-Biological Monitoring shall be required during construction to ensure all avoidance measures are implemented.

-In the event that avoidance is not feasible, a Determination of Biologically Equivalent or Superior Preservation (DBESP) shall be prepared in consultation with the Regional Conservation Authority (RCA) and the Wildlife Agencies.

-The DBESP shall propose mitigation of no less than 2:1 for Riverine impacts, and 3:1 for Riparian impacts.

All documentation shall be forwarded to the RCA and Wildlife Agencies for the purposes of updating the JPR file.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 - BEECH ST BIO MONITORING

RECOMMND

In the event that the project is required to construct the northern extension of Beech Street to achieve secondary access, the following condition shall apply. This condition is specific to the Beech Street extension site.

A qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.

60.EPD. 6 - BEECH ST BMP

RECOMMND

In the event that the project is required to construct the northern extension of Beech Street to achieve secondary access, the following condition shall apply. This condition is specific to the Beech Street extension site.

A qualified project biologist shall review all construction plans and schedules to ensure proper implementation of measures and guidelines described in section 7.5.1, 7.5.2, 7.5.3 and Appendix C/BMPs of the Western Riverside County Multiple Species Habitat Conservation Plan.

60.EPD. 7 - BEECH ST BIO TRAINING

RECOMMND

In the event that the project is required to construct the northern extension of Beech Street to achieve secondary access, the following condition shall apply. This condition is specific to the Beech Street extension site.

A qualified biologist shall conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.

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FIRE DEPARTMENT

60.FIRE. 2

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.

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. 8 MAP SUBMIT FINAL WQMP INEFFECT

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

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPROVED COMM RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 1 GEN- CULTURAL RESOURCES PROFE RECOMMND

As a result of information contained in archaeological study number PD-A-4683, prepared by ASM AFFILIATES, INC, in MAY 2007, and confirmed during a site visit by the County Archaeologist on March 7, 2011, archaeological monitoring of all grading, trenching, and similar earth disturbances is required for this project in all areas where mass/rough grading, boulder or tree removals will occur as shown on the approved grading plan, including any retention basins. Archaeological monitoring shall not be required in areas or phases of fill dirt

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60.PLANNING. 1

GEN- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

placement or during precise grading activities. Archaeological monitoring of annual fuels reduction activities within the designated fuels modification zones is also required.

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 Archaeological Monitor." The Project Archaeological 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 any tribal monitors. The Project Archaeological 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, boulder removals or blasting, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeological Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, tribal consultation, and potential recovery of cultural resources in coordination with the assigned tribal monitor.

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 Archaeological Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and assigned tribal monitor throughout the process.

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

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60.PLANNING. 3

GEN- TRIBAL MONITORING

RECOMMND

As a result of previous communications from the Soboba Band of Luiseno Mission Indians regarding the cultural resources within the project boundaries, tribal monitoring of the archaeological monitoring activities during grading shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Soboba Band of Luiseno Mission Indians. This tribal representative shall be known as the Tribal Monitor for this project. The agreement 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 Tribal Monitor(s) shall allowed 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. Tribal monitoring is not required during fill dirt placement or precise grading. The Tribal Monitor(s) 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 and construction superintendent.

The developer/permit holder shall submit a fully executed copy of the agreement 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 Tribal Monitor is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process.

2) Tribal monitoring does not replace any required Cultural Resources monitoring by an archaeologist, but rather serves as a supplement for consultation and advisory purposes for Tribal interests only.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 GEN- TRIBAL MONITORING (cont.)

RECOMMND

3)This agreement shall not modify any approved condition of approval or mitigation measures for cultural resources.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.

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.

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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60.PLANNING. 4

MAP - 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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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

60.PLANNING. 5 MAP- MONITORING & PRESERVATION RECOMMND

Prior to issuance of any grading permit (including clearing and grubbing), the Applicant / Permit Holder shall submit for review and acceptance three copies of a Cultural Resources Monitoring and Preservation Plan prepared by a County-certified professional archaeologist. This plan shall include detail about the specific requirements involved for grading monitoring, avoidance procedures for the sites to be preserved, procedures for tribal consultation, and conservation measures to ensure long-term preservation of the sites contained within dedicated open space areas. The easement documentation shall be submitted for review and acceptance by the County prior to issuance of any grading permit.

60.PLANNING. 6 MAP- CONSERVATION EASEMENT RECOMMND

Prior to issuance of any grading permit, the developer/permit holder shall submit two copies to the County Archaeologist of a fully executed easement for review and acceptance for the open space protection of three cultural resources.

60.PLANNING. 13 MAP - HILLSIDE DEV. STANDARDS RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14

MAP - SLOPE GRADING TECHNIQUES

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 22

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 176.62 acres (gross) in accordance with Exhibit F for TENTATIVE MAP 36337. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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60.PLANNING. 30 MAP- CRMP REQUIRED (cont.) RECOMMND

to the County Archaeologist for review and acceptance. The plan shall be submitted to the Soboba Band of Luiseno Mission Indians for comment. The CRMP shall be prepared by a County-certified professional archaeologist. The CRMP shall include, but not be limited to, a summary of the identified cultural resources within the project boundaries, the results of findings for mitigation and preservation requirements, Site Protection Plans (SPPs) for site to be preserved in open space areas, and Data Recovery Plans (DRPs) for sites that cannot be avoided and preserved, and require archaeological excavation as mitigation. The CRMP shall contain a Discovery Plan with detailed provisions for the treatment of unanticipated finds during project construction, including provisions for human remains, and tribal consultation.

60.PLANNING. 31 MAP- RESOURCE NOMINATIONS RECOMMND

Prior to issuance of any grading permits, the developer/permit holder shall cause to have prepared nomination packages for potential listing on the California Register of Historic Resources (CRHR), with the preparation of nominations to be by a County-certified professional archaeologist. The nomination packages shall be submitted to the County Archaeologist for review and acceptance for submittal to the California Office of Historic Preservation for their consideration for listing. Cost of nomination review shall be paid for by the developer/permit holder through grading permit fee deposit or minor plot plan application fee deposit.

60.PLANNING. 32 MAP - GEOLOGIST'S COMMENTS RECOMMND

Should Beech Street be selected as secondary access for this project, the proponent for constructing the road shall cause to be prepared and submitted to the County Geologist for review a geologic/geotechnical study to assess the potential for geologic hazards to impact the roadway and provide mitigation recommendations as appropriate. This study shall include, at a minimum, evaluation of landslide, rockfall, slope instability and erosion.

60.PLANNING. 33 MAP - BLASTING RECOMMND

In the event Beech Street is selected for secondary access for this project, the project engineer and geotechnical

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60.PLANNING. 33 MAP - BLASTING (cont.) RECOMMND

consultant shall review the proposed grading plans and perform a rippability analysis to determine the potential for needing to blast the bedrock material to reach design grades. Should blasting be necessary, a qualified blasting contractor shall be employed by the developer for the proper design and implementation of a blasting program that minimizes impacts to any surrounding receptor in accordance with the US Bureau of Mines recommendations.

Monitoring of any blasting operations shall be conducted by the Riverside County Building and Safety Department - Grading division.

60.PLANNING. 34 MAP - F&G CLEARANCE RECOMMND

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.

60.PLANNING. 35 MAP - ACOE CLEARANCE RECOMMND

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.

60.PLANNING. 36 MAP - USACE MITIGATION RECOMMND

To mitigate the direct filling of US Army Corp jurisdictional waters and CDFW jurisdictional streambeds on the On-Site Project component, the applicant or successor in interest shall provide evidence to the Planning

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60.PLANNING. 36 MAP - USACE MITIGATION (cont.) RECOMMND

Department that a purchase 0.26 acres of compensatory mitigation credits has been completed to the satisfaction of the Planning Director.

60.PLANNING. 37 MAP - NOISE MM (1) RECOMMND

The applicant shall provide evidence to Planning that the following requirements have been addressed:

-During all Project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site;

-The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction;

-The Project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project site during construction;

-The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment; and

-All Project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs); areas where noise levels are routinely expected to exceed 80 dBA shall be clearly posted with signs requiring hearing protection be worn.

60.PLANNING. 38 MAP - NOISE MM (2) RECOMMND

The applicant shall provide evidence to Planning that the following has been addressed:

-For high-noise activities (dumping of ballast materials for example) taking place adjacent to existing sensitive

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 38 MAP - NOISE MM (2) (cont.)

RECOMMND

receptors, small, portable noise barriers should be placed near the noise-producing equipment, between the noise source and the receptors. These barriers may be constructed from on-site (for example) from 4-foot by 8-foot sheets of marine plywood (minimum one-inch thickness) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier; and

-If blasting is required, the Project proponent will hire a blasting specialist to design and monitor and blasting activities to not exceed 0.20 PPV at nearby residences.

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE INSPECTION

RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - AGENCY CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated December 27, 2010, generally summarized as follows:

Prior to issuance of a building permit for EACH PHASE, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP should identify the materials that will be generated by construction and development, projected amounts, the measures/methods that will be taken

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - AGENCY CLEARANCE (cont.)

RECOMMND

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.

Prior to issuance of an occupancy permit for EACH PHASE, evidence (receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Hazardous materials are not accepted at Riverside County landfills and any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.

Use of mulch and/or compost in the development and maintenance of landscaped areas and consider xeriscaping and the implementation of drought tolerant/ low maintenance vegetation within the project area.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

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 USE - WASTE MNGMNT PLAN

RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (RESIDENTIAL):

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that identifies the following:

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.

2. Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).

3. Identify diversion facilities where the construction and waste material will be taken.

4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.

5. Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above

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80.BS PLNCK. 1 USE - WASTE MNGMNT PLAN (cont.) RECOMMND

provision and requirements, please contact the Waste Management Department @ (951) 955-486-3200.

FIRE DEPARTMENT

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

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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. 3 MAP - ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially generally conform to approved Exhibit: DESIGN MANUAL.

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. 10 MAP - DA COMPLIANCE RECOMMND

The land divider/permit holder shall submit to the County Planning Department - Development Review Division written proof that propertyies located within Development Agreement No. 83 complies with all of the requirements of the development agreement.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to Hemet 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. 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:

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80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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

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

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

80.PLANNING. 16 MAP - BUILDING SEPARATION 2

RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

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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 approved Design Manual, Exhibit: Design Manual.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, 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

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80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.)

RECOMMND

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

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

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

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

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, and the TENTATIVE MAP conditions of approval.

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

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

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80.PLANNING. 18

MAP - Walls/Fencing Plans (cont.)

RECOMMND

C. No fence shall exceed six feet in height measured from the high side grade. Decorative pillars and pedestals may extend up to an additional (16) inches above the maximum wall heights.

D. When changes in pad elevation occur, the wall or fence shall be stepped in equal vertical intervals. No step shall exceed twelve (12) inches in height.

E. All walls and fences shall end in pilaster. The design of the pilaster shall reflect the shape of the supports used in the entry monuments and use of similar materials.

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

G. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability. (Applicants shall provide specifications that shall be approved by the Planning Department).

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.) (cont.) RECOMMND

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

All wall and fence plans and materials must conform to Riverside County guidelines. Written approval from each agency is required and must be submitted to the master developer prior to installation.

80.PLANNING. 19 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated December 27, 2010, generally summarized as follows:

Prior to issuance of a building permit for EACH PHASE, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP should identify the materials that will be generated by construction and development, 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.

Prior to issuance of an occupancy permit for EACH PHASE, evidence (receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Hazardous materials are not accepted at Riverside County landfills and any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - AGENCY CLEARANCE (cont.) RECOMMND

Use of mulch and/or compost in the development and maintenance of landscaped areas and consider xeriscaping and the implementation of drought tolerant/ low maintenance vegetation within the project area.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION (cont.) RECOMMND
annual inspections.

90.BS GRADE. 5 MAP - WQMP ANNUAL INSP FEE RECOMMND
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S RECOMMND
The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

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

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.)

RECOMMND

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.

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, e-mail 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

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90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

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 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 exceeding the 80% of the total recorded residential lots within the map or phase prior to the District's acceptance of the drainage system for operation and maintenance.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL GRADE 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 conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit for any phase of work, the developer/permit holder shall prompt the Cultural Resources Professional to submit to the County Archaeologist 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT (cont.) RECOMMND

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 TENTATIVE MAP is not located within a CSA. If a CSA is formed prior to the ISSUANCE OF BUILDING FINAL INSPECTION the TENTATIVE MAP must join and pay applicable QUIMBY Fees.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 6 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 7 MAP - ROOF RUN-OFF DISCHARGE RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 11 MAP - SKR FEE CONDITION RECOMMND

rior 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 176.62 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

TRACT MAP Tract #: TR36337

Parcel: 455-090-051

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 MAP - SKR FEE CONDITION (cont.) RECOMMND

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

Environmental Assessment No. 42410.

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.

90.PLANNING. 14 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated December 27, 2010, generally summarized as follows:

Prior to issuance of a building permit for EACH PHASE, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP should identify the materials that will be generated by construction and development, 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.

Prior to issuance of an occupancy permit for EACH PHASE, evidence (receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the

10/15/14
13:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 78

TRACT MAP Tract #: TR36337

Parcel: 455-090-051

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 MAP - AGENCY CLEARANCE (cont.) RECOMMND

Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Hazardous materials are not accepted at Riverside County landfills and any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.

Use of mulch and/or compost in the development and maintenance of landscaped areas and consider xeriscaping and the implementation of drought tolerant/ low maintenance vegetation within the project area.

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

TRACT MAP Tract #: TR36337

Parcel: 455-090-051

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - UTILITY INSTALL (cont.) RECOMMND

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 following:

- (1) Landscaping along street "A" from California Avenue to street "B" and between street "B" to street "I" (north side only).
- (2) Streetlights on all interior streets.
- (3) Traffic signals located on California Avenue at intersection of Florida Avenue/SR-74 and Warren Avenue at intersection of Esplanade Avenue.
- (4) Graffiti abatement of walls and other permanent structures along all interior streets.
- (5) Street sweeping along all interior streets.

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

TRACT MAP Tract #: TR36337

Parcel: 455-090-051

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - 80% COMPLETION (cont.)

RECOMMND

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 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.

TRACT MAP Tract #: TR36337

Parcel: 455-090-051

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1

MAP - TRAIL/PARK CONSTRUCTION

RECOMMND

Prior to the issuance of the 166 building permit or completion of Phase I, whichever occurs first, the applicant shall begin construction of the trail and park as shown on the exhibit/trail plan 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.

100.PARKS. 2

MAP - TRAIL/PARK MAINT. MECHAN

RECOMMND

Prior to the issuance of the 166 building permit or completion of Phase I, whichever occurs first, the applicant shall provide written documentation to Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

100.PARKS. 3

MAP - TRAIL/PARK CONSTRUCT COM

RECOMMND

Prior to the issuance of the 166 building permit or completion of Phase I, whichever occurs first, the applicant shall complete construction of the trail(s)/park(s) as shown on the exhibit/trail/park plan

10/15/14
13:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 82

TRACT MAP Tract #: TR36337

Parcel: 455-090-051

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PARKS. 3

MAP - TRAIL/PARK CONSTRUCT COM (cont.)

RECOMMND

approved by the District and have scheduled an inspection
with the District for its approval of the completed work.

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



DATE: December 14, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D.Geology Section-D. Jones

Riv. Co. GIS – Phillip Kang
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Sheriff's Department
Riv. Co. Waste Management Dept.
Riv. Co. ALUC – John Guerin
Hemet Ryan Airport
3rd District Supervisor
3rd District Planning Commissioner

City of Hemet
Hemet Unified School Dist
Eastern Municipal Water Dist.
Southern California Gas
Southern California Edison
Verizon
Regional Quality Control Board – Santa Ana
US Postal Service

TENTATIVE TRACT MAP NO. 36337 - EA42410 – Applicant: Reinhart Canyon Assc LLC – **Engineer/Representative:** United Engineering Group - Third Supervisorial District - Hemet-San Jacinto Zoning District - San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum), Open Space: Recreation (OS-R), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – **Location:** Northerly of Parry Drive, Southerly of Jeanie Lane and Westerly of California Avenue - 364.7 Gross Acres - **Zoning:** Residential Agriculture - 20 Acre Minimum (R-A-20), Mobilehome Subdivision and Mobilehome Park (R-T), Controlled Development Areas (W-2), Open Area Combining Zone-Residential Developments (R-5) - **REQUEST:** Schedule B subdivision of 361.6 acres into 340 residential lots with a minimum size of 19,638 sq. ft. and 7 lettered lots. - **APN(s):** 455-080-004, 455-080-021, 455-090-009, 455-090-024, 455-090-025, 455-090-027, 455-090-029, 455-090-031, 455-090-037, 455-090-038, 455-090-041, 455-090-044, 455-090-046, 455-090-051

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on January 6, 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 **Matt Straite, Project Planner**, at (951) **955-8631** or email at mstraite@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 7, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Comm. Facilities Section-M. Mehta
P.D. Archaeologist-L. Mouriquand

TENTATIVE TRACT MAP NO. 36337 AMENDED NO. 1 - EA42410 – Applicant: Reinhart Canyon Assc LLC – Engineer/Representative: United Engineering Group - Third Supervisorial District - Hemet-San Jacinto Zoning District - San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum), Open Space: Recreation (OS-R), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Parry Drive, Southerly of Jelanie Lane and Westerly of California Avenue - 364.7 Gross Acres - Zoning: Residential Agriculture - 20 Acre Minimum (R-A-20), Mobilehome Subdivision and Mobilehome Park (R-T), Controlled Development Areas (W-2), Open Area Combining Zone-Residential Developments (R-5) - **REQUEST:** Schedule A subdivision of 361.6 acres into 343 residential lots with an average lot size of 12,106 size and 22 lettered lots. - APN(s): 455-080-004, 455-080-021, 455-090-009, 455-090-024, 455-090-025, 455-090-027, 455-090-029, 455-090-031, 455-090-037, 455-090-038, 455-090-041, 455-090-044, 455-090-046, 455-090-051

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **May 12, 2011 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite, Project Planner**, at (951) 955-8631, or e-mail at **MSTRAITE@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 30, 2012

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Division
P.D. Geology Section-D. Jones
P.D. Archaeology Section

TENTATIVE TRACT MAP NO. 36337 AMENDED NO. 2 - EA42410 – Applicant: Reinhart Canyon Assc LLC – Engineer/Representative: United Engineering Group - Third Supervisorial District - Hemet-San Jacinto Zoning District - San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Parry Drive, Southerly of Jelanie Lane and Westerly of California Avenue – 176.62 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** Schedule A subdivision of 176.62 acres into 173 residential lots with an average lot size of 11,718 size and 18 lettered lots. – APN's: 455-080-004, 455-080-021, 455-090-027, 455-090-029, and 455-090-031

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **August 16, 2012 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite**, (951) 955-8631, Project Planner, or e-mail at **mstraite@rctlma.org** / MAILSTOP #: 1070

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
4TH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 14, 2013

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section

TENTATIVE TRACT MAP NO. 36337 AMENDED NO. 3 - EA42410 – Applicant: Reinhart Canyon Assc LLC – Engineer/Representative: United Engineering Group - Third Supervisorial District - Hemet-San Jacinto Zoning District - San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Parry Drive, Southerly of Jelanie Lane and Westerly of California Avenue – 176.62 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** Schedule A subdivision of 176.62 acres into 172 residential lots with an average lot size of 11,781 size and 18 lettered lots. – APN's: 455-080-004 455-080-021, 455-090-027, 455-090-029, and 455-090-031

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **LDC Comment Agenda on April 11, 2013** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite, (951) 955-8631**, Project Planner, or e-mail at **mstraite@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
5th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 27, 2014

TO

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

Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
Riv. Co. Geology – Dave Jones

P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson

CHANGE OF ZONE NO. 07839 and TENTATIVE TRACT MAP NO. 36337 AMENDED NO. 4 – EA42410 – Applicant: Reinhart Canyon Ass. LLC – Engineer/Representative: United Engineering Group - Third Supervisorial District – Hemet-San Jacinto Zoning District – San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (½ Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Parry Drive, Southerly of Jelanie Lane and Westerly of California Avenue – 176.62 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** The **Change of Zone** is proposing to change the properties zoning on a portion of the site from Controlled Development Areas (W-2) zoning to Planned Residential (R-4) zoning. Schedule B subdivision of 176.62 acres into 332 residential lots with a minimum lot size of 3500 size and 29 lettered lots. **NOTE: This map has changed substantially since the last review. The project is now being processed with an R-4 zone change.** – APN's: 455-080-004, 455-080-021, 455-090-027, 455-090-029, and 455-090-031

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on July 17, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation, B&S Grading, Parks, EPD, Landscape, Archae.

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.

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.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at **(951) 955-8631** or email at mstraite@rctima.org / **MAILSTOP# 1070**.

COMMENTS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
5th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 24, 2014

TO

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

Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
Riv. Co. Geology – Dave Jones

P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson

TENTATIVE TRACT MAP NO. 36337 AMENDED NO. 4 (Revised date) – EA42410 – Applicant: Reinhart Canyon Ass. LLC – **Engineer/Representative:** United Engineering Group - Third Supervisorial District – Hemet-San Jacinto Zoning District – San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (½ Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – **Location:** Northerly of Parry Drive, Southerly of Jelanie Lane and Westerly of California Avenue – 176.62 Gross Acres - **Zoning:** Controlled Development Areas (W-2) - **REQUEST:** Schedule A subdivision of 176.62 acres into 332 residential lots with a minimum lot size of 3500 size and 29 lettered lots. **NOTE: This map has been only slightly revised to address flood control changes along California Ave. – APN's:** 455-080-004, 455-080-021, 455-090-027, 455-090-029, and 455-090-031

This exhibit has the same Amd Number (4) but a new date. No LDC is scheduled, this is just to update your files. Please contact Matt Strait immediately if your department has a concern with this version of the map.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at **(951) 955-8631** or email at mstraite@rctlma.org / **MAILSTOP# 1070.**

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.

October 29, 2014

Riverside County Planning Department

Attn: Matt Straite

P. O. Box 1409

Riverside, CA 92502-1409

Dear Mr. Straite and to Whom It May Concern,

We are responding to the notice regarding the intent to adopt a mitigated negative declaration for Reinhart Canyon and the proposed high density development.

As property owners in Four Seasons Retirement Community, we are concerned about the increased traffic impact on the present two-lane California Avenue and adjacent roads near our property in west Hemet, CA.

Also, after recent local heavy rains, we have suffered first-hand the devastating effects from inadequate gutters, with tons of sliding mud damaging our other property and our neighbors'. The planners and developer did not adequately plan for any 30-100 year floodwaters draining from adjacent hills. A high density residential zoning will bring the same kind of disaster in Reinhart Canyon.

Additionally, this fire-prone coastal sage scrub habitat is well-known for its proximity to the San Jacinto Fault, as well.

We need assurance that thorough, non-biased studies ensure the safety of all, as far as traffic, floods, fire, and seismicity, and that this project adjacent our neighborhood is in compliance with all laws. Please keep us updated.

Sincerely,


Donald and Sharon Domenigoni



Dr. Barry L. Kayrell
Superintendent

Dr. LaFaye Platter
Deputy Superintendent

Dr. David Horton
Assistant Superintendent

Vince Christakos
Assistant Superintendent

**Professional Development
Service Center**

1791 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

**Professional Development
Academy**

2085 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-6421

www.hemetusd.k12.ca.us

Governing Board

Paul Bakkom
Dr. Lisa DeForest
Marilyn Forst
Vic Scavarda
James Smith
Ross Valenzuela
Joe Wojcik



October 30, 2014

Matt Straite
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502
(951) 955-1888

Re: TR 36337 and CZ 7839

Dear Mr. Straite,

Hemet Unified School District (HUSD) is in receipt of the Notice of Public Hearing for the above-referenced project known as Meadowview (Project). The Project is located in Reinhardt Canyon, north of Tres Cerritos Ave and west of California Ave. The Project proposes to subdivide 176.62 gross acres into 332 residential lots. The residential lots will comprise 33.42 acres, the remainder of which is to be used for open space and recreation purposes.

The Project area is currently served by Cawston Elementary School for grades K-5, Rancho Viejo Middle School for grades 6-8 and Tahquitz High School for grades 9-12. However, per Condition of Approval 10.EVERY.2 for the Project, all residential units shall be senior restricted. Thus, the Project will not generate any additional students for HUSD. If this requirement changes at any time please contact HUSD as soon as possible.

HUSD's current School Fees are \$4.00 per square foot of new residential construction and \$0.54 per square foot of commercial/industrial and senior residential construction. Payment of School Fees is required prior to issuance of building permits. HUSD only accepts certified checks as payment for School Fees. Please contact the HUSD Facilities Dept. for fee calculation prior to issuing a check.

If you have any questions, please contact me at (951) 765-5100 x5465 or jbridwell@hemetusd.k12.ca.us.

Sincerely,

Jesse Bridwell
Facilities Planner



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY
Transportation Department



Juan C. Perez, P.E., T.E.
Director of Transportation

DATE: February 11, 2013
TO: Matt Straite, Project Planner
FROM: Bob Robinson, Senior Land Surveyor *RTB*
SUBJECT: Reinhardt Canyon - Tract Map 36337

This letter is in response to your request for my opinion regarding the secondary emergency access for Tentative Tract Map 36337.

I have reviewed the tentative map conditions for Tract 28286, and the Final Map for Tract 28286-10 and secondary emergency access was not provided across Lot "N".

Since the City of Hemet has taken fee title to Lot "N", I have reviewed a document that the City prepared "reserving" an easement for secondary emergency access for "existing residents of Reinhardt Canyon". This does not provide for "secondary emergency access" for future residents of Reinhardt Canyon.

In conclusion, based on all the documents that have been provided and I have reviewed, there is no existing easement over Lot "N" providing "secondary emergency access" in favor of Tentative Tract 36337.



City of Hemet

PLANNING

445 EAST FLORIDA AVENUE · HEMET, CALIFORNIA 92543

(951) 765-2375

April 25, 2011

RIVERSIDE COUNTY PLANNING DEPARTMENT
PO BOX 1409
RIVERSIDE, CA 92502-1409

ATTENTION: Matt Straite
Project Planner

**RE: Proposed Tentative Tract Map No. 36337 and
EA 42410 – Reinhart Canyon Association, LLC**

Dear Mr. Straite,

Thank you for the opportunity to comment on the proposed TTM No. 36337 prior to it being scheduled for public hearing. As you know, the project site is located immediately adjacent to the City of Hemet and is within our sphere of influence. In addition, because the site and general area is within a "box" canyon, the potential effects of the project will directly impact the City of Hemet in terms of circulation, drainage, and public safety, as well as the secondary effects of concentrating population and housing within a constrained area. The following comments are offered for your consideration, based on our preliminary review of the tentative tract map.

1. Community Compatibility and General Plan Consistency

The City of Hemet is in the process of preparing a comprehensive update to our General Plan (anticipated to be released in June, 2011), and has worked extensively with homeowners and property owners in the Reinhardt Canyon area. Without a doubt, the consensus of residents in the area is to keep the area rural. The City of Hemet concurs with the residents and has shown the area as Rural Residential (5-acre minimum lot size) on our draft Land Use Plan. The surrounding hillside areas are designated as Hillside Residential, with a minimum lot size of 10-acres. It is our understanding that these designations are also consistent with the land use recommendations supported by the County of Riverside in its five year update to the county's General Plan.

Following extensive review by our General Plan Advisory Committee and concurrence by the City Council, the City of Hemet made a determination to respect the existing land use pattern, lifestyle, and unique character of the equestrian-oriented neighbourhood in Reinhardt Canyon.

The City believes the rural density already established in the area is appropriate given the environmental, public safety, and access constraints apparent within the canyon. The City of Hemet supports the retention of rural estates in this area, as it adds to the overall diversity of housing types within the City and our Sphere of Influence. Therefore, the proposed tentative tract map, as proposed, is inconsistent with our draft General Plan land use categories for the area, and appears to also be inconsistent with the County's recent general plan amendment effort.

2. Emergency Services

Of primary concern to the City of Hemet is the impact the project will have on the provision of emergency services. The nearest County fire facilities are in the community of Homeland (Station #54) approximately 6 miles from the project site, and Station #34 in Winchester, over 10 miles from the project. Conversely, the City of Hemet's Fire Station #3 is approximately 3 ½ miles from the site and conceivably will be expected to provide a majority of first responder services under mutual aid agreements. How will the project affect the County's, or the City's, ability to provide services to the project and what impact will that have on the overall provision of emergency services to other parts of the City?

This project, as proposed, has the potential to significantly encumber the Hemet Fire Department's current delivery system of fire protection and emergency medical services. A response time of 5 minutes or less for 80 percent of the fire and emergency medical calls on both a citywide and response area basis has been established by the adoption of Measure EE by the Hemet voters on November 3, 1992. This Project has been determined to be beyond the established response time criteria. The City of Hemet requests that a plan for mitigation of the impact on additional emergency services required by the proposed project needs to be determined and approved prior to the County's action on the project.

The project is located within an area of High Fire Hazard due to the steep hillsides and native vegetation. In addition, the box canyon configuration of Reinhart Canyon further exacerbates the fire and safety danger for future residents. The City of Hemet respectfully requests that a Fire Protection Plan (FPP) be prepared for the project, and include mitigation measures consistent with the unique problems resulting from the location, topography, geology, flammable vegetation, and climate of the proposed site. The FPP should address water supply, access, building ignition and fire resistance, fire protection systems and equipment, defensible space and vegetation management, in accordance with adopted codes and recognized standards.

3. Access and Traffic

The project is proposing 340 homes with only one point of public access (California Avenue) and the site is within a high risk fire area. The City is concerned that ingress/egress is inadequate for this level of density and could hinder the provision of emergency services to the site, while conversely preventing residents from quickly evacuating the area in the event of an emergency.

It appears that the project is proposing a secondary emergency access through the Four Seasons project to the south, within the City of Hemet. However, when the Four Seasons project was approved, it was anticipated that adjacent development would remain at rural levels. The project proponent needs to address the potential impacts of the project on Four Seasons, and whether or not the emergency access easement is sufficient for the number of homes proposed. The inability to be able to provide two points of public access into and out of the canyon is one of the reasons that the City has retained the rural density for this area in our general plan.

Although the City has not seen the traffic study or environmental analysis for the project, it is estimated that the proposed project will add over 3,400 trips per day to the road system (based on ITE trip rates of 10+ trips per day), which may impact existing intersections within the City of Hemet. Please coordinate with the City on these potential traffic impacts and mitigation measures.

The proposed map shows that full width construction of California Road will not occur in conjunction with the project. While ½ street section improvements are typical when adjoining development is expected to occur in the future, in this case adjoining properties on the east side of California Avenue are built already, and there is no opportunity to require improvements to complete the roadway to the level shown on the map. The City recommends that the project be required to construct full width improvements for California Avenue. It should also be noted in the environmental assessment that there is no possibility of a future extension of California Avenue to the north to provide a second point of connection. In addition to the significant hillsides that would need to be blasted and graded for this to occur, there is also protected habitat on both sides of the canyon that would be impacted, making any future extension highly unlikely.

4. Hydrology

The submitted map shows Reinhardt Canyon drainage flows being collected into two basins and then conveyed through what appears to be two storm water pipes under California Ave. to the Four Seasons channel. Please provide detailed hydrology studies to the City of Hemet which provides information on flow rates, velocity, peak rates, etc. and how the flows will affect the Four Seasons Channel.

Some of the City's concerns are:

- a. Whether or not the Four Seasons channel has adequate capacity to handle increased flows from the project.
- b. Whether or not changes to hydrology will affect the Four Seasons channel in terms of scour and siltation
- c. Identification of off-site easements required to convey flows to the Four Seasons channel.
- d. The impact of the flows on downstream properties, including the hydrology of the vernal pool complex located south of Florida Avenue.

5. Cultural Resources

The project site has numerous archaeological areas (RIV-1060, RIV2907, etc) and is just south of the Hemet Maze Stone site and Medicine Cave Site (RIV-2906). It is unclear how the project affects these sites and what mitigation is proposed. The City of Hemet would request that a cultural resources survey be performed for the project and or (if one is prepared) that a copy of the report be provided to the City, with the understanding that the information is to be held in confidentiality.

6. Biological Resources

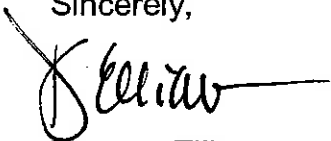
Previous studies have identified the presence of several habitats on site (Southern Cottonwood-Willow Riparian Forest, Riversidean Sage Scrub, etc.) as well as the presence of sensitive species such as the Smooth Tarplant. Those studies are outdated as they were prepared several years ago. The City recommends that updated studies be prepared for the project, including the need to address the project's impact to the riparian drainages and the adjacent MSHCP criteria cell habitat.

7. CEQA Documentation

Given the potential for significant environmental effects associated with the proposed project, the City of Hemet requests that the County of Riverside require the preparation of an Environmental Impact Report to analyze the project's impacts on the site and surrounding area, as well to the existing services and infrastructure within the City of Hemet, as applicable.

Thank you again for the opportunity to provide comments regarding the proposed project. City staff would like to meet with you and the appropriate county staff to discuss these issues further, and any potential solutions or mitigation, at your convenience. The City of Hemet respectfully requests to be notified of any public hearings regarding the proposed project, and to receive a copy of the identified environmental studies or project EIR, as noted in this letter.

Sincerely,



Deanna Elliano
Community Development Director
City of Hemet

cc: Brian Nakamura, Hemet City Manager
Jorge Biagioni, Principal Engineer
William Whelan, Interim Fire Chief

K. HOVNANIAN'S®

FOUR SEASONS



AT HEMET COMMUNITY ASSOCIATION, INC.
AN ACTIVE ADULT COMMUNITY

February 14, 2011

Mr. Matt Straite
Riverside County Planning
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92501

Sent via Certified Mail- Return Receipt Requested

**Ref: (1) Land-use Proposal Application submitted by Reinhardt Canyon
Associates, LLC
(2) Tract Map No. 36337**

Dear Mr. Straite:

We respectfully submit that the above referenced application in your office for the proposed land-use designation of half-acre minimum/du, reflected on Tentative Map – Tract No. 36337 could well destroy the entire peaceful serenity of approximately 3,000 residents. It is not land-use compatible with the existing multiple-acre ranches, the two established Senior Citizen communities, i.e., Maze Stone Village and K. Hovnanian's Four Seasons at Hemet and the surrounding habitat of a "box canyon." Worthy of further mention is the safety factor of increased fire hazard, flooding, potential defacing and/or destruction of the natural surroundings, limited access and the over burdening of air quality such development would create.

According to the language contained within the above referenced application and further shown on Tentative Map – Tract No. 36337, by "Fire Access Note", it is erroneously indicated that some type of evacuation route exists through the K. Hovnanian Four Seasons at Hemet Senior Community. Please be advised that IT DOES NOT.

Kindly allow us to clarify as follows:

- There is NO secondary access, (ingress or egress) fire or otherwise, permitted through the private community of K. Hovnanian's Four Seasons at Hemet, for anyone other than the residents, their registered guests and/or those public service entities with easements previously recorded on our Tract Map No. 28286-10. For ease of reference we have attached a copy labeled **Exhibit "A"**.
- This assumption, by the same developer (Reinhardt Canyon Associates, LLC) during 2008, was refuted through public hearings before both the Hemet City Council and its Planning Commission when "annexation" of Reinhardt Canyon was proposed. Resolution 4217 was adopted upon a 5-0 vote of the Hemet City Council for denial of the developer's specific plan for Canyon Trails.
- The Weir Avenue gate indicated on Tract Map No. 36337 as lots "M" and "N" of Tract No. 28286-10 is in fact a "locked gate", to be used for the sole purpose of "egress by the residents of K. Hovnanian's Four Seasons at Hemet", in the event of an emergency evacuation "from" this community. Of note, personnel assigned to fire station No. 3 in Hemet, located at Devonshire and Cawston Avenue's have a key to this gate.
- The Homeowners Association of the K. Hovnanian's Four Seasons at Hemet community would never approve the additional burden of a secondary access route through the private streets of our quiet Senior Community. There are far too many cul-de-sac type streets with twists and turns and dead-ends to risk the safety of our 2000 +/- senior residents, to say nothing of the safety of potentially 1500 +/- residents, their horses, livestock and transport equipment moving from Reinhardt Canyon.
- With respect to the ownership and privacy of the streets within the Four Seasons Community, this matter is clearly stated on page 14 of the California Department of Real Estate's "White Report", provided to residents by the developer (K. Hovnanian). Page 9 illustrates the aforementioned Easements. A copy of this report is also attached and labeled as **Exhibit "B"**.

Letter to Matt Straite
February 14, 2011
Page 3 of 3

For your further reference, we are enclosing a copy of a letter sent in April 2010 to Mr. Michael Naggar, Agent for Reinhardt Canyon Associates, LLC (**please see Exhibit "C" attached**). Copies were sent to Commissioner John Petty, Supervisor Jeff Stone and Planning Director Ron Goldman. In short, this letter was in response to a meeting that Mr. Naggar attempted to arrange with the Board of Directors of the Four Seasons Community Association. It clearly states our position regarding any land-use proposals NOT ALIGNED with the General Plan Amendments by the City of Hemet and the County of Riverside. Our position has not changed.

As a community we are awaiting the favorable adoption of both General Plans which will restore the canyon floor in Reinhardt Canyon to its previous land-use of a minimum five (5) acre/du. In fact, the Riverside County GPA960 recommends the changes in this area FROM Low Density Residential in the Community Development Foundation Component TO Rural Residential in the Rural Foundation Component in order to further define the Canyon's Land-use within the County's Certainty System.

We sincerely hope that the content of this letter and its supporting documentation will clear up any confusion your applicant may have created, through misrepresenting that there is public access through our community.

Further, we cordially invite you and/or your representatives to come and visit our community and the surrounding rural, truly old west, beautiful working ranches and see for yourselves. Thank you.

Sincerely,



Harold Townend, President
On Behalf of the Board of Directors
Four Seasons at Hemet Community Association Inc.

Enclosures

C/c:

Dan Wagner, Ass't Fire Marshal, County of Riverside
Jeff Stone, Third District County Supervisor
John Petty, Third District Planning Commissioner
Carolyn Syms-Luna, Planning Director

K. HOVNANIAN'S

FOUR SEASONS



AT HEMET COMMUNITY ASSOCIATION, INC.
IN THE ADULT COMMUNITY

June 15 2012
RCP

June 15, 2012

Riverside County Planning Department – Attn. Matt Straite
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92501

Regarding: Tract Map #36337 – Reinhardt Canyon Development

Dear Mr. Straite:

Our Community is very concerned about Reinhardt Canyon, which is just north of us. We know there have been several attempts to develop this Canyon. Any development will have a significant impact on our Community.

We are formally requesting that we be kept informed of any development in the Canyon including but not limited to any items that are scheduled to be discussed at an open Planning Commission or Board of Supervisors Meeting.

Sincerely,

Harold Townend, President
Board of Directors for

K Hovnanian's Four Seasons at Hemet Community Association Inc.

K. HOVNANIAN'S®

FOUR SEASONS



AT HEMET COMMUNITY ASSOCIATION, INC.
AN ACTIVE ADULT COMMUNITY

August 25, 2014

Mr. Matt Straite
Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92501

Ref: Tract Map No. 36337, Land Use Proposal Application submitted by Reinhardt Canyon Associates, LLC

Dear Mr. Straite:

This is the fifth iteration of Tract Map #TR36337 and the applicant continues to ignore the wishes of the neighboring residents. Quite frankly we are puzzled by the ongoing attempts to propose a project that has no relationship to the best use of the property. Over the years, several government planning departments have recommended minimum 5 to 10 acre lots. In the County's 2003 General Plan Amendment, the County Planning Department recommended 5 to 10 acre lots for Reinhardt Canyon. However, at the last minute, the designation was changed to half acre lots. In the proposed County General Plan Amendment 960, the GPAC has recommended 5 to 10 acre lot sizes for the Canyon. Even the City of Hemet, in its General Plan 2030, realizes the best use of the property in Reinhardt Canyon is estate homes on 5 to 10 acre lots.

The residents of Four Seasons, Maze Stone Village and Reinhardt Canyon have consistently and adamantly opposed any kind of development that does not support 5 to 10 acre minimum parcels. At a Town Hall Meeting on March 27, 2014 in the Four Seasons Lodge, these residents made it clear to the applicant and Supervisor Jeff Stone that a secondary emergency access through Four Seasons would be unsafe for all the present residents and this proposed number of future residents. The Four Seasons HOA Board of Directors concurs with the residents and has no intention of granting a secondary access through the private streets of Four Seasons. Any statement by the applicant that he is contact with the Board and/or is working for a solution to the secondary emergency access is false.

Over the years, the residents in and around Reinhardt Canyon have consistently opposed the kind of development this applicant keeps pushing. The residents did not oppose this type of development for selfish reasons but rather for reasons of safety, compatibility, and environmental. They recognize that since Reinhardt Canyon is a box canyon, in case of a fire moving up the Canyon, the residents could be trapped and unable to escape. In fact, over the years this Canyon has been closed during high fire season. The residents also recognize the possibility of dangerous flooding because this project would have impervious surfaces causing more rapid run-off.

Letter to Matt Straite
August 27, 2014
Page Two

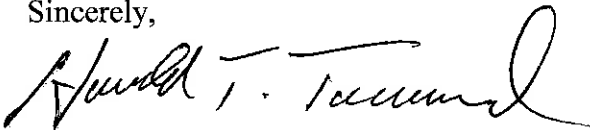
The latest version of Tract #TR36337 is not compatible with the surrounding areas and existing properties within the Canyon. The area surrounding this Tract consists of homes and ranches on 5+ acres, a golf course senior community and a senior community with a small number of mobile homes. Reinhardt Canyon is not the place for the types of developments the Applicant has proposed over the years.

During the Public Review period for Draft EIR #521 & Draft GPA #960, a cover letter and a petition were submitted on June 9 to Kristi Lovelady, Principal Planner. This petition was signed by 1,273 residents of Four Seasons and Reinhardt Canyon. The petition is evidence showing overwhelming support for 5 to 10 acre minimum lots for Reinhardt Canyon as proposed in GPA 960. A copy of the cover letter is enclosed.

We are looking forward to a favorable vote on GPA 960 re-establishing Reinhardt Canyon as rural land use only, i.e. 5 acre 10 acre minimum dwelling lot sites.

We earnestly request the Planning Department deny this development to preserve and maintain the land use of 5 to 10 acre minimum lots as proposed in GPA 960. Furthermore, we also request the Planning Commission and the Board of Supervisors vote to deny this development for the reasons stated above.

Sincerely,



Harold Townend, President
On behalf of the Board of Directors
K Hovnanian's Four Seasons at Hemet Community Association Inc.

Cc: Supervisor Kevin Jeffries, John F. Tavaglione, Jeff Stone, John J. Benoit, and Marion Ashley; Planning Commissions Charissa Leach, Ed Sloman, John Petty, Bill Sanchez, and Mickey Valdivia; Mike Naggar, Reinhardt Canyon Associates, LLC.

Addresses for:

Board of Supervisors - **County Administrative Center**
4080 Lemon Street, 5th Floor
Riverside, California 92501

Planning Commissions – c/o TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Mike Naggar, Reinhardt Canyon Associates, LLC -

K. HOVNANIAN'S

FOUR SEASONS



AT HEMET
COMMUNITY ASSOCIATION, INC.

June 9, 2014

Kristi Lovelady, Principal Planner
TLMA Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Re: Public Review Comments for Draft EIR #521 & Draft GPA #960

Dear Ms. Lovelady:

First, we would like to thank the County of Riverside, and all employees who have been involved in the process of future development of Reinhardt Canyon, for their patience and assistance in working towards a favorable adoption of GPA960 to restore the canyon lands to 5 acre/10 acre parcels.

We respectfully submit the enclosed petition; In Favor of the General Land Use Plan #960, to allow for a maximum of 1 dwelling per 5 acres on the canyon floor and 1 dwelling per 10 acres on the canyon hillsides. This petition, which was circulated within Four Seasons, Maze Stone Village and canyon residents, (signed by 1273 home owners and land owners) shows overwhelming support of the above mentioned GPA #960.

Any development of Reinhart Canyon beyond 5 acre/10 acre parcels is not compatible with the existing multiple-acre ranches, the two established Senior Citizen communities, i.e., K. Hovnanian's Four Seasons at Hemet and Maze Stone Village and surrounding habitat of a box canyon. Also, worth of mention is the safety factor of increased fire hazard, flooding, potential defacing and/or destruction of the natural surroundings.

Additionally, in that Reinhardt Canyon is within the City of Hemet's sphere of influence and their vision for this area is covered in the City's General Plan 2030 approved in January 2012. Whereas: it designates this canyon land use as minimum 5 acre dwelling units on the floor of canyon and 10 acre dwelling units on the canyon mountainsides, it seems logical to follow the city's position for future development.

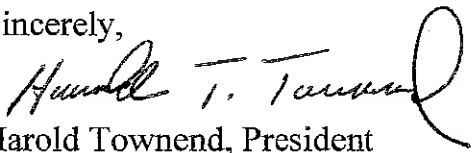
Public Review Comments for Draft EIR #521 & Draft GPA #960

Page Two

As a community we are awaiting the favorable adoption of Draft EIR #521, which references "Key Regions of interest for GPA 960 Western County" listing C8-16 for Reinhart Canyon; which shows the existing land use of LDR (1/2 acre sites) changed to RR (5 acre sites). In addition we await Riverside County approval of GPA #960 which will restore the canyon floor within Reinhardt Canyon to its previous land-use to a minimum 5 acre dwelling unit lots.

We sincerely hope that the content of this letter and its supporting documentation, clearly establishes our position relative to the before mentioned Drafts and the importance of a favorable vote on both EIR #521 as well as GPA #960, to re-establish Reinhardt Canyon as rural land use only, i.e. 5 acre and 10 acre minimum dwelling lot sites.

Sincerely,

A handwritten signature in black ink, appearing to read "Harold T. Townend". The signature is written in a cursive style with a large, looping flourish at the end.

Harold Townend, President

On Behalf of the Board of Directors

K Hovnanian's Four Seasons at Hemet Community Association Inc.

Enclosure:

Petition in Favor of GPA 960 (General Land use Plan)

Kathy Smigun
24515 California Ave #20
Hemet CA 92545

February 4, 2011

Matt Straite, Project Planner
County of Riverside Planning Department
P O Box 1409
Riverside CA 92502-1409

Re: Tract Map 36337

Dear Mr. Straite:

As residents of Maze Stone Village in Reinhardt Canyon, we have been concerned with the previous specific plan application with the City of Hemet and the current Tract Map in the County of Riverside that Reinhardt Canyon Associates, LLC submitted for approvals. This developer continues to make the assumption of having easement rights through Maze Stone Village's private streets. Easement document 451813, recorded December 27, 1989, indicated on TR 36337 does not permit the ingress and egress of others through our private streets. Attached is a copy of this easement document for your review. Since both projects would surround Maze Stone Village, we have been and continue to be very concerned about the following items:

1. Fire Hazard - Even though proposed houses might be built with fire resistant materials, our manufactured homes are not. The increased density in a box canyon raises the fire risk for all of us. California Avenue is the only road in and the only road out, making two sharp 90 degree turns. The canyon itself narrows down to the north of us. The Fire Department uses California Avenue for access and that prevents the ranchers in the canyon and the senior residents of Maze Stone Village from leaving the canyon in the case of an emergency. There is no secondary access road for fire, medical and emergency situations. Additional houses, people and vehicles increase the danger.
2. The Riverside County Fire Hazard Reduction Task Force has recommended that the Riverside County General Plan be updated to limit residential growth that is within or adjacent to high fire hazard areas. Reinhardt Canyon is listed as a high fire hazard area and is closed most years due to high fire danger. Residential growth needs to be limited in the canyon.
3. When the 2003 General Plan was finalized, the land use designation in the front half of the canyon was changed from 5 acre sites to 1/2 acre sites. This change was made at the last minute without any public hearings or public notice to adjacent canyon residents.
4. The canyon has several springs that drew ancient native populations to the area. The project site has many protected areas that are listed in archaeological records and maps. If you note the rock areas on the map that will be leveled by this project, most of them contain artifacts and markings from the past. Continuing on that same line, can you imagine the impact on the health of the seniors in Maze Stone Village and Four Seasons

from the blasting and earth moving for this project? This tract map expects to "cut" 1,645,400 cubic yards of rock/soil and fill 1,832,900 cubic yards of rock/soil. This project will destroy the remnants of life that was left behind by a culture that we do not understand even today.

5. On September 4, 2010, Maze Stone Village was visited by a desert tortoise who wandered into the area around the manager's house. Our previous manager said that he had also seen evidence of a tortoise shell in the fields south of Maze Stone Village. There is an owl that lives in the trees by our clubhouse and many hawks that frequent the area. All these animal residents will be impacted by the density of this tract map.
6. Most of the area of this project is in a flood plain as listed in the County of Riverside WRCOG Flood map. We have extensive runoff that already comes through this area and collects in the basin between Four Seasons and California Avenue where it makes a 90 degree turn. The impermeable surfaces of homes and roads will increase the runoff and decrease the ground penetration of rainfall and runoff from the hillsides. Reinhardt Canyon is also shown as a groundwater source for the City of Hemet and this will be impacted.
7. We have been actively attending meetings of the General Plan Advisory Committees for the City of Hemet and the County of Riverside. Both committees have been supportive of the efforts to return the land use on the canyon floor to 5-acres per dwelling unit in the Rural Residential in the Rural Foundation Component. The ranchers, residents of Maze Stone Village and the residents of Four Seasons are united and present a solid front on this issue. Please advise when there is an opportunity for us to express our concerns at any public meetings and we will show up en masse and overfill any room.

Thank you for reviewing our concerns.

Sincerely,



Kathy Smigun

Phone: 951/327-5205

Email: ksmigun@smigun.com

451813

RECORDING REQUESTED BY
TICOR TITLE INSURANCE

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Long Beach Equities
2038 Armacost Avenue
West Los Angeles, California 90025
Attention: Jonathan Friedman

RECORDED FOR RECORD
AT 8:50 O'CLOCK A.M.
AS REQUESTED BY
TICOR TITLE INSURANCE CO.

DEC 27 1989

Recorder
Riverside County, California

William J. ...
Recorder

(Above Space for Recorder's Use Only)

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Easement Agreement") is made as of the 29th day of August, 1989, by and between LONG BEACH EQUITIES, INC., a California corporation ("Grantor") and VALLE DEL SOL ESTATES, INC., a California corporation ("Grantee").

RECITALS:

A. Grantor is the owner of the real property located in the County of Riverside, California, and consisting of approximately 54 acres (the "Encumbered Property"), as more particularly described on Exhibit "A" attached hereto and made a part hereof.

B. Grantor recently conveyed to Grantee the real property immediately adjacent to the Encumbered Property, and consisting of approximately 21.34 acres (the "Benefitted Property"), as more particularly described on Exhibit "B" attached hereto and made a part hereof, together with the improvements located thereon consisting of a sixty-two (62) space mobile home park referred to as "Maze Stone Village".

C. There currently exists a paved roadway (the "Roadway") over the Encumbered Property leading to and from California Street to and from the Benefitted Property, and which is currently being used for the benefit of Maze Stone Village.

D. There currently exists a utility transformer on the Encumbered Property which is being used for the benefit of Maze Stone Village (the "Transformer").

E. Grantor conveyed the Benefitted Property to Grantee with the understanding that the Roadway and the Transformer would continue to be used for the benefit of the Benefitted Property.

6/28/89 4:55am
DocID: 12510124

C-510449 J

CAT. NO. NN0072
TO 1948 CA (B-84)
(Corporation)

TICOR TITLE INSURANCE

451813

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On December 1, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Jonathan Friedman personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President, and _____

_____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Assistant Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature [Signature]



(This area for official notarial seal)

CAT. NO. NN0073
TO 1948 CA (B-84)
(Corporation)

TICOR TITLE INSURANCE

STATE OF CALIFORNIA
COUNTY OF Riverside } SS.

On December 6, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared [Signature] personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the [Signature] President, and [Signature]

_____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the _____ Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature [Signature]



(This area for official notarial seal)

STAPLE HERE

STAPLE HERE

451813

EXHIBIT "B"

LEGAL DESCRIPTION OF BENEFITED PROPERTY

Parcel 1 of Parcel Map Number 22771 in the County of
Riverside, California, all as recorded on November 28, 1989, in
Book 160, Pages 43-44 of Maps.

11/20/88 1:18pm steve
2072(0005)-218-01 1/2

6

Thence North $89^{\circ}40'31''$ West a distance of 30.00 feet to a point on the Westerly right-of-way line of said California Avenue, said point being a point on curve and the True Point of Beginning;

Thence Northwesterly along a curve to the left whose center bears South $48^{\circ}03'01''$ West, having a central angle of $42^{\circ}07'57''$, a radius of 100.00 feet, a distance of 73.54 feet measured along the arc to a point of compound reverse curve;

Thence Northwesterly along a curve to the right having a central angle of $20^{\circ}10'27''$ a radius of 145.00 feet a distance of 51.03 feet measured along the arc to a point of tangent;

Thence North $63^{\circ}54'29''$ West a distance of 140.07 feet;

Thence South $26^{\circ}05'31''$ West a distance of 30.00 feet;

Thence North $63^{\circ}54'29''$ West a distance of 30.00 feet;

Thence North $26^{\circ}05'31''$ East a distance of 30.00 feet;

Thence North $63^{\circ}54'29''$ West a distance of 312.06 feet;

Thence North $7^{\circ}28'12''$ East along said East line a distance of 63.31 feet;

Thence South $63^{\circ}54'29''$ East a distance of 502.34 feet to the beginning of a curve;

Thence Northeasterly along a curve to the left having a central angle of $61^{\circ}53'43''$, a radius of 95.00 feet, a distance of 91.82 feet measured along the arc to a point on the Westerly Right-of-Way line of said California Avenue (60'wide);

EXHIBIT "D"

451813

LEGAL DESCRIPTION - 20-FOOT PUBLIC UTILITY EASEMENT

A 20-foot wide public utility easement lying within the Southeast quarter of Section 2, Township 5 South, Range 2 West, San Bernardino Base and Meridian, being a portion of that certain parcel of land described in a Deed recorded May 7, 1987 as Instrument No. 128708 Official Records of Riverside County, California, described as follows:

Commencing at the northeast corner of said Section 2 (The basis of bearings is the North line of the Northeast quarter of said Section 2, being considered to bear North 89°45'04" West):

Thence South 29°49'45" West a distance of 3,751.27 feet to the most westerly corner on the South line of a 60-foot wide access and public utility easement recorded December 30, 1988 as Instrument No. 387184 of the Official Records of said County, said corner being the True Point of Beginning;

Thence South 63°54'29" East along the South line of said 60-foot wide easement, a distance of 21.10 feet;

Thence South 7°28'12" West a distance of 120.18 feet;

Thence South 82°31'48" East a distance of 15.00 feet;

Thence South 7°28'12" West a distance of 20.00 feet;

Thence North 82°31'48" West a distance of 35.00 feet;

Thence North 7°28'12" East a distance of 146.92 feet to the True Point of Beginning.

Containing a calculated area of 3,171 square feet, or 0.073 acres, more or less.



REINHARDT CANYON - RIVERSIDE COUNTY - HEMET CA
IN THE CITY OF HEMET SPHERE OF INFLUENCE

August 30, 2011

Attn: Matt Straite, Principal Planner
County of Riverside
P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



Re: Reinhardt Canyon: Tract Map 36337

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. This letter is intended to follow up on the July 7, 2011 field visit to the proposed road alignment and the existing outcropping within the right of way. We understand that at this point there is no requirement for SB18 consultation. Therefore, we have initiated a series of meetings with representatives from project developer. To this point the meetings have been very positive and we feel that there will be no problem with developing effective mitigation measures for cultural preservation on this project. A formal agreement for treatment and disposition that also details tribal monitoring has been successfully executed with the developer.

The Soboba Band formally requests to be included in any additional environmental review. We also request to be provided updates on any changes to the project as soon as they occur.

The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location lies within the boundary of a known village site and is a shared use area that was used in ongoing trade between the Luiseno and Cahuilla tribes. Therefore it is regarded as highly sensitive to the people of Soboba.

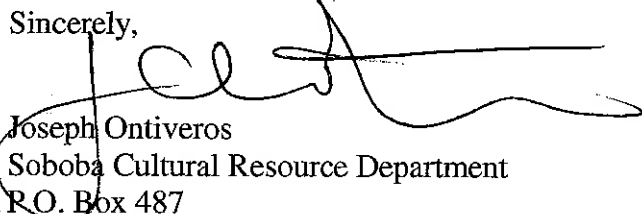
It has come to our attention that in the past there have been disputes on whether this area is traditionally Cahuilla or Luiseno. Based on the traditional knowledge of tribal elders, oral histories, and the ethnographic notes compiled by C. Hart Merriam we have come to the conclusion that this is a shared use area between both Cahuilla and Luiseno tribes. Attached you will find an excerpt from the C. Hart Merriam notes that identifies this project location to be directly associates with the Soboba Band.

There are some Cahuilla territorial maps that were drafted by Lowell Bean and Katherine Siva Sauvel documenting Cahuilla villages east of the San Jacinto Mountains. However, these maps are incomplete and fail to show that there are additional known Cahuilla villages located west of the San Jacinto Mountains that were not documented. Some of these villages include *Yu'yul'pah* (Domenigoni Valley/Diamond Valley Lake) and *Hem'ish* (Hemet). *Hem'ish*, meaning hip, this being the place where according to Cahuilla oral history, *Kúnvaxmal* laid down on his side and left the impression of his hip.

The Soboba Band will continue to work with the County of Riverside and the developer for Reinhardt Canyon in order to develop effective measures to preserve any and all cultural resources located within the project area. If requested, the Soboba Band will provide a copy of the current treatment and disposition agreement to the county. We feel that this agreement thoroughly addresses adequate treatment for known resources and unanticipated finds. The agreement should also satisfy any future conditions for cultural resource preservation imposed by the County of Riverside.

As a conclusion, we are requesting a face-to-face meeting between the County of Riverside and the Soboba Cultural Resource Department. Please feel free to contact me by email or phone in order to make arrangements.

Sincerely,



Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cc: Leslie Mouriquand, County of Riverside Archaeologist

The So-ba-hah are a small tribe, now practically confined
 to San Jacinto Reservation. Their original territory is much
 more extensive than generally known. Chief Ingo of the
Cahuilla tells us that it reached westerly from San Jacinto
 Peak and the crest of the higher part of the range west of
 Palo Canyon, to San Jacinto Valley, ^{to a point just northwesterly} and then Hot Springs, on the
 northwest, ^(as shown) and to include Domnigoni Valley, ~~on the southwest~~.
 The northeastern corner of their territory appears to have
 been the summit of San Jacinto Peak, or a point on the west
 side near summit, whence the eastern boundary followed the
 crest of the range southerly to a point about east of Hemish,
 now Hemet Reservoir, where they met the Pav-ya-yam Cahuilla.
 West of Hemet Reservoir, they are separated from the Luisiana
 by a tongue of the Cahuilla which follows the canyon of
 Kautate Creek northwesterly for its entire length, a distance
 of about 15 miles. Diamond Valley, a few miles farther west,
 lies wholly in So-ba-hah territory, as does also Domnigoni
 Valley.

Maze Stone Village, Inc.

24515 California Ave.
Hemet, California 92545-2284
Phone: 951/926-4742 Fax: 951/926-9750

April 4, 2011

Mike Naggar
Mike Naggar & Associates
445 S D Street
Perris CA 92570

Re: Offer to Meet with the Maze Stone Village, Inc. Board

Dear Mr. Naggar:

Thank you for your recent e-mail dated March 31, 2011, suggesting a meeting.

Residents in Maze Stone Village have been actively attending the General Plan Advisory Committee Meetings held by the City of Hemet and the County of Riverside. We are supporting the return of Reinhardt Canyon to the maximum allowed density of one dwelling unit per 5 acres on the canyon floor and one dwelling unit per 10 acres on the sloped mountainsides. Both General Plan Amendment Committees have recommended the return of land use in the canyon to the density that existed before the last minute switch in the 2003 General Plan. When the land use was changed at that time, no notice or hearing was given to adjoining property owners.

When a tract map or specific plan has been submitted to the County of Riverside or the City of Hemet that meets the general plan update recommendations, we will meet with you to discuss the project.

Sincerely,



Kathy Smigun

cc: ✓ Matt Strait, Principal Planner, County of Riverside, P O Box 1409, Riverside CA 92502
Jeff Stone, 3rd District Supervisor, County of Riverside, P O Box 1486, Riverside CA 92502
John Petty, Planning Commissioner, County of Riverside, P O Box 1409, Riverside CA 92502

**Concerned Citizens of Parry Drive
Heartland Development
Hemet, California**

We the, those concerned citizens who reside on Parry Drive in the city of Hemet, in the development know as "Heartland" would like the following noted for the record;

The developer of the Canyon Trails project, Mike Naggar, has met with us on a number of occasions to discuss his project and to address our concerns as to how the project may affect our neighborhood, particularly since the southern portion of Canyon Trails will be adjacent the Heartland development.

We raised concerns over, noise and lighting and preserving our current views. As a measure to address our concerns the Canyon Trails developer has agreed to place in their Specific Plan document the following language;

Lighting:

- Outdoor light fixtures shall be installed and maintained so as to direct light only onto the property on which the light source is located. All outdoor lighting fixtures shall have diffusing lenses and/or appropriate shielding so the light source is not directly visible from the public right-of-way or abutting residential properties.**
- Residential areas shall prohibit the use of mercury vapor utility yard lights or other light fixtures with high intensity discharge lamps or bulbs, which are not designed to limit or control where light is directed and/or which do not shield the light source from direct view from neighboring residential properties or public right-of-ways.**
- No outdoor lighting fixtures for a single family home or in any single family residential areas shall be mounted more than fourteen feet (14') above adjacent grade on any wall or structure. When used to illuminate a second story entry way, balcony or outside stairway, the fixtures shall not be higher than eight feet (8') above the floor of the second story.**

Buffer:

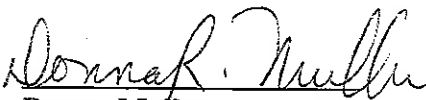
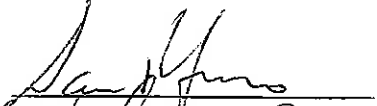

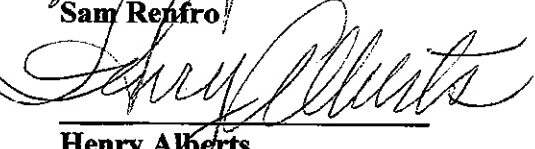

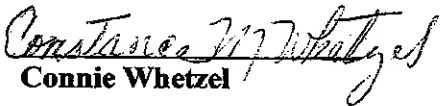

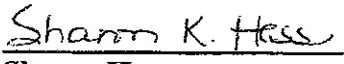
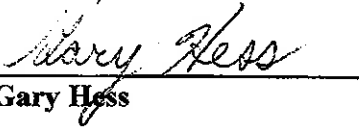
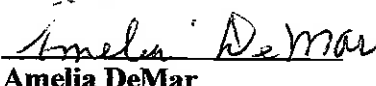
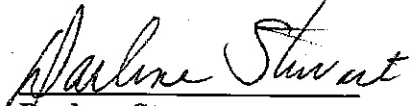

- Per on-going discussions with area residents the Canyon Trails project will**

provide a buffer that may include but not be limited to additional landscaping, earthen berms, trails, walls/fences, increased setbacks to residences, or other type of buffer to soften the boundary and minimize the impacts of the proposed project and the existing residents along (PA's 8, 9, 11 & 12) at the southern project boundary. (Exact type and size of the buffer will be determined at the tract map stage.)

At this time, this language is sufficient for us. However, we respectfully request that when Tract Maps are prepared, to the extent possible, that the above guidelines be taken into account.

We appreciate Mr. Naggar and his team taking their time to meet with us and address our concerns. Based on the above, we the undersigned neighbors of Parry Drive, support the project.

Dated this 23th Day of February, 2007

8190 Parry Dr.	 Donna Muller	 Sam Renfro
8208 Parry Dr.	 Reva Alberts	 Henry Alberts
8226 Parry Dr.	 Alla Cline	
8262 Parry Dr.	 Connie Whetzel	 Douglas Whetzel
8280 Parry Dr.	 Sharon Hess	 Gary Hess
8316 Parry Dr.	 Amelia DeMar	
8334 Parry Dr.	 Darlene Stewart	 Karl Stewart

MAZE STONE VILLAGE, INC.

**24515 CALIFORNIA AVE.
HEMET, CALIFORNIA 92545-2284
PHONE: 951.926.4742 FAX: 951.926.9750
E-MAIL: MAZESTONEVILLAGE@YAHOO.COM**

August 14, 2006

Dear Mayor C. Robin Reeser Lowe and Council Members,

We represent Maze Stone Village, located at 24515 California Ave. just north of Tres Cerritos in the County of Riverside. We are not yet part of the City of Hemet, but hope to be soon. That is the purpose of this letter.

For about a year and half we have been working closely with Mike Naggar, The McRae Group and United Engineering Group (The Naggar Group) on their Canyon Trails Specific Plan which will be adjacent to our community. When we first heard about this development we were concerned with the high density, traffic, emergency response, and how it would impact our quality of life. During this time, Mike Naggar and his group have conducted many meetings with our Development Committee and hosted two meetings where our entire membership was invited. As a result of these meetings the Naggar Group has modified their plan, taken into account our concerns and has communicated with us every step of the way as to how the process works and the timeline involved.

The Naggar Group has entered into a Memorandum of Understanding with our community, ensuring us that our issues of concern will be addressed. As a result of this MOU a vote was taken by our membership and passed, supporting annexation into the city of Hemet. We are looking forward to the benefits of belonging to the city of Hemet. We understand that the annexation vote will occur after the approval of the pending specific plan and Environmental Impact Report. The Naggar Group has placed their trust in us, in that even with a city of Hemet project approval, an annexation vote must occur, and that without the support of our community for annexation, a project approval would be meaningless. We value this trust and relationship we have forged.

We are continuing to work with the Naggar Group in crafting elements of the project and Specific Plan. We believe that the Naggar Group has kept their promises, communicated with us honestly, and has shown a real desire to design their project with the concerns of our community in mind.

Sincerely,



Steve Bovee
Chairman of the Development Committee
Maze Stone Village

Cc: City of Hemet Planning Commission
Rich Masyczek, Planning Director
Mike Naggar, Mike Naggar & Associates
Jeff Anderson, United Engineering Group
Ron McRae, The McRae Group of Companies
Kelly Alhadef-Black, Alhadef and Solar

MAZE STONE VILLAGE, INC.

24515 CALIFORNIA AVE.
HEMET, CALIFORNIA 92545-2284
PHONE: 951.926.4742 FAX: 951.926.9750
E-MAIL: MAZESTONEVILLAGE@YAHOO.COM

February 27, 2008

To: Reinhardt Canyon Associates LLC / City of Hemet Planning Commission
From: Maze Stone Village Inc.
Sub: Summary of Members' Approval

Maze Stone Village Inc. has been negotiating with the McRae Group to scope the best possible Specific Plan for the Reinhardt Canyon area. To provide direction for the Board of Directors and our Development Committee, Maze Stone Village has had two (2) ballot measures. These ballot measures were used to guide the Corporation during the negotiating process, and to insure that we reflect the membership wishes during the negotiation. The following is the result of those ballot measures:

Total: Membership 61

Date: August 15, 2005, Support of Annexation


**Ballot Results: Total votes 50, 41 Yes 5 No 4 Invalid
82% Approval**

Date: October 24, 2006, Support of Canyon Trails Development

**Ballot Results: Total votes 42, 34 Yes 7 No 1 Abstain
81% Approval**

This information is provided to give guidance's to the City of Hemet, Council Members and Planning Commission, so they can make the best decision for Maze Stone Village and other residents of Reinhardt Canyon.

Sincerely;



Jim Gannon
President



Steve Bovee
Development Committee Chairman

Kathy Smigun
24515 California Ave #20
Hemet CA 92545

February 4, 2011

Matt Straite, Project Planner
County of Riverside Planning Department
P O Box 1409
Riverside CA 92502-1409

Re: Tract Map 36337

Dear Mr. Straite:

As residents of Maze Stone Village in Reinhardt Canyon, we have been concerned with the previous specific plan application with the City of Hemet and the current Tract Map in the County of Riverside that Reinhardt Canyon Associates, LLC submitted for approvals. This developer continues to make the assumption of having easement rights through Maze Stone Village's private streets. Easement document 451813, recorded December 27, 1989, indicated on TR 36337 does not permit the ingress and egress of others through our private streets. Attached is a copy of this easement document for your review. Since both projects would surround Maze Stone Village, we have been and continue to be very concerned about the following items:

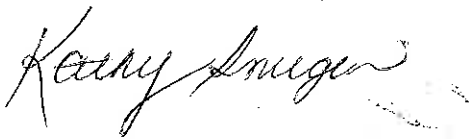
1. Fire Hazard - Even though proposed houses might be built with fire resistant materials, our manufactured homes are not. The increased density in a box canyon raises the fire risk for all of us. California Avenue is the only road in and the only road out, making two sharp 90 degree turns. The canyon itself narrows down to the north of us. The Fire Department uses California Avenue for access and that prevents the ranchers in the canyon and the senior residents of Maze Stone Village from leaving the canyon in the case of an emergency. There is no secondary access road for fire, medical and emergency situations. Additional houses, people and vehicles increase the danger.
2. The Riverside County Fire Hazard Reduction Task Force has recommended that the Riverside County General Plan be updated to limit residential growth that is within or adjacent to high fire hazard areas. Reinhardt Canyon is listed as a high fire hazard area and is closed most years due to high fire danger. Residential growth needs to be limited in the canyon.
3. When the 2003 General Plan was finalized, the land use designation in the front half of the canyon was changed from 5 acre sites to 1/2 acre sites. This change was made at the last minute without any public hearings or public notice to adjacent canyon residents.
4. The canyon has several springs that drew ancient native populations to the area. The project site has many protected areas that are listed in archaeological records and maps. If you note the rock areas on the map that will be leveled by this project, most of them contain artifacts and markings from the past. Continuing on that same line, can you imagine the impact on the health of the seniors in Maze Stone Village and Four Seasons

from the blasting and earth moving for this project? This tract map expects to "cut" 1,645,400 cubic yards of rock/soil and fill 1,832,900 cubic yards of rock/soil. This project will destroy the remnants of life that was left behind by a culture that we do not understand even today.

5. On September 4, 2010, Maze Stone Village was visited by a desert tortoise who wandered into the area around the manager's house. Our previous manager said that he had also seen evidence of a tortoise shell in the fields south of Maze Stone Village. There is an owl that lives in the trees by our clubhouse and many hawks that frequent the area. All these animal residents will be impacted by the density of this tract map.
6. Most of the area of this project is in a flood plain as listed in the County of Riverside WRCOG Flood map. We have extensive runoff that already comes through this area and collects in the basin between Four Seasons and California Avenue where it makes a 90 degree turn. The impermeable surfaces of homes and roads will increase the runoff and decrease the ground penetration of rainfall and runoff from the hillsides. Reinhardt Canyon is also shown as a groundwater source for the City of Hemet and this will be impacted.
7. We have been actively attending meetings of the General Plan Advisory Committees for the City of Hemet and the County of Riverside. Both committees have been supportive of the efforts to return the land use on the canyon floor to 5-acres per dwelling unit in the Rural Residential in the Rural Foundation Component. The ranchers, residents of Maze Stone Village and the residents of Four Seasons are united and present a solid front on this issue. Please advise when there is an opportunity for us to express our concerns at any public meetings and we will show up en masse and overfill any room.

Thank you for reviewing our concerns.

Sincerely,



Kathy Smigun

Phone: 951/327-5205

Email: ksmigun@smigun.com

Mr. & Mrs. Michael C. Eckert Jr.

7692 Dutra Drive
Hemet, CA. 92545
805 405 2809-Cell
951 926 9909
eckert1785@gmail.com

July 12, 2011

Dear Sir,

This letter is sent regarding Reinhardt Canyon project. Our concerns are listed as follows:

FOUR SEASONS RESIDENCE:

Tract Map 36337 was filed on December 01, 2010 by Reinhardt Canyon Associates LLC requesting 330 homes with minimum ½ acre lots.

- Tract Map 36337 was revised in April 2011 requesting 340 homes, clustered on the canyon floor with minimum 10,000 sq. ft. lots (no longer ½ acre) creating a higher density.
- At a Four Seasons Board Meeting with homeowners in an open forum on July 16, 2009, Jeff Stone stated he was committed to the 5 acre minimum parcels in Reinhardt Canyon and indicated he would not allow any higher density.
- Riverside County General Plan Amendment 960 proposes 5 acre minimum lots on the canyon floor and 10 acre minimum lots on the hillsides. This amendment should be approved by the Board of Supervisors by the end of the year.
- City of Hemet General Plan Proposal also recommends the 5 acre minimum lots on the canyon floor and 10 acre minimum lots on the hillside.
- The City of Hemet has the same concerns we have about the project as expressed in a letter sent to the Riverside County Planning Department, dated April 25, 2011.
- Matt Straite, Planning Director in charge of TR 36337, stated on December 27, 2010 that "This is a race to the finish line to get project approval prior to GPA 960 being adopted."
- Reinhardt Canyon is a high wildfire danger area and is closed by the County Fire Department each year in the summer.
- The Riverside County Fire Chief has always insisted there must be

two access routes in and out of Reinhardt Canyon.

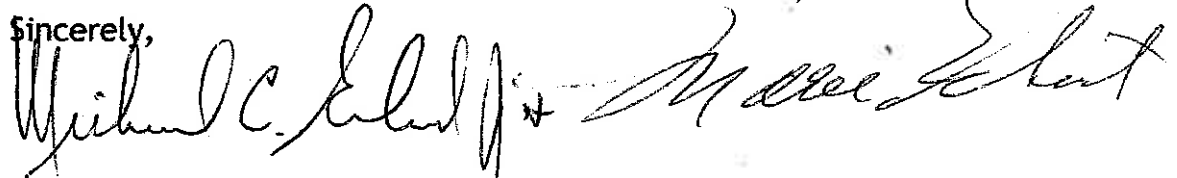
- The Developer has proposed one of these access routes be through the private streets of Four Seasons.
- The HOA Board of Directors has indicated the Four Season's streets do not provide for any ingress and egress of others.
- It will be difficult enough to evacuate Four Season's residents in an emergency without adding 400+ vehicles and horse trailers from Reinhardt Canyon.
- The air quality in the region will be negatively impacted.
- The County and the City of Hemet have consistently rejected large developments in the Canyon. In 1986 the County rejected a proposal for 600 homes. In 2008 the City of Hemet rejected a proposal of 665 homes. The only approved project was for sixty three sites with a minimum of 2 ½ acres per site that was approved in 1995 and lapsed in 2004 because they were not built.
- The City of Hemet has significant concerns about this project since they will be the ones supplying services such as police, fire and emergency vehicles.
- California Avenue will not be able to handle the anticipated 3000+ daily car trips added to the road. Even if the developer is required to improve the portion along his property line, the other side will require public funds to widen because this side has already been developed.
- Increased run off will impact drainage in and around Four Seasons. The developer proposed to use the Four Seasons Channel and the golf course, which may not be able to handle the excess run off. The entire project is in a 100 year flood plain. Hard surfaces from housing and roads will increase the flooding problem for those downstream such as Maze Stone Village and Four Seasons.
- The Canyon has two prehistoric archaeological sites, the Hemet Maze Stone and the Medicine Cave Site. This would indicate there are other significant archaeological sites that would be negatively impacted by this project. Sites around Maze Stone Village and farther north on the property have significant artifacts that have been documented by archaeologists.
- The Canyon has important biological areas such as the Southern Cottonwood-Willow Riparian Forest, Riversidean Sage Scrub, etc. These areas would be negatively impacted by this project.

We are very concerned about this project and want to make sure the builder does not get the approval for numerous homes. Please understand we as homeowners in Four Season's care about our homes

and the area.

Thanking you in advance.

Sincerely,

A handwritten signature in black ink, consisting of two names: "Michael C. Eckert Jr." and "Marie Eckert". The signature is written in a cursive style with a large, decorative flourish at the end of the second name.

Michael C. Eckert Jr. and Marie Eckert
951 926 9909 phone

From: Chris Schantz [dickchris1984@hotmail.com]

Sent: Sunday, July 24, 2011 4:13 PM

To: Straite, Matt

Subject: TRACT MAP 36337

Attachments: ATT00001

Categories: Blue Category

We are extremely concerned and fearful of any progress toward approvals on TRACT MAP 36337.

We have been Riverside County tax payers since 1976. We moved to Maze Stone Village three years ago feeling secure to be out of noisy heavy traffic, high density housing and able to enjoy the peace and beauty of Reinhardt Canyon. Now we are faced with fighting the approval of Tract map 36337 destroying Reinhardt Canyon and putting existing residents in extreme danger due to high wildfire and flood threats. This is a box canyon subject to fires with limited access to an escape route on a two lane road that would be jammed with traffic. How would you like to be faced with that for you and your family. Our street already becomes a river from rain run off moving down the canyon, more cement and buildings will just make the flood risk worse. On top of the dangers, all this condensed building and traffic will destroy our archaeological sites, biological areas, wild life, destroy our clean air, nice breezes, peace of mind and quiet beauty. There is plenty of open land elsewhere to ruin with more building, this canyon is not the place for this.

We know developers only care about how much money they can make but we are concerned about the impact this will have on our lives, our neighbors and our homes. Please think about how you would feel being faced with this in your future. Thank you.

Richard & Christine Schantz

Maze Stone Village

24515 California Ave. #10

Hemet, CA 92545



March 10, 2011

Matt Strait
Riverside County Planning
4080 Lemon Street
Riverside, CA 92501

RE: **February 14, 2011 Letter from Four Seasons HOA Regards Tract Map 36337**

Dear Mr. Straite,

I am in receipt of the above referenced letter sent to you by the Four Seasons Home Owners Association (HOA).

First, I must state that it continues to be my desire to meet with the HOA. However, as mentioned in their letter to you, they have expressed their desire not to meet. I will continue my efforts to meet with them and will make myself available accordingly.

They raise quite a few issues in their letter to you which I am afraid are inaccurate or half true. However, their letter does provide an excellent opportunity to outline various issues and in that regard I am glad they wrote it.

I will attempt to address their letter point by point in simplest and clearest manner possible.



Their Letter States

There is NO secondary access, (ingress or egress) fire or otherwise, permitted through the private community of K. Hovnanian's Four Seasons at Hemet, for anyone other than the residents, their registered guests and/or those public service entities with easements previously recorded on our Tract Map No. 28286-10. For ease of reference we have attached a copy labeled **Exhibit "A"**.

Our Response

This is simply not true. The Heartland Village Specific Plan (originally approved by Riverside County and adopted by the City of Hemet) had multiple clear indications of access to and from the Reinhardt Canyon Property.

Chapter III, page 28, under the heading of Emergency Access the Specific Plan reads;

*"An Emergency Access Plan has been created to provide emergency access at two locations; first along Heartland Village northern property line, which provides an additional point of emergency access to the Reinhardt Canyon area; and second, from a cul de sac in Planning Area No.9 along California Avenue connecting to the projects secondary entrance road at Devonshire Avenue. The plan was developed for the use and management of a disaster affecting the community of Heartland Village and the Reinhardt Canyon area to the north." **(Attachment 1.)***

"Exhibit 4, Specific Land Use Plan" and "Exhibit 8, Master Phasing Plan" of the Specific Plan clearly show an access at the northern boundary continuing to the north for the benefit of the Reinhardt Canyon Area. **(Attachments 2 and 3).**

"Exhibit 12, Circulation Plan" of the Specific Plan clearly identifies the access point along the northern edge of the Heartland Property for the Reinhardt Canyon area as "Emergency Vehicle Access". **(Attachment 4). Vesting Tentative Tract Map 28286 and TTM extension;**



The Conditions of Approval for VTM 28286, condition number 39 reads; *"Prior to or concurrently with the Final Map(s) for the development area nearest the Reinhardt Canyon residents, a secondary emergency access for Reinhardt Canyon residents shall be provided through a minimum 32-foot wide improved street. The street shall dead-end at the northerly property line and align with Lot B of Tentative Map No. 26973 for purposes of providing emergency access for residents in Reinhardt Canyon."* **(Attachment 5)**.

City of Hemet Resolution No. 01-23 (VTM extension) states under section 2 Subdivision Map Act Findings, subsection B;

"The proposed location and type of improvements proposed are consistent with the adopted City of Hemet General Plan and Heartland Village Specific Plan, as amended. This includes the dedication and improvement of adjoining master planned roadways, the required setback and buffering from the property north of the site, secondary emergency access for Reinhardt Canyon residents, and the retention of open space." **(Attachment 6)**. Final Map #28286-10, Recorded October 2004;

Easement B as dedicated over all roads in the Heartland Plan reads; *"Indicates an ingress/egress easement for emergency vehicles dedicated hereon to the City of Hemet."* **(Attachment 7)**.

Their Letter States

This assumption, by the same developer (Reinhardt Canyon Associates, LLC) during 2008, was refuted through public hearings before both the Hemet City Council and its Planning Commission when "annexation" of Reinhardt Canyon was proposed. Resolution 4217 was adopted upon a 5-0 vote of the Hemet City Council for denial of the developer's specific plan for Canyon Trails.

Our Response

The matter was never before the Planning Commission or the City Council in the city of Hemet. These assertions were made in a public comment format by



members of the public, before these bodies. Resolution 4217 changed annexation policies in the city of Hemet and was not an action taken on the specific plan.

Their Letter States

The Weir Avenue gate indicated on Tract Map No. 36337 as lots "M" and "N" of Tract No. 28286-10 is in fact a "locked gate", to be used for the sole purpose of "egress by the residents of K. Hovnanian's Four Seasons at Hemet", in the event of an emergency evacuation "from" this community. Of note, personnel assigned to fire station No. 3 in Hemet, located at Devonshire and Cawston Avenue's have a key to this gate.

Our Response

This is a very strange paragraph as it asserts a right of egress "from" the Four Season's community while at the same time their letter refutes emergency access "to" the Four Seasons community. It assumes emergency access onto Reinhardt LLC land. However it begs the question how is this emergency access to Reinhardt land codified and why would it be unilateral? We would refer to the above and the attached reference documents.

Their Letter States

The Homeowners Association of the K. Hovnanian's Four Seasons at Hemet community would never approve the additional burden of a secondary access route through the private streets of our quiet Senior Community. There are far too many cul-de-sac type streets with twists and turns and dead-ends to risk the safety of our 2000 +- senior residents, to say nothing of the safety of potentially 1500 +- residents, their horses, livestock and transport equipment moving from Reinhardt Canyon.

Our Response



This is an emergency access route only. Through traffic on a daily basis will not occur. Access to this area will only occur in the event of an emergency and even then at the Fire Department's determination. We expect our project to be conditioned to provide reciprocal emergency access onto our property for the Four Season's Community. Also, the HOA wrongly asserts that "horses, livestock and transport equipment" will move through this area. This was never proposed and is not proposed now.

While the HOA states they would "never approve the additional burden of a secondary access" it is important to remember this was a condition placed upon the entitlement of the property as codified in the above referenced attachments. It was never an HOA decision. However, we have grave concerns that the HOA is inserting themselves into this process and standing in opposition to the very documents, conditions and entitlements under which the development they now enjoy were approved.

In conclusion we fully expect to be conditioned by the county of Riverside to provide reciprocal emergency access between our property and the Four Season's community as was intended. It is important to note that had our property been developed at the same time and in like manner as the Four Seasons property our property would most likely contain the same density. In addition, as demonstrated by the Medium Density Residential project know as Maze Stone Village which is in the center of our project area, this area was always foreseen as being low/medium density residential neighborhood entirely consistent with adjacent properties. As proposed our project is much less dense then both the Four Seasons development and the Maze Stone Village development. Further, our project conforms entirely to the County of Riverside General Plan and will preserve and dedicate large amounts of open space that would otherwise not be preserved.

Lastly, obviously and clearly Tract Map number 28286 has built and provided for this access and this emergency access is there today, built now, and ready to function as an emergency access today. The question is further begged that if this is not the access codified in the Specific Plan and Conditions of Approval then where is the referenced access supposed to be?



Sincerely,

A handwritten signature in black ink, appearing to read 'Michael S. Naggar'. The signature is fluid and cursive, written over the printed name.

Michael S. Naggar
Project Manager

Cc: Supervisor Jeff Stone
Planning Commissioner John Petty
Fire Marshall Dan Wagner
District 3 Field Rep Olivia Barns

Attachment 1

- Private Local Streets (Section F-F)

All of the residential neighborhoods within the project are to be served by private local streets. The private local streets will be constructed to a minimum standard which includes a 36-foot improved street section with rolled curbs. Two public utility easements with a minimum width of 5 feet will be provided behind the street rights-of-way. On-street parking will be allowed on both sides of the private local street.

- Public Local Streets (Section I-I)

The non-age-restricted neighborhoods within the project will be served by public local streets. The public local streets will be constructed based upon a two-lane, undivided standard street section which includes a 36-foot improved street within a 46-foot right-of-way.

- Emergency Access

An Emergency Access Plan has been created to provide emergency access at two locations: first, along the Heartland Village northern property line, which provides an additional point of emergency access to the Reinhardt Canyon area; and second, from a cul-de-sac in Planning Area No. 9 along California Avenue connecting to the project's secondary entrance road at Devonshire Avenue. The plan was developed for the use and management of a disaster affecting the community of Heartland Village and the Reinhardt Canyon area to the north. The plan incorporates implementation, an incident management system, HOA responsibilities, communication, preplanning and post-incident responsibilities. The plan is included herein as Technical Appendix 1.

2. Drainage Concept Plan

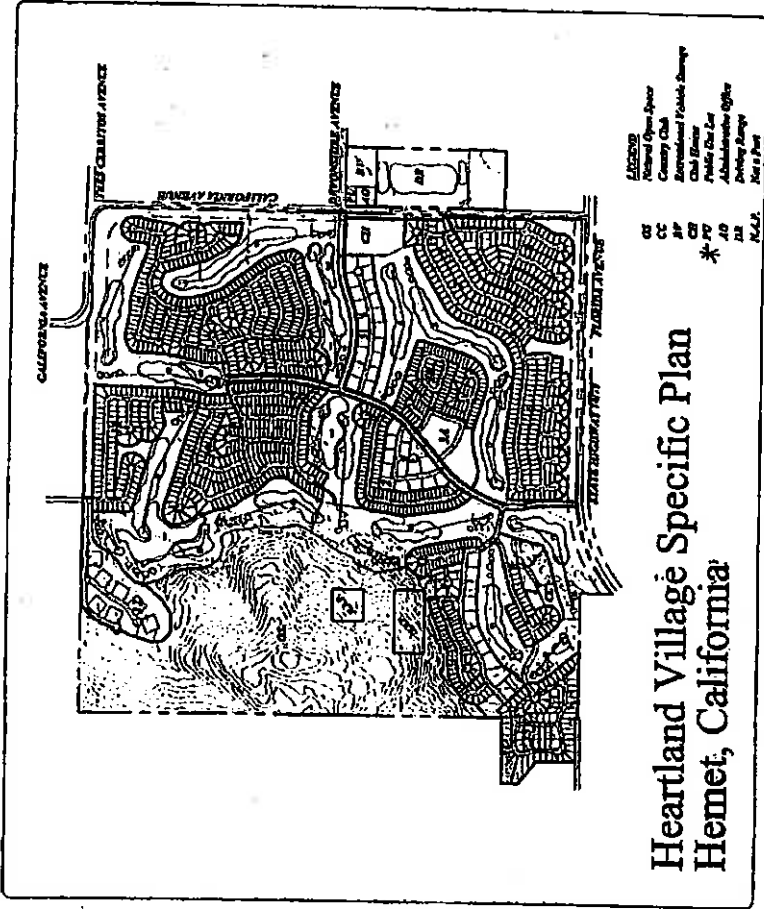
The Heartland Village drainage concept plan (see Exhibit Nos. 13 and 14) has been designed to accept and convey storm flows from off-site tributary drainage areas that traverse the project site and provides for the management of the on-site drainage. The plan has also been designed to mitigate potential flood hazards on-site and to replicate or improve existing drainage conditions downstream of the property. The following discussion is organized based upon each of the two major drainage basins which impact the project.

Original prepared by
 Planning & Design - 1983
 Revised by Heartland 1274 - 11/11/88
 Revised by City 1987 - 05/05/87
 Revised by City 1992 - 03/12/92
 Revised by City 1995 - 01/11/95

Heartland Village
 Specific Plan

Chapter III
 Page 26

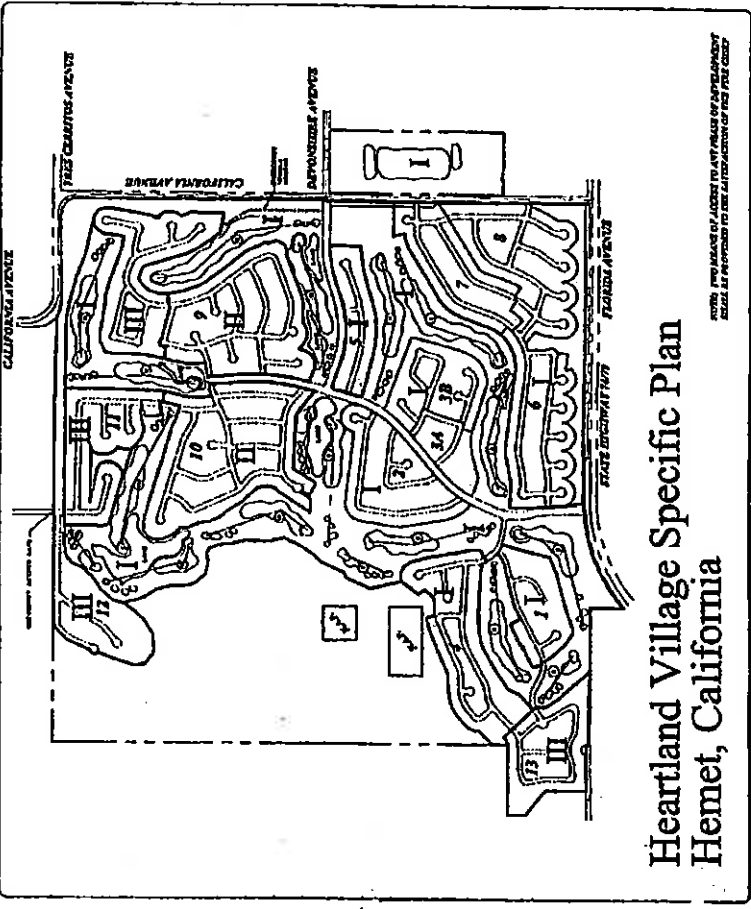
Attachments 2 & 3



Specific Land Use Plan

Block	Area	Use
1	100-109	CC
2	110-119	CC
3	120-129	CC
4	130-139	CC
5	140-149	CC
6	150-159	CC
7	160-169	CC
8	170-179	CC
9	180-189	CC
10	190-199	CC
11	200-209	CC
12	210-219	CC
13	220-229	CC
14	230-239	CC
15	240-249	CC
16	250-259	CC
17	260-269	CC
18	270-279	CC
19	280-289	CC
20	290-299	CC
21	300-309	CC
22	310-319	CC
23	320-329	CC
24	330-339	CC
25	340-349	CC
26	350-359	CC
27	360-369	CC
28	370-379	CC
29	380-389	CC
30	390-399	CC
31	400-409	CC
32	410-419	CC
33	420-429	CC
34	430-439	CC
35	440-449	CC
36	450-459	CC
37	460-469	CC
38	470-479	CC
39	480-489	CC
40	490-499	CC
41	500-509	CC
42	510-519	CC
43	520-529	CC
44	530-539	CC
45	540-549	CC
46	550-559	CC
47	560-569	CC
48	570-579	CC
49	580-589	CC
50	590-599	CC
51	600-609	CC
52	610-619	CC
53	620-629	CC
54	630-639	CC
55	640-649	CC
56	650-659	CC
57	660-669	CC
58	670-679	CC
59	680-689	CC
60	690-699	CC
61	700-709	CC
62	710-719	CC
63	720-729	CC
64	730-739	CC
65	740-749	CC
66	750-759	CC
67	760-769	CC
68	770-779	CC
69	780-789	CC
70	790-799	CC
71	800-809	CC
72	810-819	CC
73	820-829	CC
74	830-839	CC
75	840-849	CC
76	850-859	CC
77	860-869	CC
78	870-879	CC
79	880-889	CC
80	890-899	CC
81	900-909	CC
82	910-919	CC
83	920-929	CC
84	930-939	CC
85	940-949	CC
86	950-959	CC
87	960-969	CC
88	970-979	CC
89	980-989	CC
90	990-999	CC

EXHIBIT No. 4
HEARTLAND VILLAGE



Heartland Village Specific Plan Hemet, California

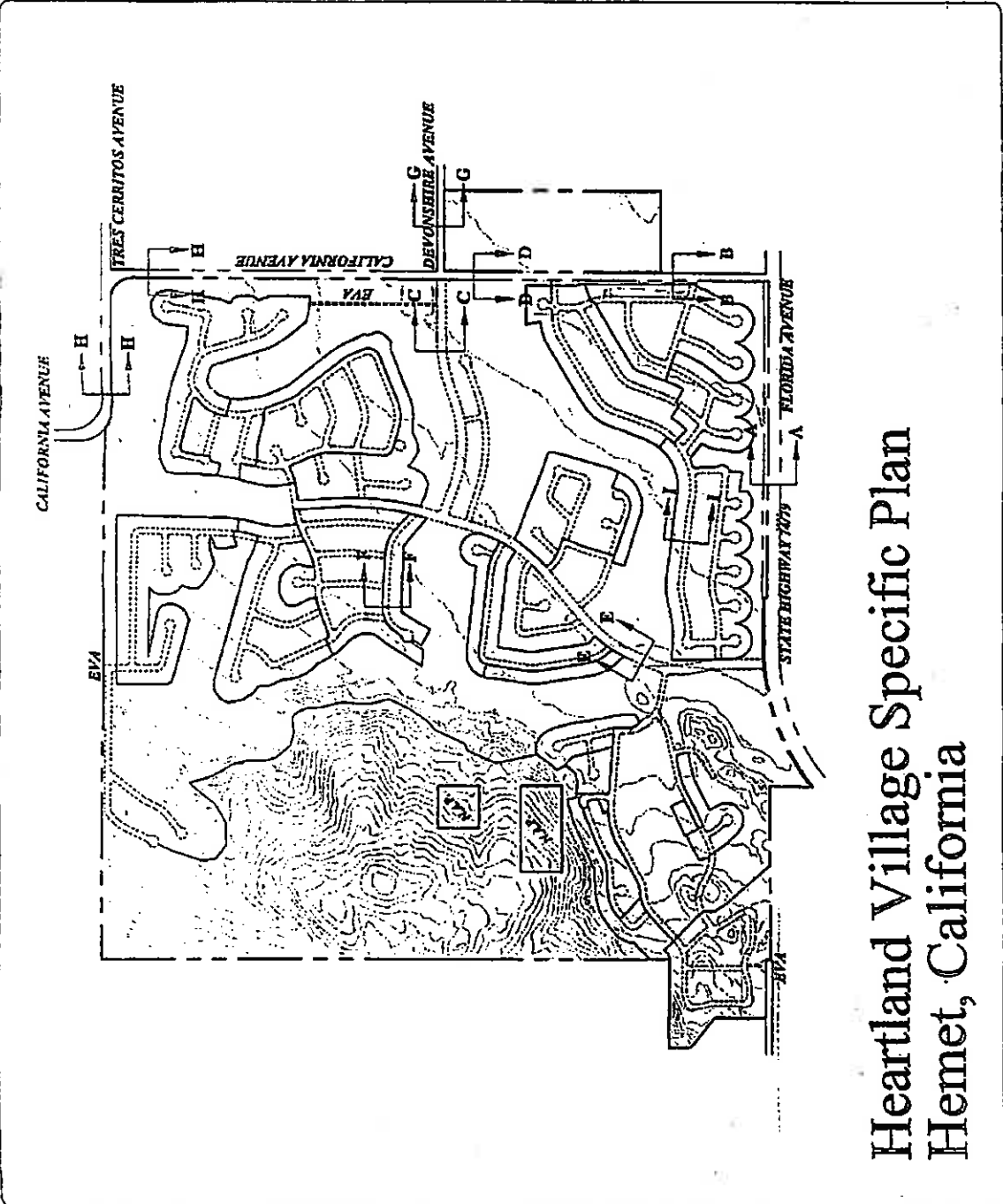
Master Phasing Plan

Phase	Subarea	BLU
I	1	31
	2	166
	3A	48
	3B	169
	4	111
	5	95
	6	178
	7	22
Subtotal		79
		925
II	8	211
	10	232
Subtotal		443
III	9	177
	11	103
	12	34
Subtotal		77
		247
TOTAL		1,375



Exhibit No. 8

Attachment 4



Circulation Plan

- A-A State Highway 74/79
Florida Avenue
- B-B California Avenue (North
of State Highway 74/79)
- C-C Residential Private
Collector Street
- D-D California Avenue (South
of Devonshire Avenue)
- E-E Residential Private
Collector Street
- F-F Private Local Street
- G-G Devonshire Avenue
- H-H California Avenue (East-
West Portion North of Site
and Portion North of
Devonshire Ave.)
- I-I Public Residential Street
- EVA Emergency Vehicle Access

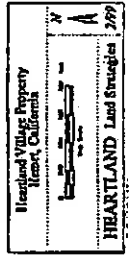


Exhibit No. 12

**Heartland Village Specific Plan
Hemet, California**

Attachment 5

216351
John Brown
10/18/2022

CONDITIONS OF APPROVAL
VTM 28286 - HEARTLAND

37. The mitigation programs contained in the adopted Heartland Village Specific Plan EIR Mitigation Monitoring Program and the entities responsible for their implementation, shall be binding upon this subdivision.
38. Restricted access shall be applied to any residential lots fronting upon the "loop street." Access to residential lots shall only occur through the internal residential streets.
39. Prior to, or concurrently with the Final Map(s) for the development area nearest the Reinhardt Canyon residents, a secondary emergency access for Reinhardt Canyon residents shall be provided through a minimum 32-foot wide improved street. The street shall dead-end at the northerly property line and align with Lot B of Tentative Map No. 26973 for the purposes of providing emergency access for residents in Reinhardt Canyon.
40. Prior to the recordation of any, Final Map Avigation Easements, in a form and content approved by the Planning Director and City Attorney, covering all lots, shall be recorded and granted to the City of Hemet. The granting of Avigation Easements shall be noted on the Final Map. Said Easements shall be from 150-feet above the runway ground level.
41. Prior to the submittal of the revised Vesting Tentative Tract Map, the developer shall resolve the non-compliance with the adopted Specific Plan either through revising the Vesting Tentative Tract Map to comply, or through an amendment to the Specific Plan.
42. Within 75 calendar days of the approval of this Vesting Tentative Tract Map, the developer shall submit five blue line prints of the revised Vesting Tentative Tract Map, incorporating all of the map changes required by these conditions of approval.

For compliance with the following conditions please contact the PUBLIC WORKS AND ENGINEERING Departments:

Street Improvements

43. Florida Avenue Improvements prior to issuance of Building Permits for Phase I (surety will be accepted in-lieu of improvements):

Attachment 6

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SECTION 2: Subdivision Map Act Findings

A. The proposed tentative tract map is consistent with the General Plan.

The subject property is designated Specific Plan on the Hemet General Plan Land Use Map. A Specific Plan has been approved for the site. The type of land use proposed, the type and style of the circulation and drainage systems, the location of the recreation and open space areas are consistent with the adopted Specific Plan. Therefore, the proposed vesting tentative map is in compliance with the adopted Heartland Village Specific Plan, as amended.

B. The proposed tentative tract map is consistent with all zoning standards.

The proposed location and type of improvements proposed are consistent with the adopted Hemet General Plan and Heartland Village Specific Plan, as amended. This includes the dedication and improvement of adjoining master planned roadways, the required setback and buffering from the property north of the site, secondary emergency access for Reinhardt Canyon residents, and the retention of open space. The minimum lot width and depth requirements of the tentative tract map meets the requirements of the zone.

C. The site is physically suitable for the proposed density.

Approximately two-thirds of the site is flat and suitable for development. The proposed development will exist primarily within this flatter portion of the site, although a small portion of the development will be located around the edge, or toe, of the steeper hillside areas. Access to the site is currently available from Florida, California, and Tres Cerritos Avenues

D. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The Specific Plan Amendment adopted by the City of Hemet in January 1996, was accomplished with a full EIR. In order to approve an amendment of this magnitude, the applicant has paid for a consultant to prepare an addendum to the EIR. The addendum examines the effects on traffic, biology, and air quality. The Addendum found that "the revised project would not result in any substantial increase in the extent or severity of impacts, nor would additional mitigation measures be required."

E. The design of the subdivision or type of improvements are not likely to cause serious public health problems, nor will there be any conflicts with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision.

Attachment 7

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

TRACT NO. 28286-10

READ A SUBMITTAL OF ALL OF PARCELS 1 AND 2 OF CITY OF RIVERSIDE'S COMPLIANCE FOR THE ACQUISITION AND DEVELOPMENT OF TRACT NO. 28286-10, 2800 W. BROADWAY, RIVERSIDE, CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.



NOTARY ACKNOWLEDGEMENT:

I, the undersigned, a Notary Public in and for the State of California, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same was presented to me for recording, and that the same has been duly recorded in the office of the County Recorder of Riverside County, California, in accordance with the provisions of the laws of the State of California, and that the same is a true and correct copy of the original instrument as the same was presented to me for recording, and that the same has been duly recorded in the office of the County Recorder of Riverside County, California, in accordance with the provisions of the laws of the State of California.

WITNESSED BY ME AND MY DEPUTY

NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA

Michael A. Decker

My Commission Expires 3/26/2010



SIGNATURE OMISSIONS:

WHEREAS THE SIGNATURES OF THE FOLLOWING PERSONS ARE OMISSIONS FROM THE FOLLOWING INSTRUMENTS:

1. CITY OF RIVERSIDE, ORDER OF AN ORDER FOR THE PURCHASE OF ALL INTEREST AND INTEREST IN 2870 BROADWAY PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 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1000.
2. [Signature Omission]
3. [Signature Omission]

SOILS REPORT:

[Signature Omission]

2004-088592

Biological

SHEET 4 OF 8 SHEETS

IN THE CITY OF HEYET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28286-10

BEING A SUBDIVISION OF ALL OF PARCELS 1 AND 3 OF CITY OF HEYET CERTIFICATE OF GRANT UNDER THE LAND ADJUSTMENT ACT, BEING RECORDED AS TRACT 11, 2004 AS CORRECTED IN 2004-088592, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.



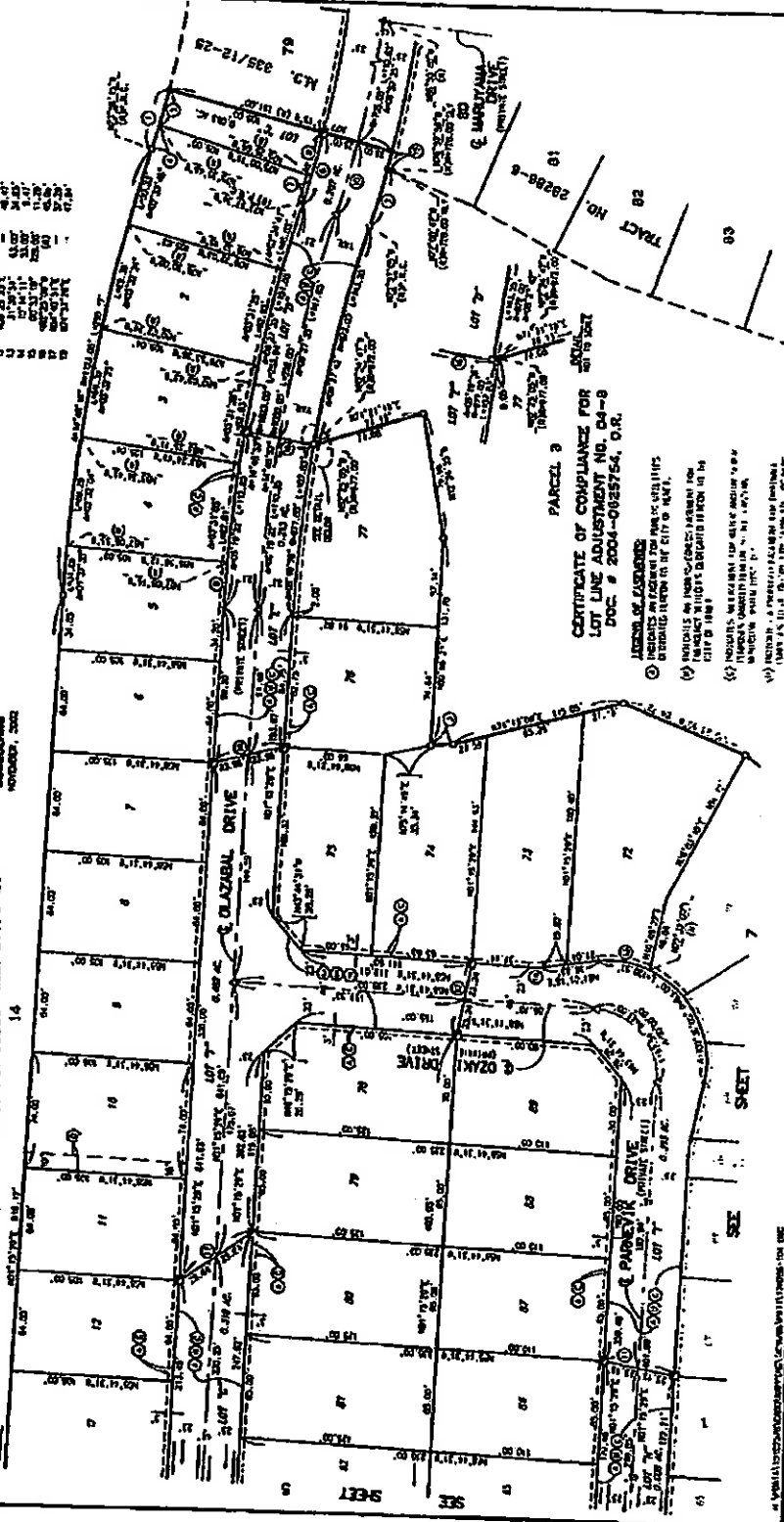
TRACT NO. 300353 M.B. 311/9-25
 14



NOTE:
 SEE SHEET 3 FOR BOUNDARY CORRECTIONS AND SHEET 2 FOR THE
 UNADJUSTED BOUNDARY CORRECTIONS AND SHEET 1 FOR THE UNADJUSTED BOUNDARY CORRECTIONS.

DEED TABLE

DEED NO.	DATE	BOOK	PAGE	REMARKS
1	12/15/04	100	1	ORIGINAL
2	12/15/04	100	2	ORIGINAL
3	12/15/04	100	3	ORIGINAL
4	12/15/04	100	4	ORIGINAL
5	12/15/04	100	5	ORIGINAL
6	12/15/04	100	6	ORIGINAL
7	12/15/04	100	7	ORIGINAL
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9	12/15/04	100	9	ORIGINAL
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24	12/15/04	100	24	ORIGINAL
25	12/15/04	100	25	ORIGINAL
26	12/15/04	100	26	ORIGINAL
27	12/15/04	100	27	ORIGINAL
28	12/15/04	100	28	ORIGINAL
29	12/15/04	100	29	ORIGINAL
30	12/15/04	100	30	ORIGINAL
31	12/15/04	100	31	ORIGINAL
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34	12/15/04	100	34	ORIGINAL
35	12/15/04	100	35	ORIGINAL
36	12/15/04	100	36	ORIGINAL
37	12/15/04	100	37	ORIGINAL
38	12/15/04	100	38	ORIGINAL
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40	12/15/04	100	40	ORIGINAL
41	12/15/04	100	41	ORIGINAL
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43	12/15/04	100	43	ORIGINAL
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45	12/15/04	100	45	ORIGINAL
46	12/15/04	100	46	ORIGINAL
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56	12/15/04	100	56	ORIGINAL
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82	12/15/04	100	82	ORIGINAL
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84	12/15/04	100	84	ORIGINAL
85	12/15/04	100	85	ORIGINAL
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88	12/15/04	100	88	ORIGINAL
89	12/15/04	100	89	ORIGINAL
90	12/15/04	100	90	ORIGINAL
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94	12/15/04	100	94	ORIGINAL
95	12/15/04	100	95	ORIGINAL
96	12/15/04	100	96	ORIGINAL
97	12/15/04	100	97	ORIGINAL
98	12/15/04	100	98	ORIGINAL
99	12/15/04	100	99	ORIGINAL
100	12/15/04	100	100	ORIGINAL



CERTIFICATE OF COMPLIANCE FOR
LOT LINE ADJUSTMENT NO. 04-8
DOC # 2004-0825754, D.R.

- LEGEND OF SYMBOLS:**
- (1) INDICATES THE LOCATION OF THE ORIGINAL SURVEY POINTS
 - (2) INDICATES THE LOCATION OF THE ADJUSTED SURVEY POINTS
 - (3) INDICATES THE LOCATION OF THE ORIGINAL SURVEY POINTS WHICH WERE NOT RECOVERED
 - (4) INDICATES THE LOCATION OF THE ADJUSTED SURVEY POINTS WHICH WERE NOT RECOVERED
 - (5) INDICATES THE LOCATION OF THE ORIGINAL SURVEY POINTS WHICH WERE NOT RECOVERED AND THE ADJUSTED SURVEY POINTS WHICH WERE RECOVERED
 - (6) INDICATES THE LOCATION OF THE ADJUSTED SURVEY POINTS WHICH WERE NOT RECOVERED AND THE ORIGINAL SURVEY POINTS WHICH WERE RECOVERED
 - (7) INDICATES THE LOCATION OF THE ORIGINAL SURVEY POINTS WHICH WERE NOT RECOVERED AND THE ADJUSTED SURVEY POINTS WHICH WERE NOT RECOVERED
 - (8) INDICATES THE LOCATION OF THE ADJUSTED SURVEY POINTS WHICH WERE NOT RECOVERED AND THE ORIGINAL SURVEY POINTS WHICH WERE NOT RECOVERED
 - (9) INDICATES THE LOCATION OF THE ORIGINAL SURVEY POINTS WHICH WERE NOT RECOVERED AND THE ADJUSTED SURVEY POINTS WHICH WERE NOT RECOVERED AND THE ORIGINAL SURVEY POINTS WHICH WERE RECOVERED
 - (10) INDICATES THE LOCATION OF THE ADJUSTED SURVEY POINTS WHICH WERE NOT RECOVERED AND THE ORIGINAL SURVEY POINTS WHICH WERE NOT RECOVERED AND THE ADJUSTED SURVEY POINTS WHICH WERE RECOVERED

4. VERTICAL CURVATURE CORRECTIONS (CROSSHAIR) 11/11/2004 FOR USE

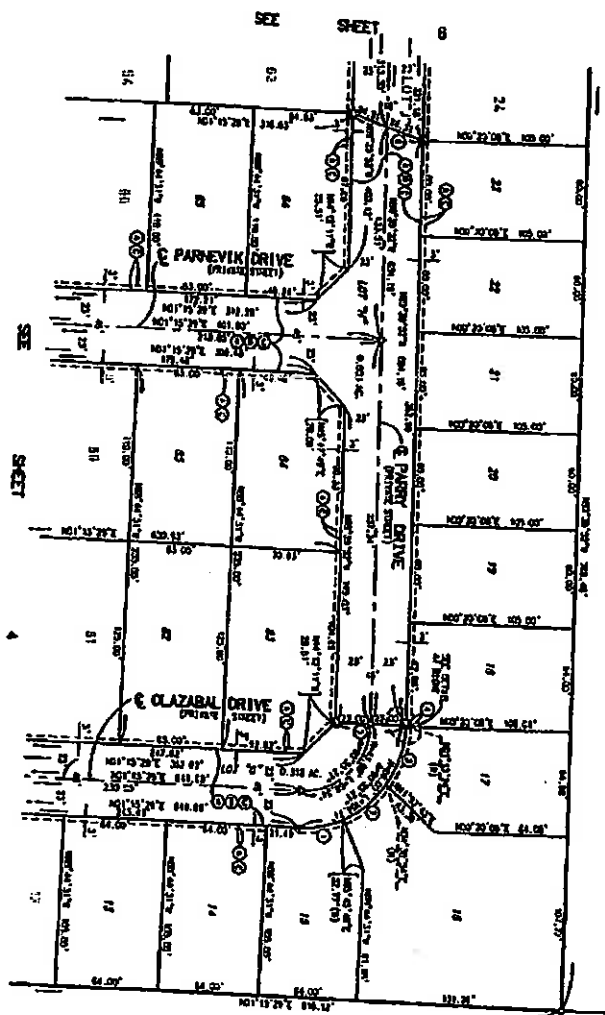
GRAPHIC SCALE
 1" = 20'

IN THE CITY OF HOUSTON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
TRACT NO. 28286-10

SECTION 1, TOWNSHIP 11 N., RANGE 11 E., COUNTY OF RIVERSIDE, CALIFORNIA.
 SHOWING THE LOTS AND BLOCKS OF THE CITY OF HOUSTON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

REF
 RIVERSIDE ENGINEERING & ARCHITECTURE
 HOUSTON, TEXAS

TRACT NO. 30333 M.B. 311/9-25
 LOT 'C'

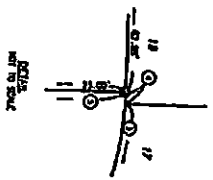


LOT 'H'

TRACT NO. 30333 M.B. 311/9-25
 14

DATA TABLE

NO.	DESCRIPTION	AREA
1	LOT 1	1.25
2	LOT 2	1.25
3	LOT 3	1.25
4	LOT 4	1.25
5	LOT 5	1.25
6	LOT 6	1.25
7	LOT 7	1.25
8	LOT 8	1.25
9	LOT 9	1.25
10	LOT 10	1.25
11	LOT 11	1.25
12	LOT 12	1.25
13	LOT 13	1.25
14	LOT 14	1.25
15	LOT 15	1.25
16	LOT 16	1.25
17	LOT 17	1.25
18	LOT 18	1.25
19	LOT 19	1.25
20	LOT 20	1.25
21	LOT 21	1.25
22	LOT 22	1.25
23	LOT 23	1.25
24	LOT 24	1.25
25	LOT 25	1.25
26	LOT 26	1.25
27	LOT 27	1.25
28	LOT 28	1.25
29	LOT 29	1.25
30	LOT 30	1.25
31	LOT 31	1.25
32	LOT 32	1.25
33	LOT 33	1.25
34	LOT 34	1.25
35	LOT 35	1.25
36	LOT 36	1.25
37	LOT 37	1.25
38	LOT 38	1.25
39	LOT 39	1.25
40	LOT 40	1.25
41	LOT 41	1.25
42	LOT 42	1.25
43	LOT 43	1.25
44	LOT 44	1.25
45	LOT 45	1.25
46	LOT 46	1.25
47	LOT 47	1.25
48	LOT 48	1.25
49	LOT 49	1.25
50	LOT 50	1.25
51	LOT 51	1.25
52	LOT 52	1.25
53	LOT 53	1.25
54	LOT 54	1.25
55	LOT 55	1.25
56	LOT 56	1.25
57	LOT 57	1.25
58	LOT 58	1.25
59	LOT 59	1.25
60	LOT 60	1.25
61	LOT 61	1.25
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63	LOT 63	1.25
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66	LOT 66	1.25
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68	LOT 68	1.25
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72	LOT 72	1.25
73	LOT 73	1.25
74	LOT 74	1.25
75	LOT 75	1.25
76	LOT 76	1.25
77	LOT 77	1.25
78	LOT 78	1.25
79	LOT 79	1.25
80	LOT 80	1.25
81	LOT 81	1.25
82	LOT 82	1.25
83	LOT 83	1.25
84	LOT 84	1.25
85	LOT 85	1.25
86	LOT 86	1.25
87	LOT 87	1.25
88	LOT 88	1.25
89	LOT 89	1.25
90	LOT 90	1.25
91	LOT 91	1.25
92	LOT 92	1.25
93	LOT 93	1.25
94	LOT 94	1.25
95	LOT 95	1.25
96	LOT 96	1.25
97	LOT 97	1.25
98	LOT 98	1.25
99	LOT 99	1.25
100	LOT 100	1.25



- LEGEND OF SYMBOLS:**
- ① EASEMENT FOR UTILITY
 - ② EASEMENT FOR WATER
 - ③ EASEMENT FOR GAS
 - ④ EASEMENT FOR SEWER
 - ⑤ EASEMENT FOR FLOOD CONTROL
 - ⑥ EASEMENT FOR HIGHWAY
 - ⑦ EASEMENT FOR AIRPORT
 - ⑧ EASEMENT FOR RAILROAD
 - ⑨ EASEMENT FOR CANAL
 - ⑩ EASEMENT FOR DRAINAGE
 - ⑪ EASEMENT FOR IRRIGATION
 - ⑫ EASEMENT FOR MINING
 - ⑬ EASEMENT FOR POWER
 - ⑭ EASEMENT FOR TELEPHONE
 - ⑮ EASEMENT FOR CABLE
 - ⑯ EASEMENT FOR POSTAL
 - ⑰ EASEMENT FOR MARINE
 - ⑱ EASEMENT FOR AERIAL
 - ⑲ EASEMENT FOR SUBMARINE
 - ⑳ EASEMENT FOR UNDERSEA
 - ㉑ EASEMENT FOR SPACE
 - ㉒ EASEMENT FOR ATMOSPHERIC
 - ㉓ EASEMENT FOR COSMOS
 - ㉔ EASEMENT FOR INTERSTELLAR
 - ㉕ EASEMENT FOR GALACTIC
 - ㉖ EASEMENT FOR UNIVERSE

NOTES:
 1. THIS MAP IS A PART OF THE ORIGINAL RECORD OF THE CITY OF HOUSTON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 2. THIS MAP IS A PART OF THE ORIGINAL RECORD OF THE CITY OF HOUSTON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

2004-018571
 Original
 SHEET 3 OF 5 SHEETS

1. THIS MAP IS A PART OF THE ORIGINAL RECORD OF THE CITY OF HOUSTON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 2. THIS MAP IS A PART OF THE ORIGINAL RECORD OF THE CITY OF HOUSTON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

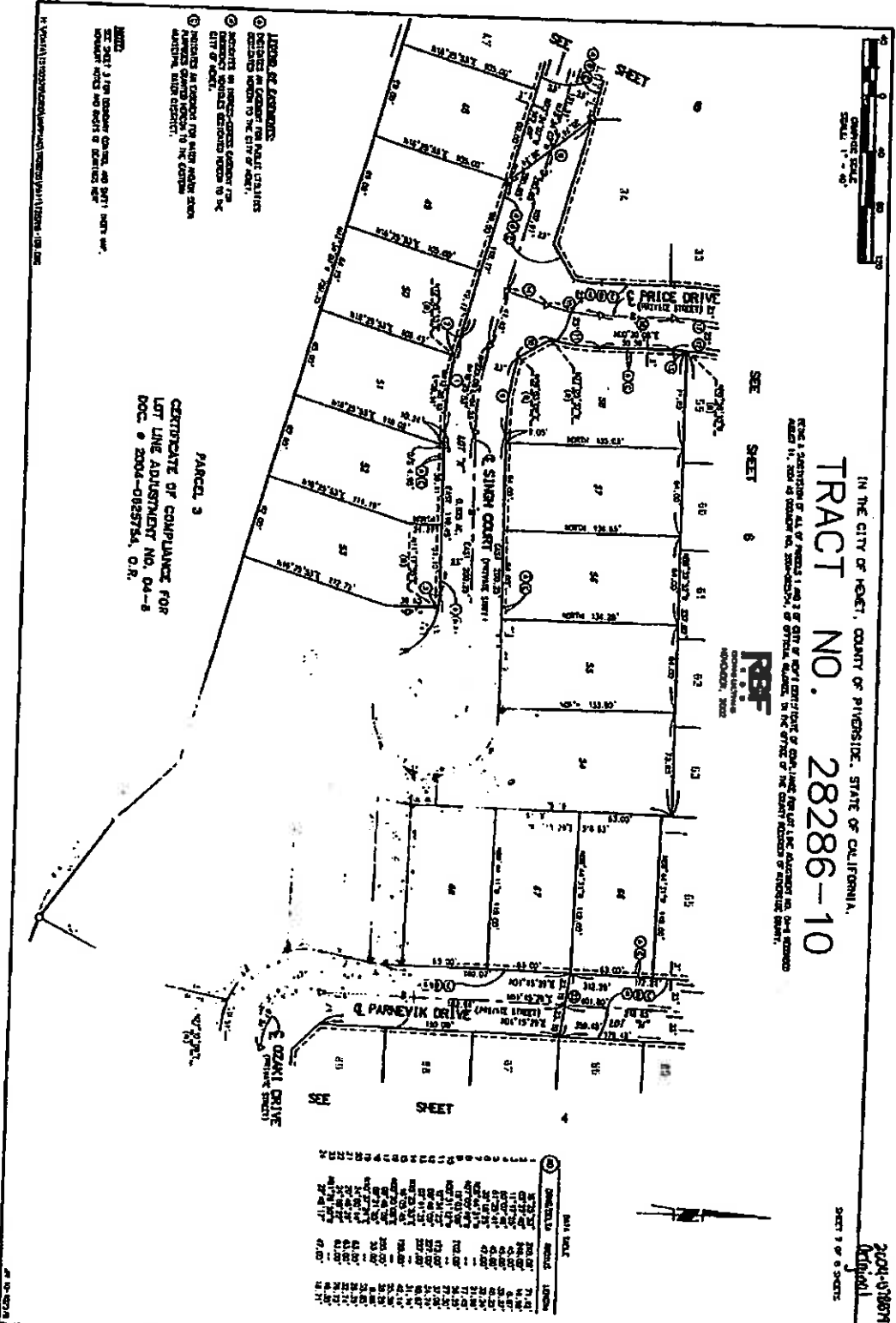
GRAPHIC SCALE
SCALE 1" = 40'

IN THE CITY OF PELET, COUNTY OF PIVERSIDE, STATE OF CALIFORNIA,
TRACT NO. 28286-10

SEE SHEET 8

REF
RECORDING
NO. 2004-0985754

THIS IS A CERTIFICATE OF ALL OF PARCELS 1 AND 2 OF CITY OF PELET DEVELOPMENT OF COMMUNITY DEVELOPMENT AND LOT ADJUSTMENT NO. 04-8-800000
SHEET 11, 2004-0985754, OF OFFICIAL RECORD, IN THE OFFICE OF THE COUNTY RECORDER OF PIVERSIDE COUNTY.



PARCEL 3
CERTIFICATE OF COMPLIANCE FOR
LOT LINE ADJUSTMENT NO. 04-8
DOC # 2004-0985754, O.R.

- LEGEND OF SYMBOLS:**
- ① indicates an easement for utility lines located within the City of Pelet.
 - ② indicates an easement for utility lines located within the City of Pelet.
 - ③ indicates an easement for utility lines located within the City of Pelet.

DATA TABLE

PARCEL NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
31	10,000	723.4
32	10,000	723.4
33	10,000	723.4
34	10,000	723.4
35	10,000	723.4
36	10,000	723.4
37	10,000	723.4
38	10,000	723.4
39	10,000	723.4
40	10,000	723.4
41	10,000	723.4
42	10,000	723.4
43	10,000	723.4
44	10,000	723.4
45	10,000	723.4
46	10,000	723.4
47	10,000	723.4
48	10,000	723.4

2004-0788742
 Original
 PAGE 1 OF 2 PAGES

IN THE CITY OF HEALY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

TRACT NO. 28286-10

BEING A SUBDIVISION OF ALL OF PARCELS 1 AND 2 OF CITY OF HEALY CERTIFICATE OF LOT LINE ADJUSTMENT NO. 04-8, APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ON 04-18-08, AND AS CORRECTED BY OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY.



TO: LEO & THE "L" CO. IN CONNECTION WITH THE "L" CO. TRACT NO. 28286-10, M.B. 311/9-25, AS CORRECTED BY OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA.

TO: LEO & THE "L" CO. IN CONNECTION WITH THE "L" CO. TRACT NO. 28286-10, M.B. 311/9-25, AS CORRECTED BY OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA.

TRACT NO. 30333
 M.B. 311/9-25

TRACT NO. 30333
 M.B. 311/9-25

CERTIFICATE OF COMPLIANCE FOR
 LOT LINE ADJUSTMENT NO. 04-8,
 DOC. # 2004-0825754, D.R.

PARCEL 3

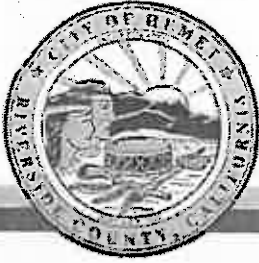
- LEGEND OF ABBREVIATIONS:**
- ⊙ PROPOSED OR EXISTING PERMITS FOR PUBLIC UTILITIES
 - ⊙ EXISTING PERMITS IN THE CITY OF HEALY.
 - ⊙ EXISTING OR PROPOSED PERMITS FOR THE CITY OF HEALY.
 - ⊙ EXISTING OR PROPOSED PERMITS FOR THE CITY OF HEALY.
 - ⊙ EXISTING OR PROPOSED PERMITS FOR THE CITY OF HEALY.
 - ⊙ EXISTING OR PROPOSED PERMITS FOR THE CITY OF HEALY.

NOTES:
 1. THE BOARD OF SUPERVISORS HAS REVIEWED THIS CERTIFICATE OF COMPLIANCE AND HAS APPROVED IT.

BY: [Signature]

2004-0788742
 Original
 PAGE 1 OF 2 PAGES

10-10-08



City of Hemet

510 E FLORIDA AVE • HEMET, CALIFORNIA 92543 • (951)765-2360

Public Works-Engineering

January 5, 2012

Mr. Mike Naggar, President
Mike Naggar & Associates, Inc.
445 S. "D" Street
Perris, CA 92570

Subject: Tract No. 28286-10 - Secondary Emergency Access Easement

Dear Mike:

This letter is in reference to our meeting of January 4, 2012, regarding the subject easement.

As I have mentioned to you, I have been exchanging correspondence and phone messages with the representative of the owner of Lot "N", of Tract 28286-10, affected by this easement. Today, I have received an e-mail message indicating that they are preparing the legal description and plat in order to dedicate the easement.

Once the City receives the executed Grant of Easement and corresponding exhibits, I will prepare a staff report for its acceptance at the next available City Council meeting.

If you have any questions, please do not hesitate to contact me at (951) 765-2362.

Sincerely,

Jorge Biagioni, P.E.
Engineering Director/City Engineer

cc: Deanna Elliano, Community Development Director
Eric Vail, City Attorney

Maze Stone Village, Inc.

24515 California Ave.

Hemet, California 92545-2284

Phone: 951/926-4742

Fax: 951/926-9750

September 21, 2011

Mike Naggar & Associates, Inc.
445 South D Street
Perris CA 92570

Dear Mr. Naggar:

The Board of Directors held a meeting last night and we read your letter dated August 29, 2011 requesting a meeting.

The Board discussed the proposed development and decided that we did not want to take on any more issues at this time.

Sincerely,

Board of Directors
Maze Stone Village, Inc.



Kathy Smigun
Treasurer



1615 Fairway Drive
Beaumont, CA 92223
(951) 769-7598
Fax: (951) 769-7736

September 29, 2014

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409
RIVERSIDE, CA 92502-1409

Re: Plot Plan No. 25545

Dear Ms. Boothe:

I write on behalf of the 1,290 Property Owners of Solera Oak Valley Greens Association, an active-adult common interest development bordering the subject property to the south. The Association is opposed to the County's approval of Plot Plan 25545 for several reasons, which include but may not be limited to the following:

The subject property shares in common a portion of a cinderblock dividing wall with the Association's common area and is situated at a higher elevation, making the structures in question visible to many Solera residents.

The Association believes that the structures in question do not meet Riverside County setback requirements. Additionally, the metal patio cover is extremely large and the loud sounds from live bands and other music played at parties held at the subject property cause a disturbance and nuisance to neighboring Solera residents. At a minimum, a sound and light barrier should be required on the metal patio cover to minimize the sound and light intrusion into the Association's residential lots and common areas.

The 337 sq. ft. storage building on Mr. Ayala's property actually utilizes the common block dividing wall as the rear wall of the structure. The roofline of the structure overhangs the common block dividing wall by approximately 18" onto the Association's property. This is unacceptable to the Association. It is also unacceptable that this clear violation of the County's setback requirements would be approved by the County after the fact.

The fireplace structure appears to be either built in to the common block dividing wall or is within mere inches of it. The back of the structure is unfinished and constitutes a visual nuisance as well as violating setback requirements.

"A 55+ COMMUNITY"

RIVERSIDE COUNTY PLANNING DIRECTOR

In Re: Plot Plan 25545

Page 2

The Property Owners of Solera Oak Valley Greens Association are bound not only by the City of Beaumont Building Department's permitting process, but also by the Covenants, Conditions and Restrictions of the Association. To approve the structures on Mr. Ayala's property after-the-fact would not support the idea of a property owner's requirement to obtain proper permits prior to commencement of work on a residential property, especially when the resulting "improvement" may constitute a nuisance to neighboring properties.

The Association urges the Riverside County Planning Director to consider the negative impact that approval of Plot Plan 25545 would have on the Association and its Property Owners, and therefore, not approve it.

Respectfully submitted,
SOLERA OAK VALLEY GREENS ASSOCIATION



Christine Rodgers CCAM, AMS
General Manager



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

May 29, 2012

Mike Naggar & Associates Inc.
445 S. D Street
Perris, CA 92570

**RE: EMERGENCY SECONDARY ACCESS TO PROPOSED TENTATIVE TRACT MAP NO. 36337,
REINHARDT CANYON (ALSO CALLED MEADOWVIEW)**

Mr. Naggar,

In a correction letter issued by Planning on January 6, 2011 the Department requested that the proposed map provide proof of existing secondary access through the Four Seasons Specific Plan as illustrated on the proposed map. In a second correction letter dated January 12, 2012 the Department reiterated this requirement:

The secondary access issue has been the most important issue with this map. Planning staff will not support this map without having the adequate secondary access either recorded in easement form, or secured in fee title before the map progresses to a hearing. Planning staff will not defer the requirement by making it a condition of approval. The access is an important safety issue and must be provided in advance to assure the issue is addressed.

The City of Hemet explained in a letter to the Planning Department dated April 25, 2011:

It appears that the project is proposing a secondary emergency access through the Four Seasons project to the south, within the City of Hemet. However, when the Four Seasons project was approved, it was anticipated that adjacent development would remain at rural levels. The project proponent needs to address the potential impacts of the project on Four Seasons, and whether or not the emergency access easement is sufficient for the number of homes proposed. The inability to be able to provide two points of public access into and out of the canyon is one of the reasons that the City has retained the rural density for this area in our general plan.

Throughout the course of several meetings the Planning Department agreed that secondary access through the Four Seasons project site would meet this requirement if it could be shown to legally exist and Riverside County Fire could also support said access. In an attempt to address these concerns, documents were provided to the County explaining that on March 22, 2012 the City of Hemet recorded easement documents related to a piece of property (Lot N) that separates the proposed map from the Four Seasons Specific Plan. Said documents were reviewed by County Counsel and the County Surveyor. The County has concluded that these documents fail to meet the requirement for emergency secondary access required for the project. Please see attached email from County Counsel that elaborates.

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

As previously explained, the Planning Department cannot support the project without appropriate secondary access because the findings cannot be made that the project meets the requirement for public health and safety. Please either provide evidence of adequate secondary access, withdraw the project, or the Department can take the project to the Planning Commission with a recommendation of denial.

Feel free to contact the Matt Straite with any questions- mstraite@rctlma.org or 951-955-8631.

Carolyn Syms Luna, Planning Director

CC:

Reinhart Canyon Associates LLC
8800 North Gainey Center Drive, Suite 255
Scottsdale AZ, 85258

United Engineering Group
Att: Chris Morgan
3595 Inland Empire Blvd, Suite 2200
Ontario CA 91764

Deanna Elliano
Community Development Director
445 E. Florida Ave. Hemet, CA 92543

Steve Diaz
Battalion Chief / Deputy Fire Marshal
CAL FIRE/Riverside County Fire Department
2300 Market St., Suite 150
Riverside, CA 92501

Y:\Planning Case Files-Riverside office\TR36337\Letter and Correspondence\5-29-12 letter to Mike RE- Access.docx

To: Jeff Stone, Third District County Supervisor

Date: March 13, 2013

We, the people of this community, have been told (even threatened) by Mike Naggar, a public servant himself (**The Mayor of Temecula**), who may be acting for his own personal gain as his position clearly opposes the interests of the public and the public's safety by his statements of February 26, 2013, indicating his intent to circumvent the Planning Department (who does take the public welfare into consideration).

Mike Naggar, the representative of tentative tract map #36337, states that he is going to take his proposed half-acre SFR plan that has been **denied 3 times** by Riverside County Planning Dept., to the Riverside County Planning Commission and Board of Supervisors for approval. (See attachment "Email Reinhardt Canyon Pending TTC soon going to Planning Commission" dated 2/26/2013.)

Is the Riverside County Planning Commission and Board of Supervisors going to even consider approval of this plan and take full responsibility and accept full Liability of the **Public Safety of the people in the community** and override its own Fire, Flood and Planning Departments, who have **denied** this proposed half-acre development applicant TR #36337 **three times each**, in 2010, 2011, and 2012? (See attachment "Riverside County Planning Case LDC Status for TR #36337.)

It is the Planning Department and the Planning Commission's responsibility to review, catch, and correct mistakes (aka Venable Shuffle) of land uses made in the Riverside County Generalized Plan and not to exacerbate the mistakes that would destroy an existing established community and ignore **Public Safety**.

Mr. Naggar has also threatened us with possible legal action and expenses. This is absurd, considering exactly who may profit from this development and who may be harmed. Think about it. Where do you stand, Mr. Stone?

FIRE, "PUBLIC SAFETY": Reinhardt Canyon is rated an **extreme fire hazard**, and is closed to all visitors every year during the fire seasons.

The secondary emergency access proposed by the proposed half-acre development applicant TR #36337 through the Private streets of Four Seasons is a very poor option at best, and has been **denied three times** by Riverside County Fire Department.

The proposed secondary emergency access through the Private streets of Four Seasons by the proposed half-acre development applicant TR #36337 would put the current residents of 300+ people and their livestock that now live in Reinhardt Canyon and the 2000 residents of four Seasons at risk for the possibility of many fatalities in the event of a fire.

The applicant should be required to make a secondary access to the north out of Reinhardt Canyon before any tract map is even considered by the Riverside Planning Commission and the Board of Supervisors. Wouldn't this be more prudent? Would you want the responsibility of the devastating consequences of a major fire on your shoulders?

Half-acre development in Reinhardt Canyon was **denied four times** from 1985 to 1993 by the Riverside Planning and Fire Departments because of **Public Safety** due to fire risk issues and compatibility to the established equestrian community.

The current proposed half-acre development applicant TR #36337 was **denied** SFR one-half acre development in Reinhardt Canyon in 2008 by the city of Hemet.

Reinhardt Canyon is in the Sphere of Influence of the City of Hemet's General Plan 2030 adopted and updated May of 2012. This plan has designated land use of 5-acre and 10-acre minimum lot size in Reinhardt Canyon. (See attached "City of Hemet's Land Use Designation map.")

The current proposed half-acre development applicant, TR #36337, has been **denied three times**, December 21, 2010, April 28, 2011, and August 2, 2012 by the Riverside County Fire Department because of **Public Safety** due to fire risk issues. (See attachment Riverside County Planning Case LDC Status for TR #36337.)

FLOOD, "PUBLIC SAFETY": The Four Seasons Development has inadequate drainage capacity to handle the increased flow of water from the proposed half-

acre development in Reinhardt Canyon. The proposed half-acre development in Reinhardt Canyon would put the **Public Safety** of Four Seasons and current residents of Reinhardt Canyon at risk for fatalities.

The current proposed half-acre development applicant, TR #36337, in Reinhardt Canyon has been **denied** by the Riverside County Flood Department **three times**, January 12, 2011, May 9, 2011, and August 30, 2012 (See attachment Riverside County Planning Case LDC Status for TR #36337.)

COMPATIBILITY, "PUBLIC SAFETY": The Proposed half-acre development is not compatible to the current established five-acre minimum equestrian community that now exists in and around Reinhardt Canyon. The increased traffic volume by a half-acre SFR development would create a **Public Safety** risk issue for the current equestrian community.

Would the Riverside County Planning Commission allow a 10-unit apartment building to be built in a single-family residential community? An 8-year-old child could see that 10 is not compatible to 1 (1/2 acre lots next to 5 acre lots).

The Riverside County Planning Department has **denied** the current proposed one-half acre development TR #36337 in Reinhardt Canyon **three times**, April 7, 2011, January 12, 2012, and October 31, 2012. (See attachment Riverside County Planning Case LDC Status for TR #36337.)

The Riverside County General Plan Advisory committee (GPAC) recommends five-acre lots in Reinhardt Canyon.

There is now a General Plan Amendment #960 to restore Reinhardt Canyon to rural residential five-acre minimum in Reinhardt Canyon sitting on the Riverside County Principle Planner's desk for the last two years waiting to be adopted to the current General Plan to correct the mistakes made (Venable Shuffle) on the 2003 land use generalized plan.

It is Blatantly Obvious that Mike Naggar and Company, representative for the development of tract map #36337, is putting dollars (Profit) before **Public Safety**.

I'll say it again, "Is the Riverside County Planning Commission and the Riverside County Board of Supervisors going to even consider approval of a plan and take full responsibility and accept full Liability for the **Public Safety** of the people in the community and override its own Fire, Flood, and Planning Departments, who have **denied** this half-acre developer applicant TR #36337 **three times each**, in 2010, 2011, and 2012?"

Sincerely,

Cash Hovivian

cc: Greg Lansing
John Petty
Olivia Barnes
Matt Straite
Gene Hikel
The Press-Enterprise Editor



PLANNING CASE LDC STATUS FOR TR36337

Online Services

Results for: TR36337 as of 3/13/2013 11:01:18 PM

DEPARTMENT	STATUS	RECEIVED	ASSIGNED	COMPLETED
ARCHAEOLOGIST	Approved-wConditions	07/31/2012	08/20/2012	08/20/2012
ENV. HEALTH	Approved-wConditions	07/31/2012	08/15/2012	08/15/2012
FIRE	DENIED	07/31/2012	08/02/2012	08/02/2012
GEOLOGIST	DENIED	07/31/2012	08/16/2012	08/16/2012
B&S: GRADING	DENIED	07/31/2012	08/01/2012	08/15/2012
PARKS & REC	Assigned-InReview	07/31/2012	09/06/2012	
PLANNING	DENIED	07/31/2012	10/31/2012	10/31/2012
BIOLOGIST	Approved-wConditions	07/31/2012	08/23/2012	08/23/2012
RIVERSIDE FLOOD	DENIED	07/31/2012	08/30/2012	08/30/2012
TRANS. DEV. REVIEW	Waiting	07/31/2012		
ARCHAEOLOGIST	Approved-wConditions	04/07/2011	04/12/2011	04/12/2011
ENV. HEALTH	Approved-wConditions	04/07/2011	05/11/2011	06/28/2011
FIRE	DENIED	04/07/2011	04/28/2011	04/28/2011
GEOLOGIST	DENIED	04/07/2011	05/11/2011	05/11/2011
B&S: GRADING	DENIED	04/07/2011	04/12/2011	05/11/2011
LANDSCAPE REVIEW	Passed	04/07/2011		07/30/2012
PALEONTOLOGIST	Approved-wConditions	04/07/2011	05/11/2011	05/11/2011
PARKS & REC	Passed	04/07/2011		07/30/2012
PLANNING	DENIED	04/07/2011	01/12/2012	01/12/2012
BIOLOGIST	DENIED	04/07/2011	04/28/2011	04/28/2011
RIVERSIDE FLOOD	DENIED	04/07/2011	05/03/2011	05/19/2011
TRANS. DEV. REVIEW	DENIED	04/07/2011	05/03/2011	05/03/2011
TRANS. TRAFFIC STUDY	Passed	04/07/2011		07/30/2012
ARCHAEOLOGIST	STOPPED	12/15/2010	12/15/2010	04/07/2011
ENV. HEALTH	DENIED	12/15/2010	12/28/2010	12/28/2010
FIRE	DENIED	12/15/2010	12/21/2010	12/21/2010
GEOLOGIST	DENIED	12/15/2010	01/05/2011	01/05/2011
B&S: GRADING	DENIED	12/15/2010	12/16/2010	01/04/2011
LANDSCAPE REVIEW	DENIED	12/15/2010	12/20/2010	12/20/2010
PALEONTOLOGIST	Approved-wConditions	12/15/2010	01/05/2011	01/05/2011
PARKS & REC	DENIED	12/15/2010	01/05/2011	01/05/2011
PLANNING	DENIED	12/15/2010	12/29/2010	04/07/2011
BIOLOGIST	DENIED	12/15/2010	12/15/2010	12/15/2010
RIVERSIDE FLOOD	DENIED	12/15/2010	01/12/2011	01/12/2011
TRANS. DEV. REVIEW	DENIED	12/15/2010	01/06/2011	01/06/2011
TRANS. TRAFFIC STUDY	STOPPED	12/15/2010		04/07/2011

Department Legend

- B&S - Building & Safety Department
- ENV. HEALTH - Environmental Health Department
- EPD - Environmental Programs
- TRANS. DEV. REVIEW - Transportation Dept. Development Review

Status Legend

- Approved - Approved by specific dept
- Approved-wConditions - Approved by specific dept with conditions
- Assigned - Currently in review by specific dept.
- DENIED - Denied by specific dept.

ATTN

From: Mike Naggar <mike@mikenaggar.com>
To: Eugene Hikel <ehikel@msn.com>
Cc: Cash Hovivian <cashhovivian@yahoo.com>; Jeff Stone <JESTONE@rcbos.org>; Gregory Lansing <GLansing@lansingcompanies.com>; Mike Naggar <mike@mikenaggar.com>; John Petty <john@jdpdevelopment.com>; Olivia Barnes <OBarnes@rcbos.org>; Matt Straite <MSTRAITE@rcima.org>
Sent: Tuesday, February 26, 2013 7:45 AM
Subject: Reinhardt Canyon- Four Seasons Pending TTM soon going to Planning Commission.

Gene,

Ok..fair enough... I am a problem solver. I have no skin in the game other then to make sure everyone gets what they want. I have a long history of this as I have been in the development industry for 30 years. Of course a google search of my name will bring up a host of information about me. The point, who I am is very transparent. There is no mystery about me and my motives. It is in this vein I write. My fear, based on experience is this is heading the courts. What you are witnessing now is the applicant exhausting their administrative remedies. In essence, finishing the process. It is required before a law suit can be filed.

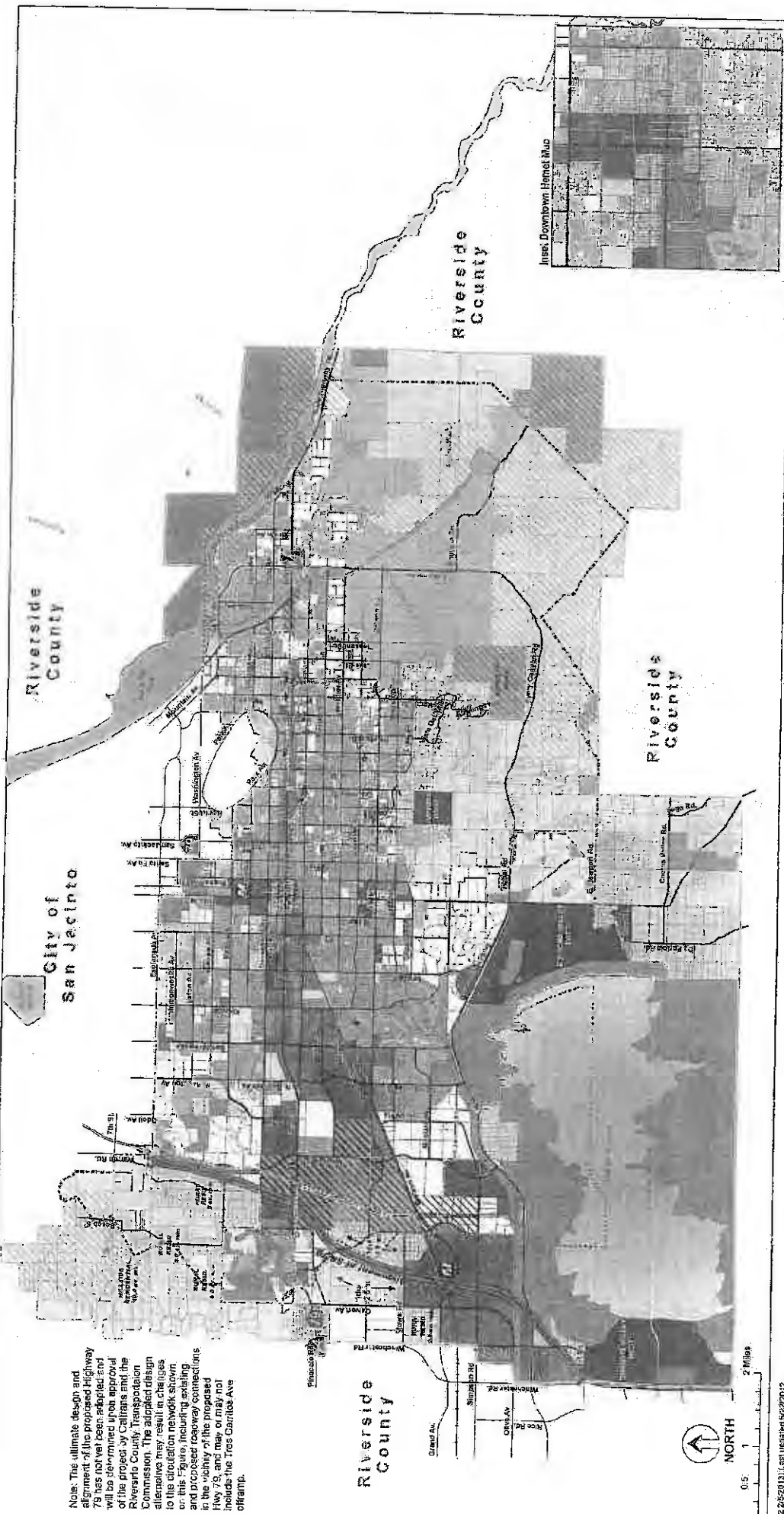
The people who bought this property in excess of 7 million are people just like you. Investors. Not fat cat developers. At the end of the line it's just people. The county, through what ever mechanism right or wrong changed the zoning on this property in 2003. Along comes this investment group in 2004 (McRae) with investor money and buys this property totally relying on the fact the county knew what is was doing. They bought the property under its current zoning. Mistake by the county? Who knows? But this is greater then " sorry buddy, too bad it did not work out" Does anyone really think the current owners are just going to walk away from 7 mil?

What was done to these people was wrong. How Hemet treated them was wrong. The worst of government. The very thing we have all recently learned to abhor about government. It's cost them another 1 mil.

The recent adding of language to the easement was totally illegally. However, Hemet had made some serious mistakes with the Four Seasons Project and has not followed through with conditions of approval for flooding and in this case getting the property under which Four Seasons Was CONDITIONED for the access. When we pointed it out they went and got the property but added the word "existing" Gents, There is an easement and all the evidence points to it. Thats why the county changed the general plan. It was a condition of Four Seasons Approval. It is why the Four Seasons project was allowed to land lock the property. Hemet blew it then, and is blowing it now. The county recognized the easement already in a number of ways in the past, with past maps. Your very own documents require your community to go open the gates in the event of an emergency to let people from the areas outside your community through.

7 mil was spent on substantial reliance on the county's general plan. These people are not evil. They are victims!

Now having said that, if you have done any research on me you will know I have stood against bad development, done petitions drives and have even been sued by developers (and won). I



Note: The ultimate design and alignment of the Proposed Highway 75 has not yet been adopted and will be determined upon approval of the project by Callahan and the Riverside County Transportation Commission. The adopted design alternative may result in changes to the circulation network shown on this figure, including existing or proposed roadway connections in the project area or may not include the Tree Canopy AVE off-ramp.

1/2/2010 10:51 AM L:\GIS\MapServer\5222012

- LEGEND**
- Hemet City Boundary
 - Planning Area
 - Sphere of Influence
 - River/Lake
 - Creek/Canal
 - Railroad
 - Metrolink (General Location)
- Land Use Designations**
- Rural Residential (0.0 - 2.0 du/ac)
 - Hillside Residential (0.0 - 0.5 du/ac)
 - Low Density Residential (2.1 - 5.0 du/ac)
 - Low Medium Density Residential (5.1 - 8.0 du/ac)
 - Medium Density Residential (8.1 - 18.0 du/ac)
 - High Density Residential (18.1 - 30.0 du/ac)
 - Very High Density Residential (30.1 - 45.0 du/ac)
- Neighborhood Commercial (FAR 0.35)**
- Neighborhood Commercial (FAR 0.35)
 - Community Commercial (FAR 0.40)
 - Regional Commercial (FAR 0.50)
 - Mixed Use (Varies)
- Environmental Management Area**
- Environmental Management Area
 - Areas subject to MSHCP criteria
- Other Designations**
- Airport
 - Office Professional (FAR 2.0)
 - Business Park (FAR 0.60)
 - Industrial (FAR 0.45)
 - Interim Airport Overlay Zone

- Quasi-Public/Cultural
- Public Facilities
- School
- Park/Recreation
- Open Space
- Agriculture



Figure 2-1
LAND USE PLAN
 Hemet General Plan

Source: ES, City of Hemet, 2009
 Updated: 2010



August 2, 2012

Board of Directors

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Treasurer**

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Rosemarie V. Howard

Legal Counsel

Lenticux & O'Neill

Riverside County Fire and Health Department
3595 Inland Empire Blvd. #2200
Ontario, CA 91764

Dear Beau D. Copper:

**Re: Meadowbrook Project (TTM 36337) Sewer Capacity
APN: 455-080-004, 024 & 455-090-027, 029, 031**

The proposed project contains approximately 173 Equivalent dwelling units (EDU), which would generate a demand for approximately 0.13 MGD. EMWD Perris Treatment Plant has the adequate treatment capacity to handle the proposed sewer discharge.

Should you have any questions or need additional information, please contact me at extension 4447.

Sincerely,

Fred Azimie
Civil Engineering Associate II
New Business Development Department



PECHANGA INDIAN RESERVATION
Temecula Band of Luiseño Mission Indians

Post Office Box 1477 • Temecula, CA 92593
Telephone (951) 770-6000 Fax (951) 695-1778

Tribal Chairman:
Mark Macarro

Council Members:
Mark Calac
Corrine Garbani
Andrew Masiel, Sr.
Russell "Butch" Murphy
Kenneth Perez
Benjamin "Ben" Vasquez

Tribal Treasurer:
Christina McMenamin

Tribal Secretary:
Louise Burke

August 1, 2011

VIA E-MAIL and USPS

Ms. Leslie Mouriquand
County Archaeologist & Tribal Liaison
County of Riverside TLMA
38686 El Cerrito Road, MS 4035
Palm Desert, CA 92211

Re: Pechanga Tribe Comments on Tract Map 36337

Dear Ms. Mouriquand:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe")¹, a federally recognized Indian tribe and sovereign government, in response to an SB18 consultation (6-1-11); a field visit (7-7-11); and additional information that the Tribe is requesting for the Project.

The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please incorporate these comments into the record of approval for this Project as well.

The Tribe submits these comments concerning the Project's potential impacts to cultural resources in conjunction with the environmental review of the Project and to assist the County in preparing appropriate avoidance measures for the cultural resources that currently exist on the property as well as those that will be discovered during development of this Project. The proposed Project sits within a large complex of villages that stretches for several miles – from south of *Sóovamay* (Diamond Valley) to *Paavo'* (Mystic Lake) and Lake Perris on the north. This region contains multiple Luiseño place names reflecting the activities that the ancestors carried on centuries ago, including places named in the creation songs, plant gathering areas,

¹ This document was prepared by Dr. Lisa Woodward with a Ph.D in Native American Studies from the University of California, Davis and Anna Hoover, Registered Professional Archaeologist (RPA) with a M.A. in anthropology from University of California, Riverside.

springs and even historic places. Physical remnants include *tóota yixélval* (rock art), kitchens and domestic areas, ceremonial areas, midden and human remains. The importance of this area is immeasurable.

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

It has been the intent of the Federal Government² and the State of California³ that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County of Riverside consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

**LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED
PURSUANT TO CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4
(SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)**

As a Specific Plan will be processed on this Project, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

²See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.

³ See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

**DUE TO THE SIGNIFICANT ENVIRONMENTAL AFFECTS OF THE
PROPOSED PROJECT, THE COUNTY MUST PREPARE AN ENVIRONMENTAL
IMPACT REPORT**

Our primary goal for participation in this Project is to ensure that the important and significant Luiseño cultural resources, known to the Tribe for generations and which were verified during the archaeological survey, are preserved and protected. Both the Tribe and the County are aware that multiple, significant resources exist on the Project site and that there is no doubt that additional resources exist subsurface.⁴ Further, as we argue below that this area is part of a much larger complex of villages; thus making it even more significant than the individual resources that are already known to exist on the property.

Based on the information available to the County, the Project will have a significant effect on cultural resources (in addition to other environmental components) and thus, an environmental impact report must be prepared for this Project. (See Public Resources Code §§21100, 21151; 14 Cal. Code Regs §15064(a)(1) and (f)(1).) Given the wealth of cultural resources already known to exist on the site as well as those recently identified, a finding that there is not substantial evidence that the Project may significantly affect the environment cannot be made by the County. As such, a mitigated negative declaration is improper for this Project.

Further, the Tribe requests, under SB 18 and CEQA, continued consultation and review of the Project materials so that appropriate avoidance measures and conditions of approval are developed. We also request to work with the Applicant and the County on the design of the Project, including any fire access roads or similar requirements and the placement of utilities, to avoid impacts to the **known** resources on this site. CEQA mandates avoidance of impacts and in this situation, when we know the location of multiple cultural resources, the Project must be designed to avoid impacting these invaluable and irreplaceable sites.

While we know that there are resources subsurface, as verified by testing in the area contemplated for the fire access road, we understand that avoidance measures for **inadvertent finds** will have to be developed as part of the mitigation for those resources. The Tribe requests, and CEQA supports, avoidance of all impacts to such resources and this must be built into any mitigation measures prepared for this Project.

⁴ On July 7, 2011, the Tribe conducted a field visit during which the archaeological consultant was engaged in testing for the proposed fire road alignment. We were informed at that time that there were positive test pits and later told that additional pits were identified as positive after we had left the area. As such, there clearly are subsurface resources on the property.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), village complexes, human remains and an extensive Luiseño artifact record within the boundaries of and a close proximity to the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with the County of Riverside and projects within the area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Many anthropologists and historians who have proposed boundaries of the Luiseño traditional territory have included the Project area in their descriptions (Kroeber 1925⁵; Drucker 1939⁶; Heizer and Whipple 1951⁷; Smith and Freers 1994⁸). With the exception of Smith and Freers, these boundaries were determined from information provided to the ethnographers by Luiseño consultants. The boundary determinations were based upon multiple factors including language, village locations, oral tradition, personal beliefs, etc. Smith and Freers made their determination utilizing known rock art sources.

D. L. True, C. W. Meighan, and Harvey Crew⁹ stated that the California archaeologist is blessed "with the fact that the nineteenth-century Indians of the state were direct descendents of many of the Indians recovered archaeologically, living lives not unlike those of their ancestors." Similarly, the Tribe knows that their ancestors lived in this land and that the Luiseño peoples still live in their traditional lands. While we agree that anthropological and linguistic theories as well as historic accounts are important in determining traditional Luiseño territory, the Pechanga Tribe asserts that the most critical sources of information used to define our traditional territories are our songs, creation accounts and oral traditions. Luiseño history begins with the creation of all things at *éxva Teméeku* (EHK-vah Te-MEH-koo), known today as Temecula. The first people or *Káamalam* (KAH-mah-lam) were born at this location and dispersed to all corners of creation (what is today known as Luiseño territory). The last of the *Káamalam* born was *Wuyóot* (We-YOUGHT). He was innately gifted with *ayélkwish* (ah-YELL-kwish) or knowledge, and he learned how to make the first food, *tóovish* (TOH-vish, white clay), to feed the *Káamalam*. It is

⁵ Alfred. L. Kroeber 1925. *Handbook of the Indians of California*. Bulletin 78, Bureau of American Ethnology, Government Printing Office, Washington D.C.

⁶ Phillip Drucker 1939. Culture Element Distribution, V, Southern California. *University of California Publications in American Archaeology and Ethnology*, Vol. 1.

⁷ Robert F. Heizer and M.A. Whipple 1951. *The California Indians*. University of California Press, Berkeley.

⁸ Gerald A. Smith and Steven M. Freers 1994. *Fading Images: Indian Pictographs of Western Riverside County*. Riverside Museum Press, Riverside, Ca.

⁹ D. L. True, C. W. Meighan, and Harvey Crew. Archaeological Investigations at Molpa, San Diego County, California, *University of California Press* 1974 Vol. 11, 1-176

said *Wuyóot* gave the people ceremonial songs when he lived at '*éxva Teméeku*.¹⁰ While the following creation account is a brief summary, it does demonstrate that the Luiseño people have knowledge of and are affiliated with the Project area.

According to the creation narratives, *Wuyóot* was poisoned, and in an attempt to be cured, he visited several hot springs within Luiseño territory. The First People followed *Wuyóot* throughout the territory and he named the places as they traveled. Upon *Wuyóot*'s death, he was taken to '*éxva Teméeku* and cremated. *Wuyóot*'s passing was the first death of the *Káamalam* and they were frightened by the event. A traditional song recounts the travels of eagle, as he searches for a place where there was no death. His travels begin at Temecula, flying north to San Bernardino and then to the east, south, and west through Julian, Cuyamaca, and Palomar, and returning to Temecula.¹¹ His flight took him through this area. After a Grand Council of the *Káamalam*, they dispersed from '*éxva Teméeku*, establishing villages and marking their territory. The first people also became the mountains, plants, animals and heavenly bodies.

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

Tóota yixélval (rock art) is also an important element in the determination of Luiseño territorial boundaries. *Tóota yixélval* can consist of petroglyphs (incised) elements, or pictographs (painted) elements. The science of archaeology tells us that places can be described through these elements. Riverside and Northern San Diego Counties are home to red-pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. The San Luis Rey style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints,

¹⁰ Constance DuBois 1908. The Religion of the Luiseño Indians of Southern California. *University of California Publications in American Archaeology and Ethnology* 8(3):69-186.

¹¹ *Ibid.*

net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

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

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

As noted above, the Project area is located within a highly sensitive area of Luiseño territory and contains a portion of a much larger complex of villages that stretches for many miles: from south of *Sóovamay* (Diamond Valley Lake); along *Chéexayam Pum'wáppivu* and *Anó' Pótma* (the Double Buttes area) and *Hunáalmo* (the current community of Winchester); along the eastern and western sides of the Lakeview Mountains, including *Mu'áttava*; to *Paavo'* (Mystic Lake) and Lake Perris on the north. Multiple other smaller, and possibly related, Luiseño areas are located nearby this general area, some of which are defined by place names such as *Páyve*, *Hawara*, *Su'ishpa*, *Chappava*, *Tutpáama*, and *Pochéeya*. Due to concerns regarding confidentiality, the Tribe would be happy to meet with the County and the Applicant to discuss the specifics of this area in additional detail.

Thus, our songs and stories, our indigenous place names, as well as academic works, demonstrate that the Luiseño people who occupied what we know today as Mystic Lake, Lake Perris, Winchester, Homeland and the areas in between are ancestors of the present-day Luiseño/Pechanga people, and as such, Pechanga is culturally affiliated to this geographic area.

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

COMMENTS ON THE 2007 ARCHAEOLOGICAL STUDY

The Tribe has reviewed the 2007 ASM Affiliates Archaeological Report¹² (hereinafter the 'study') conducted for the previously proposed Canyon Trails project. The Tribe understands that this study will be utilized for the current Project, TR 36337, as it is within the recommended five year timeframe for archaeological updates and it covers the entirety of the proposed Project.

The Tribe has three primary concerns. First, the study indicates that the Project area lies within both the Cahuilla and Luiseño ancestral territories. The Tribe has conducted extensive research on this area of western Riverside County and believes that this has always been Luiseño territory. Second, we have concerns with the lack of discussion regarding the historical importance of this area. And third, the Tribe does not agree with the study's conclusion that only three of the 'sites' in the area are significant per CEQA and the California Register of Historic Resources (CRHR). As we have repeatedly argued, all cultural sites are significant to the Tribe as they are remnants of their ancestors. We understand that cultural resources must be analyzed per CEQA criteria; however, the Tribe believes that looking at each site independent of each other is an outdated archaeological method. For various reasons, the sites located within the Project boundaries, as well as those located in close proximity, should be viewed as related to each other and analyzed as comprising one large habitation area.

1. The Project Lies Within Luiseno, not Cahuilla Territory

While the Luiseño Creation story maintains that our people were created and thus have always lived in this area, the 2007 study states that the "Ethnographies of the region alternately report the territory as traditionally utilized by the Cahuilla, predominately associated with desert and mountain environments, or the Luiseno, who were more closely linked to the Pacific coast and coastal ranges (Bean 1978; Bean and Shipek 1978; Kroeber 1925). The San Jacinto Valley, encompassed within the study area, may have represented a meeting place or joint use area of the two linguistically related peoples."¹³ The Tribe argues that there is ample evidence that supports continuous Luiseño occupancy in this area, as provided below.

It is fairly common knowledge that ethnographers often change their tribal territory boundaries for each new study or publication based upon who their informants are/were. In return, this makes it difficult for researchers to choose one preferred map since they can often differ quite significantly. In the instance of this study, it is clear that the authors' recitation of Bean, Bean and Shipek and Kroeber is meant to address this confusion as Kroeber reflects this territory as Luiseño while the Bean maps indicate this as Cahuilla. The Tribe knows it is important in any academic or scientific analysis to provide all information and adequately explain why one view was chosen over another. The 2007 study does not provide this

¹² Canyon Trails Archaeological Resources Phase I and II Studies, Hemet, California. Prepared for the City of Hemet by ASM Affiliates, Inc. Iversen, David R.; Scott Wolf and John C. Cook. May 2007

¹³ *Ibid*, Cultural Setting: Ethnohistoric Period, page 6

clarification and without proper research and a solid foundation for such a conclusion, the study cannot support the supposition that this area was also used by the Cahuilla.

For instance, our research shows that there are substantial differences between the referenced maps of Bean (1978) and Bean and Shipek (1978) and that of Bean and Saubel's¹⁴ (1972) work, which was not referenced, but which clearly shows the Project area in Luiseño territory (see Figure 1),¹⁵ as well as the map in Bean's 1972 work¹⁶, which is almost identical to the Bean and Saubel map. Comparing these 1972 maps with the 1978 maps, six years later, shows Bean's¹⁷ Cahuilla territory map greatly altered from the earlier studies which extends the Cahuilla tribal boundary into what was previously associated with the Luiseño – without explanation, north and west to Riverside.

What is more important is that the entire area west of the San Jacinto Mountains on Bean's 1978 map lacks Cahuilla place names, which fails to support Bean's revision¹⁸(Figure 2). All the Cahuilla locations exhibiting names on the map are in the Cabazon Valley, east of the Santa Rosa Mountains and east of Palomar Mountain. The places named in the northwest region of Cahuilla territory, which the Luiseño believe to be their territory, share the same locational names (Figure 3). It should be noted that both of Bean's maps created in 1972 are clearly adapted from Kroeber (used in the study), who places the Project site squarely within Luiseño territory.¹⁹ Further, Bean uses informants that are nearly a half-century younger than, for instance, Kroeber's informants who may be assumed to have had more accurate knowledge of the territories.

¹⁴ Bean, Lowell J., and Katherine S. Saubel. *Temalpakh (from the Earth): Cahuilla Indian Knowledge and Usage of Plants*. Malki Museum Press, Banning, California, 1972

¹⁵ Bean and Saubel 1972, p. 8

¹⁶ Bean 1972 frontpiece

¹⁷ Lowell J. Bean 1978. Cahuilla. In *Handbook of North American Indians, Volume, 8, California*, edited by Robert Heizer, pp. 575-587, Smithsonian Institution, Washington D.C.

¹⁸ Bean 1978, p. 576

¹⁹ Kroeber 1925.

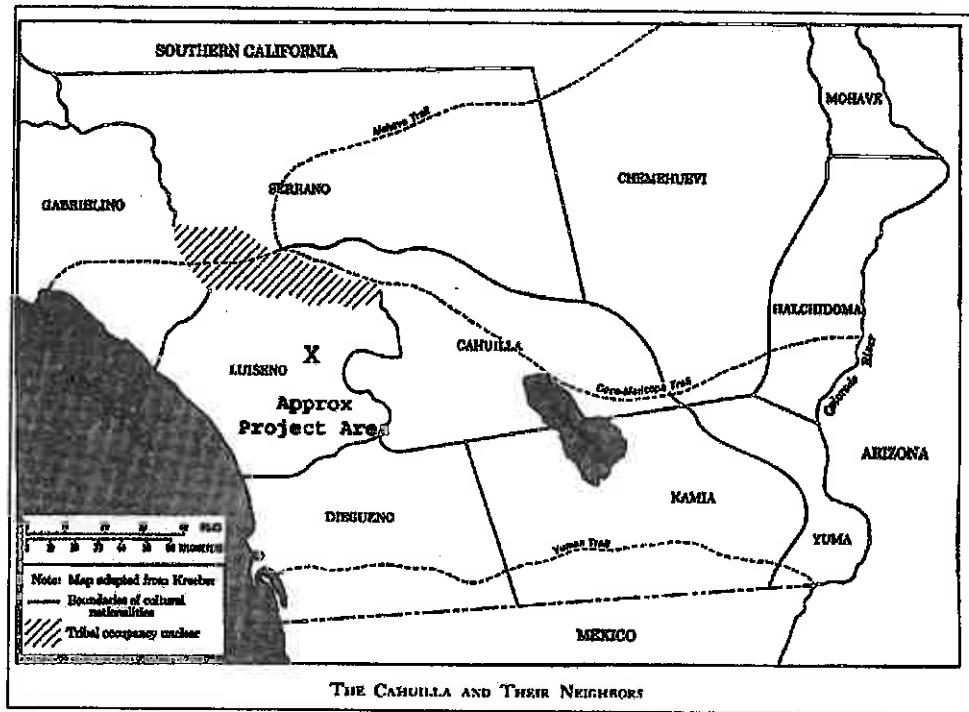


Figure 1: Bean 1972, front piece.

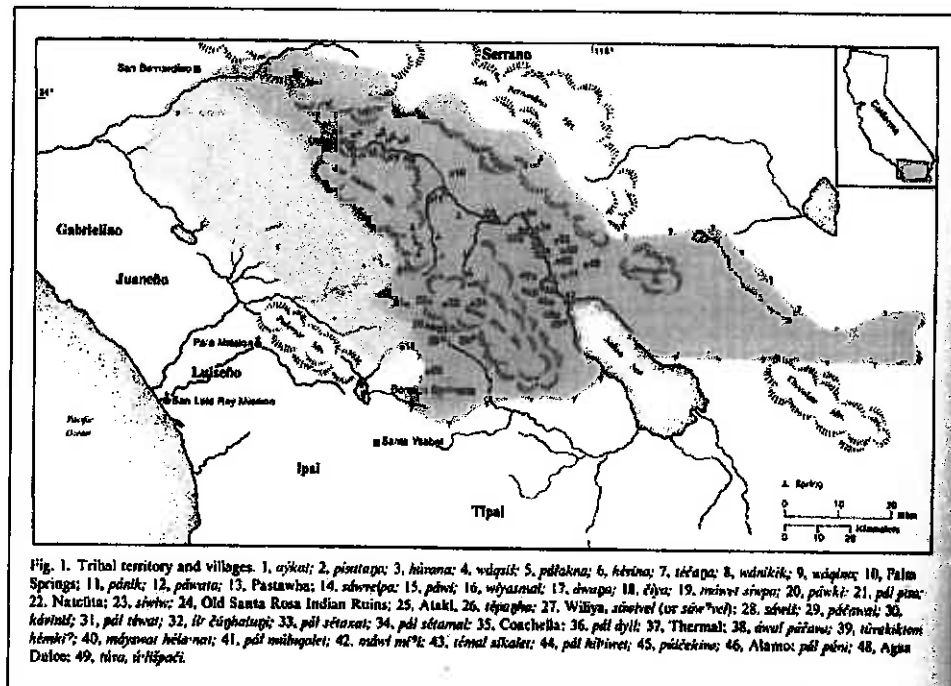


Figure 2: Bean 1978 (p.576) Note the highlighted area was part of Luiseno territory (Bean 1972 and Bean and Saubel 1972) and is devoid of Cahuilla place names.

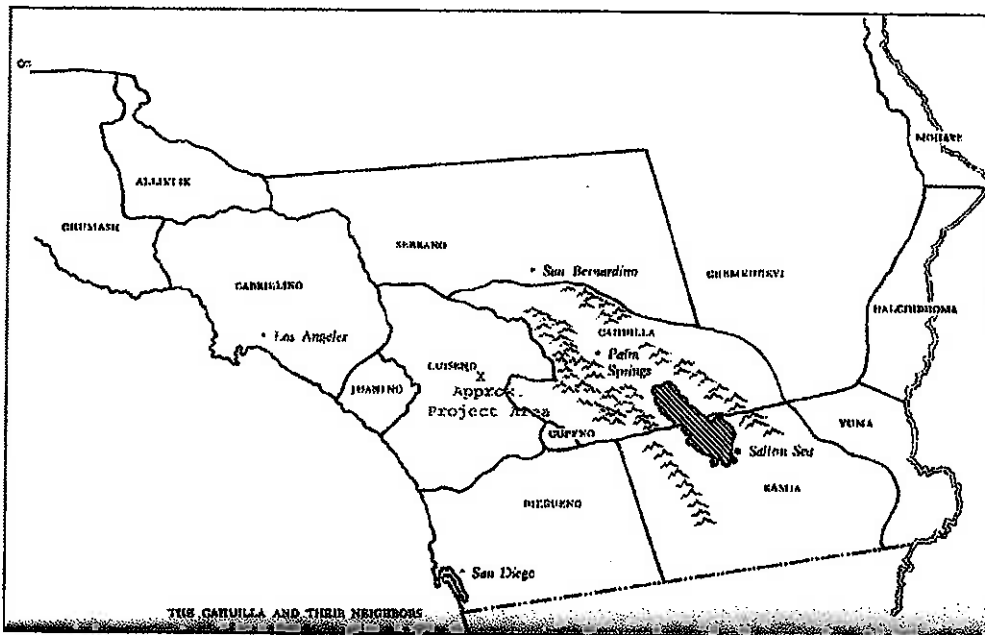


Figure 3: Bean and Saubel 1972 (p 8) Note on both of these maps, Luiseño territory is much larger than depicted on the Luiseno and Cahuilla map in Bean 1978.

The lack of Cahuilla place names on the Bean 1978 map is often disregarded. Rather, ethnographic information from Francisco Patencio's *Stories and Legends of the Palm Springs Indians*²⁰ is generally used to provide information that would support Bean's and the study's interpretation that the Project area is in Cahuilla territory.²¹ However, review of Patencio's stories show that they are accounts of the First People and their travels, of which several appear to be part of the Cahuilla Bird Song repertoire. The story "Some of the Early People" is about the First People who flew to particular mountains, named them and then their descendants settled in the Santa Rosa Mountains and San Felipe Valley, which is located southeast of Los Coyotes Reservation.²² The Luiseño also have names for these mountains, but they do not claim they are in their territory. "Esel I hut" is about a man who is traveling from the north and passes through "Moreno country", "Hemet Point", and arrives at a village at "the end of the Santa Rosa range...the place of the *Mo moh pechem* people" where he slays the sky animal, *To quassto hot* and from there he travels on to Imperial Valley.²³

In the migration story "Yellow Body, Head Man of Moreno", it is said that he lived "in the west side of Deep Canyon with his people, and called the place *Pan ox su*, which was the name of the tribe,"; however, he sent his family to live at Santa Rosa Mountain and, as the story

²⁰ Patencio, Francisco. *Stories and Legends of the Palm Springs Indians*, Privately Printed, Caroline S. Snyder, Palm Springs, 1943.

²¹ Lerch and Cannon 2008, p. 22.

²² Patencio 1943, p.33-34.

²³ Patencio 1943, p.35-37.

goes, he went to the “desert on the other side of the mountain in which were settled many people, and lived there among them.”²⁴ This story is similar to the Acjachemen (Juaneño) migration account, even though the Acjachemen territory is a hundred miles from the Cahuilla in the area of San Juan Capistrano. Their first leader left the village of *Sejat*, which is in Gabrielino territory and is a known Gabrielino village, and relocated to a place they named *Putuitum*.²⁵ The Acjachemen today recognize *Sejat* as a Gabrielino place and do not claim any ties to that area, even though their creation story says they originated from that location. In other words, even though the story speaks to traveling through a particular area, it does not mean that the tribe claims that area as part of its aboriginal territory. Simply naming a location in a story does not mean it is being claimed as part of the tribe’s territory.

Kroeber was also listed in the study. His territory boundary information was collected in 1903 and 1904 from consultants of various tribal affiliations.²⁶ Additional unpublished information about the Luiseño eastern territory boundary was provided by Harrington’s Diegueño consultant Angel Quilp, who was said to be about 100 years old in 1925. Quilp told Harrington:

“the very imp[ortant]. [important] tradition he has heard that the San Luiseños were originally in the Cahuilla Valley and that they were driven out of there by a war with the Cahuillas. The S. Luiseños then came down by Aguanga. An. [Angel] added that this is a tradition he has heard.”²⁷

This statement suggests Quilp heard this information from his elders who possibly lived before or during missionization. Kroeber may have learned the same information from his Luiseño consultants who were of Quilp’s generation, thus drawing his Luiseño eastern border to include Soboba and Aguanga up to San Jacinto, Tahquitz and Cahuilla Peaks points which are along the boundary (Figure 3).

²⁴ Patencio 1943, p. 37-40.

²⁵ Boscana, Geronimo Fr. *Chinigchinich*. Malki Museum Press, 1978.

²⁶ Kroeber, A. L. Shoshonean Dialects of California. *University of California Publications in American Archaeology and Ethnology*, 4(3):66-165, 1907.

²⁷ John P. Harrington 1986. *The Papers of John P. Harrington in the Smithsonian Institution 1907-1957. Microfilm Volume 3 California/Basin*. Kraus International Publications, White Plains, N.Y. This place name trip can be found on reel 119, frame 083.

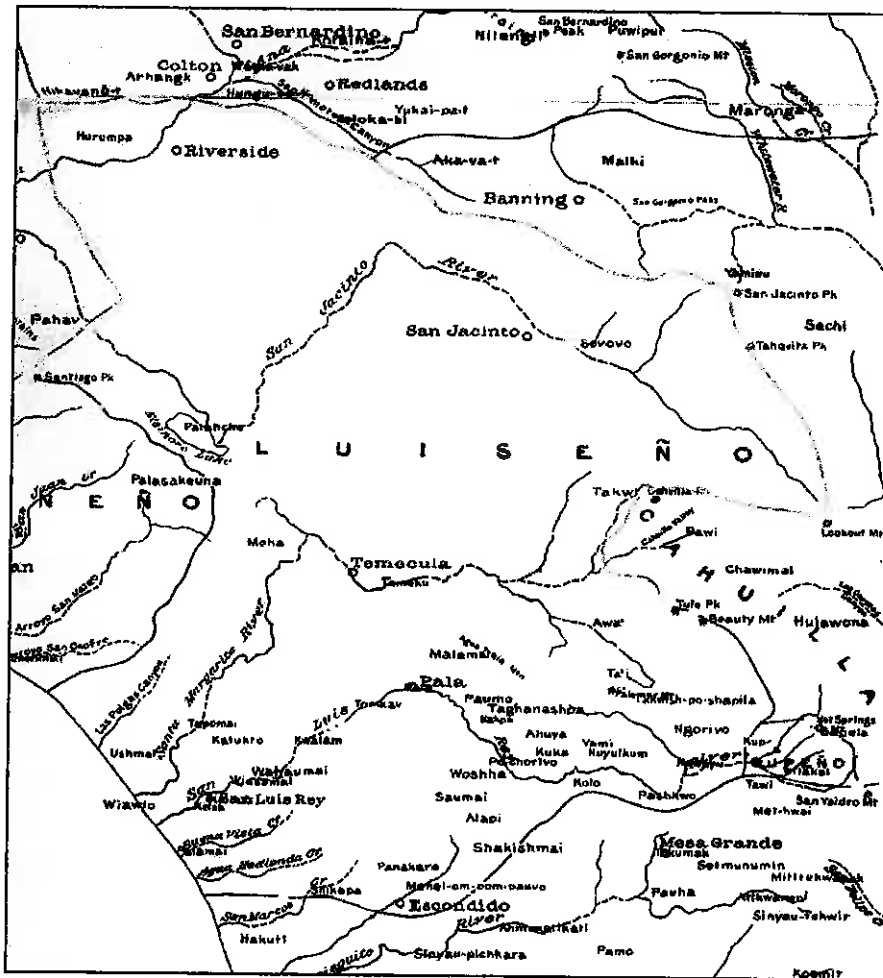


Figure 3: Kroeber's map, 1925. Highlighting added on northern and eastern Luiseño territory boundaries.

Most of the ethnographic evidence available suggests the Cahuilla moved into the areas adjacent to, and by association into, the project area after European contact. Kroeber's 1907 article "Shoshonean Dialects of California" includes information on territory boundaries for each of the southern California Uto-Aztecan languages. With information provided by consultants, BIA agents, and historic accounts, he determined the Cahuilla moved into the San Bernardino area during the 1840s-1850s.

"San Bernardino valley has been attributed both to the Cahuilla and the Serrano. The Indians now living in the valley are mainly Serranos, and the statements of Indians in other parts of Southern California also give this fruitful region to the Serrano as part of their original habitat. ...Dr. John R. Swanton of the Bureau of American Ethnology has kindly furnished the information, supplied him by a Serrano school girl named Morengo, on the authority of her uncle, that her people formerly occupied San Bernardino valley and San Geronimo pass to a point eastward just beyond Banning, but not the San Jacinto

mountains. ...Statements made by the Yuman Mohave strengthen the probability that San Bernardino belonged to the Serrano. San Bernardino and Colton, they say, belonged to the Hanyuveche, the Serrano. The Hakwiche or Cahuilla were not there. The San Bernardino mountains as far east as north or northeast of Indio belonged to the Serrano and not to the Cahuilla. The San Jacinto mountains were Cahuilla.²⁸

Kroeber also proposes the Cahuilla were “brought by the Franciscans to the San Bernardino mission station attached to mission San Gabriel, and this fact may be responsible for the statements assigning this region to the Cahuilla.”²⁹ Strong concurs with Kroeber’s statement and verified the information with one of his Mountain Cahuilla consultants, Alec Arguello, who stated he had lived in the San Timoteo pass.

“five Mountain Cahuilla clans under the leadership of Juan Antonio, a well known captain, were brought to the district in about the year 1846. They settled first at the village of pulatana near Jurupa (Riverside), and later moved to sahatapa in the San Timoteo canyon near El Casco. They remained there until some time in the decade between 1850 and 1860 when the group was nearly exterminated by a smallpox epidemic.”³⁰

Barrows, writing in the mid-1890’s, recorded the following information about the Cahuilla in the San Bernardino vicinity:

“[Cahuilla] villages in the San Bernadino and San Jose valleys were broken up thirty years or so ago, and, although they still come to the vicinity of Redlands and Riverside in search of work, their camps in these places are no longer permanent homes. They were driven from the San Timoteo canyon in the forties by the ravages of small-pox, and the first reservation to be met now, as one rides eastward through the pass where they once held sway, is below Banning, at Potrero...”³¹

Strong agreed with this statement in principle. He concludes the “occurrence of Cahuilla in the San Bernardino region as an historic intrusion, and eliminate them from the problem of original ownership in the territory under discussion.”³² On Strong’s Luiseño territory map, he wrote the following comment in the area just above the overall northern boundary, “probably Gabrielino, though occupied by Mountain Cahuilla in Mexican period.” (Figure 4)³³ In Bean’s study on the Wanakik (Pass Cahuilla), he found that the earliest definitive date of a Cahuilla

²⁸ Kroeber 1907, p. 132-133.

²⁹ Kroeber 1907, p. 133.

³⁰ Strong 1929, p. 7.

³¹ Barrows, David P. *The Ethno-botany of the Coahuilla Indians of Southern California*. University of Chicago Press, Chicago, 1900, p. 32-33.

³² Strong 1929, p. 7.

³³ Strong 1929, p. 275.

presence in San Bernardino is 1820.³⁴ Two of the primary ethnographers who studied Cahuilla believe the movement of the Cahuilla into San Bernardino occurred in the mid-1800s. Therefore, it is a logical conclusion that if the Cahuilla had not moved into the San Bernardino area until historic times, they would not have been in the Project area before that because it is much farther west and the theory that the Project area was Cahuilla territory prior to the Luiseño presence fails.

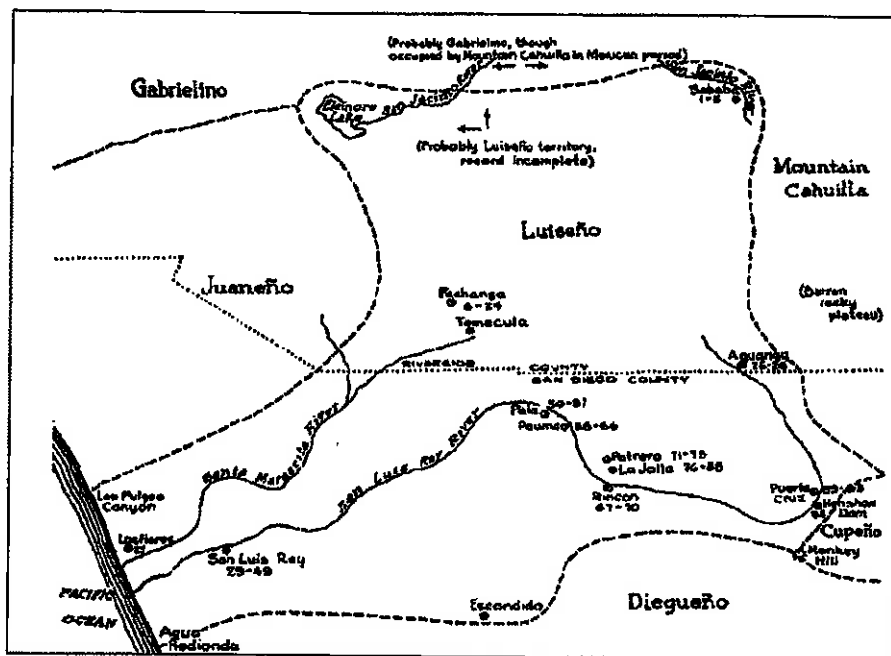


Figure 4: Strong 1929, p. 275. See note above northern boundary.

Further, ethnographic data collected by John P. Harrington confirms the Project area is within the ancestral boundaries of the Luiseño. An interview conducted with Vicente and Luisa Lugo of Soboba on July 12, 1934, resulted in the creation of a map of the Hemet/San Jacinto valley. Vicente Lugo was a Luiseño from "old" Pala who was a fluent speaker of Luiseño. He moved to Soboba in 1891. He married Luisa Leona, from Soboba, who spoke Luiseño, Cahuilla, the Serrano dialect of Soboba and the Serrano dialect of Morongo.³⁵ Vicente provided the Luiseño names of villages and points of interest on the place name trip he took with John P. Harrington around the Soboba, San Jacinto and Hemet areas.³⁶ The map created on this trip includes the entry: "Winchester = hunálmo."³⁷ In 1937, Lugo was interviewed by Adam Castillo who also resided at Soboba and was assisting Harrington with aluminum disk sound recordings. Lugo again named places in the greater Hemet/San Jacinto valley and stated after providing

³⁴ Bean, Lowell. The Wanakik Cahuilla. *The Masterkey* 34(3):111-119.

³⁵ John P. Harrington. *The Field notes of John P. Harrington at the Smithsonian Institution, Volume 3, Southern California and Basin*. Kraus International, microfilm edition reel 115, frame 264.

³⁶ Harrington reel 119, frames 431-435.

³⁷ Harrington reel 119, frame 431.

several names: "And that town over there, what is it called? Winchester, isn't it. That (hill) that rises over there is known as Hunáalmo, the one which looks down."³⁸ He goes on to explain a feature near the hill that is part of the Luiseño Creation Account in which the *Chéexayam* (Cheh-xhay-yam), the Seven Sisters, ascended into the sky by climbing a rope that was let down for them called *wáanawut* (WAA-na-woot, the Milky Way).³⁹

According to linguistic information, the place Hunáalmo falls within Luiseño territory and is only 3.5 miles to the southwest. The name itself is clearly a Luiseño word as evidenced by its morphology. The root word, Hunáan means "lift" in Luiseño. Identifying Luiseño linguistic markers correspond to the root word. Also, the stress location of words in Luiseño is on the second syllable whereas in Cahuilla, stress is always on the first syllable. Not only does the linguistic analysis of the place name Hunáalmo illustrate it is a Luiseño place, but so does tribal cosmology for the area. *Chéexayam Pomwáppivo* (Cheh-xhay-yam Pom-WHAP-pee-vo) is located within Hunáalmo and is tied directly to the Luiseño Creation story, thereby solidly marking this region, including the Project area, as Luiseño.⁴⁰

2. Lack of Historic Context in the Project Study Area

The Tribe is concerned that very little historic information is provided for the Project, including the importance of sheep herding in the region. Sheep herding and shearing was a prominent activity in this region during the latter half of the 1800's and into the early 1900's. Several of Harrington's Luiseño consultants worked in the Winchester area and Pechanga elders recollect their parents and grandparents working as shepherds and shearers in this vicinity.⁴¹ This is an important part of local tribal history and an important economic activity in the area which should be addressed in the study.

For example, there is evidence of one of these sheep camps approximately to the south of the Project area, along State Route 79 which was originally a Native American trail but was later used as a herding route and is now a modern roadway. A sheep corral is depicted in CA-RIV-1418/H and named on the 1880 plat map for Township 5 south, Range 2 west, sections 33 and 34. However, the site records for this location do not reflect this particular activity and upon review of the site record, "a granite fence" was documented; according to the recording archaeologist, its use was unknown. The Historical Resources Evaluation Report (HRER)⁴² produced for the SR79 Widening Project further documents the fence as potentially related to the sheep use in the area based upon several criteria; however, it is determined to be not eligible for

³⁸ John P. Harrington Collection. Sound Recordings housed at the Smithsonian Institution. Recording 1532.

³⁹ *ibid*

⁴⁰ Elliott, Eric. Luiseño dictionary revised edition; in prep

⁴¹ Vincent Ibanez, 1989. Interview conducted by Lowell Bean for the Diamond Valley reservoir project.

⁴² *Historical Resources Evaluation Report: Widen State Route 79 between Thompson Road and Domenigoni Parkway in the County of Riverside, California*. District 8-RIV-79-KP R13.5/R25.6 (PM R8.4/R15.8) EA 08-464600. Caltrans, December 2008.

the National Register of Historic Places (NRHP) because it is similar to other rock walls in the area.

3. The Resources on the Project Site are Part of a Village Complex and Must be Assessed Collectively, not Individually, for Significance

An additional concern of the Tribe's is the conclusion that only a few of the activity areas within the Project boundaries are significant per CEQA. A major problem that the Tribe has observed over the last few decades is the shift in archaeological practices which look at cultural resources on an individual scale, on a project-by-project basis. This piecemeal assessment belies the fact that many of these sites are much larger complexes, and thus results in evaluations of the sites as being insignificant. Further, this kind of piecemeal approach seems contrary to the tenets of archaeology which supposedly strives for a holistic approach. Because of this approach, very little regional or settlement pattern research is conducted within the Riverside County area to connect the dots. This has resulted in the systematic destruction of villages and habitation areas.

The Tribe believes that the individual recordation of sites is an attempt to divide obvious complexes/large cultural areas into smaller portions in order to make a "not significant" determination under state law. While we understand that recordation of sites in this manner may assist archaeologists with the management of such sites and features, this methodology undermines the ability to offer a complete and thorough analysis of the Project impacts to cultural resources. The Tribe believes that dividing sites and features into separate "sites" necessarily takes away from the significance of the sites themselves because they are analyzed by only looking at the particulars of that site/feature while missing the relationship to the other sites/features in the vicinity as well as the topography, geography, plant resources and waterways. A particular feature may be part of a significant village or habitation area, but one would never know that if only the feature itself was analyzed. In addition, the Tribe believes this regional analysis would necessarily suggest that there is a high potential for subsurface resources to be found during grading or ground-disturbing activities for this Project.

According to the study, "Milling surfaces from the sites generally consist of milling slicks, with limited numbers of bedrock mortars and basin milling surfaces recorded."⁴³ The destruction of milling resources is a common practice in western Riverside County, justified because they are so 'ubiquitous.' Scientific potential is measured by the number of artifacts found around the milling feature, not the feature itself. The Tribe views these important cultural features as part of the larger village complex which can aide in the analysis of that complex as well as the fact that they are the remains of the ancestors. If indiscriminate destruction of individual "sites" (i.e., individual features) is allowed to continue with little to no effort put forth by the Lead Agency or archaeologists to accommodate both the goals of preservation and development, the only remaining features of our villages that will remain will be small portions that have been chosen by archaeologists to be "saved" based only on a scientific assessment of

⁴³ ASM 2007 study, pages 10-11

the site rather than the cultural significance attributed to it by the Tribe. This sort of methodology completely ignores the value of an individual feature/site's contribution to the entire habitation area and the cultural importance of these villages and habitation areas. The Tribe encourages archaeologists to not just look at the number of bedrock milling sites in the region and conclude that because there are so many they are insignificant. Rather, the Tribe asserts that archaeologists must look at how these features relate to each other and to the larger environment or landscape.

Kroeber⁴⁴ and Heizer⁴⁵ used ethnographic data to describe the Luiseño Indians' settlement pattern as consisting of permanent villages of 75 to 200 people located in proximity to reliable sources of water and within range of a variety of floral and faunal food resources, which were exploited from temporary camp locations surrounding the main village. It has also been suggested that, frequently, a number of communities would combine to celebrate important festivals, harvest cycles, and other ceremonial events, occasionally inviting distant, linguistically unrelated groups. Expanding on Kroeber and Heizer's general description, True and Waugh⁴⁶ described Luiseño settlement patterns as;

The bipolar settlement pattern of the San Luis Rey was represented by relatively permanent and stable villages (both winter and summer), inhabited by several groups exploiting well-established territories and resources that were defended against trespass (we follow Flannery [1976:164] in using "village as a generic term for any small permanent community"), they saw this as a result of a reasonably long process of adaptation during which several strategic changes take place in settlement location patterns and in procedures for collecting resources. These strategic changes included a "trend toward the congregation of people along the major tributaries, with each tributary and its immediate environs occupied and exploited by a family-based kin group of some kind.

Of great importance to the Luiseño people is how this looks on the landscape. For example, during his visit to Luiseño settlements in the La Jolla region in 1901, Merriam noted that "in many cases the Indians have great masses of tuna, 10-20 feet high, about or near their adobe houses" which "are not near together but scattered about, usually 1/8 or 1/4 of a mile apart and on a cleared place surrounded by chaparral."⁴⁷ Luiseño settlement patterns have also been described ethnographically by Sparkman⁴⁸ and Strong⁴⁹ as sedentary and territorial, with the

⁴⁴ Alfred. L. Kroeber 1925. *Handbook of the Indians of California*. Bulletin 78, Bureau of American Ethnology, Government Printing Office, Washington D.C.

⁴⁵ Robert F. Heizer and M.A. Whipple 1951. *The California Indians*. University of California Press, Berkeley.

⁴⁶ True and Waugh 1982, p. 35

⁴⁷ Merriam, C. Hart. *Studies of California Indians*. The Staff of the Department of Anthropology of the University of California, eds. Berkeley: University of California Press. 1955

⁴⁸ Sparkman, Philip Stedman, *The Culture of the Luiseño Indians*. University of California Publications in American Archaeology and Ethnology 1908, 8(4).

extended families residing in villages with individual living areas separated anywhere from ¼ of a mile to ½ a mile apart. The proposal that a village foot print covers an expansive area, with each family having its own milling feature is supported by Bean when he argues that “homes were located some distance apart to provide privacy for families, if terrain permitted.”⁵⁰ Bean and Smith also suggest that “a village might occupy three to five square miles.”⁵¹ While Oxendine’s⁵² dissertation is often cited when discussing late prehistoric village attributes and locations, little has been done to expand on her definition of a village foot print. The idea that villages could cover an expansive area is supported by True et al. Here, True et al.⁵³ suggest that the larger outcrops containing multiple milling features are community milling areas and that each group or family within the community had its own specific milling boulder. In other words “each group then had its milling area and each family woman had her mortar or group of milling elements.” To support this claim, True et al. gives the following example: The milling stones located at Silver Crest (Palomar Mountain State Park) belonging to the adjacent Pauma Village were identified by Max Peters as the property of a specific family. Each family had its own “place” and each mortar hole belonged to a particular “lady.” “If the pattern at Molpa in protohistoric times followed that of the adjacent Pauma Village, it is likely that these “holes” were passed down from mother to daughter and were used until they became too deep to be functional.”⁵⁴ Thus there is support for the Tribe’s assertion that each milling feature signifies an integral portion of the much larger village present at the site.

While habitation/village sites are often identified, the necessary scientific and archival research needed to produce a thorough archaeological report is not taken. The practice of recording isolated features and artifacts which results in a “negative finding” is slowly destroying larger cultural sites that could have been identified as a significant complex. This lack of context results in destruction of the individual sites, and not only of our cultural heritage, but that of the greater community and the overall history of California.

In addition, by piece-mealing projects, archaeologists are not necessarily saving the correct portions of the complexes and villages, but only the portions they deem to have scientific value. By using this methodology, we as a society are likely missing the most essential pieces of the puzzle and, most importantly, ignoring the cultural value that these sites holds for the region’s native peoples. True and Waugh⁵⁵ pointed out that the Luiseño Mission Indians were

⁴⁹ Strong, William D. *Aboriginal Society in Southern California*. University of California Publications in American Archaeology and Ethnology 26, 1929

⁵⁰ Bean, Lowell J. *Mukat’s People: The Cahuilla Indians of Southern California*. University of California Press, Berkeley, 1972, p. 71

⁵¹ Bean, Lowell J. and Charles R. Smith. Serrano: In *Handbook of North American Indians, Volume, 8, California*, edited by Robert Heizer, Smithsonian Institution, Washington D.C., p. 43.

⁵² Oxendine, Joan. *The Luiseño Village During the Late Prehistoric Era*. Ph.D. Dissertation, University of California, Riverside, 1983

⁵³ True et al 1974 p. 43

⁵⁴ Ibid 1974 p. 43

⁵⁵ True, D. L. and George Waugh. Proposed Settlement Shifts during San Luis Rey Times: Northern San Diego County, California. *Journal of California and Great Basin Anthropology* 1982, 4(2):34-54.

resourceful with an almost innate ability to adapt to changing circumstances. They argue that either pre-contact or post-contact San Luis Rey Luiseño people had demonstrated a high degree of adaptable behavior as they consolidated to form more complex systems, placing their villages in locations that are situated near the most reliable regional water supplies. True and Waugh proposed that this could only occur within a social matrix capable of sustaining the mosaic of productive, ritual, and social relationships inherent to "village" organizations. In other words, the Luiseño people had developed a very complex sense of community and permanent Settlement Pattern: it was embedded in their Social History.

Based on these concerns, the Tribe requests that the 2007 study be updated to include a revised analysis of the Project area in light of the above presented information. Without revision, the study is inadequate and misleading and will not support the findings necessary under CEQA to approve a final Environmental Impact Report. We urge the County to avoid last minute issues with the environmental assessment of this Project and revise the study to address the issues raised herein.

PROJECT IMPACTS TO CULTURAL RESOURCES

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

The Tribe is very concerned that the proposed development will directly and indirectly impact the significant and important resources located within and adjacent to the Project. As discussed above, the Project contains a portion of a very large complex of villages. The Tribe understands that the present discussion with the Applicant includes avoidance and preservation of the known cultural sites. We request to review the design and engineering plans with the County and the Applicant and discuss this further so we can have clarification of what will and will not be avoided and preserved. Additionally, the Tribe knows that subsurface resources will be identified during grading. As such, we would also like to review the mitigation proposed by the County to ensure that there will be appropriate provisions for unidentified resources (inadvertent finds). We understand that one of the issues facing the Applicant is the placement of a fire access road for the Project. Unfortunately, the proposed alignment of the road will destroy a significant site, which includes rock art. We urge the County Fire Department to meet with us so that we can discuss the significance of the area and look for alternative routes for fire access through the center of the Project.

The Tribe has seen unintended impacts occur to cultural resources throughout our territory such as graffiti, intentionally and unintentionally set fires and other nuisances created by community members who are unaware of the importance of the Tribes ancestors' belongings – and looting and pot-hunting by those who do know the importance of these resources. We request to work with the County and the Applicant in order to mitigate any future impacts the proposed Project may have on the *tóota yixélval* and other cultural resources. A key component to this process is identifying future preservation methods to avoid unintentional impacts to these preserved resources and we must ensure these resources are protected now and into the future.

REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians. The Pechanga Band is not opposed to this Project. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which will be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

The Tribe requests to continue its involvement and participation with the County of Riverside in assuring that an adequate environmental assessment is completed, and in developing all monitoring and mitigation plans and measures for the duration of the Project. In addition, should the Project ultimately be approved and grading occurs knowing that sensitive cultural resources will be identified, it is the position of the Pechanga Tribe that Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any additional archaeological excavations performed.

Based on the cultural sensitivity of the area, we know resources will be impacted. Additionally, we know that there are subsurface resources which have not yet been identified and which will be uncovered during ground-disturbing activities. The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5). As such, it is the position of the Pechanga Tribe that an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the Project Applicant/Developer and the Pechanga Tribe.

The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §1506a.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA,

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments on TR 36337
August 1, 2011
Page 21

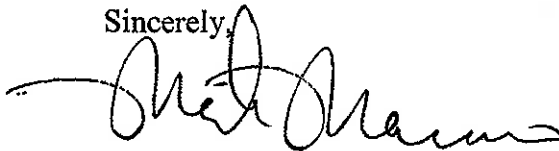
Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5-10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and assure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

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

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. Further, the Tribe reserves the right to participate in the regulatory process and provide comment on issues pertaining to the regulatory process and Project approval. As the Project moves forward, we request that the County continue to meet with the Tribe to discuss avoidance and preservation methods of known sites and necessary and appropriate mitigation for unknown resources.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact the Pechanga Office of the General Counsel at (951) 770-6179 once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Macarro", written over a horizontal line.

Mark Macarro
Tribal Chairman

Cc Pechanga Office of the General Counsel
Pechanga Cultural Resources Department
Matt Straite, Project Planner



October 1, 2014

Sent via Fed X and Regular Mail

Four Seasons HOA C/O
Euclid Property Management
195 N. Euclid Ave Suite 100
Upland, CA 91786

Four Seasons HOA
237 Four Seasons Blvd.
Hemet, CA 92545

Heartland MSK
P.O. Box 300489
Escondido, CA 92030

City of Hemet C/O
Jorge Biagioni
445 E. Florida Ave
Hemet, CA 92543

Re: lots "G" and "H" as identified on the recorded Tract No. 30333 (Document No. 2001-560364). Reinhardt Canyon Flood Control Channel

Dear Addressees,

I am currently processing tentative tract map number 36337 in the County of Riverside on behalf of Reinhardt Canyon LLC and the Lansing Company.

The project consists of approximately 341 lots, age restricted for those 55 and over and all single stories.

When the Four Seasons development was approved it was conditioned to construct a flood control channel to receive the upstream flows from Reinhardt Canyon. That channel has been constructed and is described above.

As part of our project we will be required to further mitigate flooding in Reinhardt Canyon by capturing upstream flows and directed into the channel.

We are able to return the flows to the current existing condition without tying into the channel but that would not mitigate the down stream flooding we are hoping to cure.

There seems to be some ambiguity as to who currently owns the channel. Our processing with the county requires us to seek the permission of the owner of the channel, to connect to it as intended.

Current county records indicate that the channel is owned by Heartland MSK. However, in a recent conversation with the city of Hemet Engineering Director (Jorge Biagioni) he indicated that the city is the current owner of the channel.


The purpose of this letter is two fold; first to confirm the ownership of the channel and second to request the appropriate permission to connect to it as intended.

At the appropriate time we will present the requisite engineering documents indicating the manner and method of tying into the channel along with the concurrence of Riverside Flood Control as to that manner and method.

Please confirm if you are the owner of said channel and if so, your willingness to work with us to tie into the channel as envisioned in the Heartland/Four Seasons Specific Plan and EIR.

I thank you in advance for your prompt reply.

Sincerely,


Michael S. Nagg
Project Manager

Cc: Matt Straite
County of Riverside Planning Department

Everett Duckworth
Riverside County Flood Control

Chris Morgan
United Engineering Group

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

Set ID# CC006094

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36337

DATE SUBMITTED: 12-1-10

APPLICATION INFORMATION

Applicant's Name: Reinhart Canyon Associates, LLC E-Mail: cmorgan@unitedeng.com

Mailing Address: 8800 N. Gainey Center Drive, Suite 255
Scottsdale Street 85258
AZ
City State ZIP

Daytime Phone No: (909) 466-9240 x2 Fax No: (909) 989-8401

Engineer/Representative's Name: United Engineering Group / Chris Morgan E-Mail: cmorgan@unitedeng.com

Mailing Address: 3595 Inland Empire Blvd, Ste 2200
Ontario Street 91764
CA
City State ZIP

Daytime Phone No: (909) 466-9240 x2 Fax No: (909) 989-8401

Property Owner's Name: Reinhart Canyon Assoc., LLC E-Mail: _____

Mailing Address: 8800 N. Gainey Center Dr., Suite 255
Scottsdale Street 85258
AZ
City State ZIP

Daytime Phone No: (480) 609-1200 Fax No: (480) 609-1130

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.

EA 42410

/CFG 05776

Riverside Office · 4080 Lemon Street, 9th 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

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):

This project consists of 340 lots on 361+ acres with an average lot size of 21,584 sf and 7 lettered lots which will be dedicated as open space and/or used for drainage purposes.

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) _____

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) 2,640' .5 mile

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: 1,645,400 C.Y.

Estimated amount of fill = cubic yards 1,832,900 C.Y.

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

Import 187,500 C.Y. Export _____ Neither _____

NOTICE OF PUBLIC HEARING

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

CHANGE OF ZONE NO. 07839 and TENTATIVE TRACT MAP NO. 36337 – Applicant: Reinhart Canyon Assc LLC – Engineer/Representative: United Engineering Group – Third/Third Supervisorial District - Hemet-San Jacinto Zoning District - San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Parry Drive, southerly of Jelanie Lane and westerly of California Avenue – 176.62 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** The Change of Zone is proposing to change the properties zoning on the site from Controlled Development Areas (W-2) zoning to Planned Residential (R-4) zoning. The Map proposes a Schedule A subdivision of 176.62 acres into 332 residential lots with a minimum lot size of 3500 square feet and 29 lettered lots. (Quasi-Judicial)

TIME OF HEARING: **9:00 A.M.** or as soon as possible thereafter.
DATE OF HEARING: **OCTOBER 29, 2014**
PLACE OF HEARING: **COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501**

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail mstraite@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO ENVIRONMENTAL DOCUMENTATION IS REQUIRED AT THIS TIME** 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. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/3/2014

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TR36337 For

Company or Individual's Name Planning Department

Distance buffered 5000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

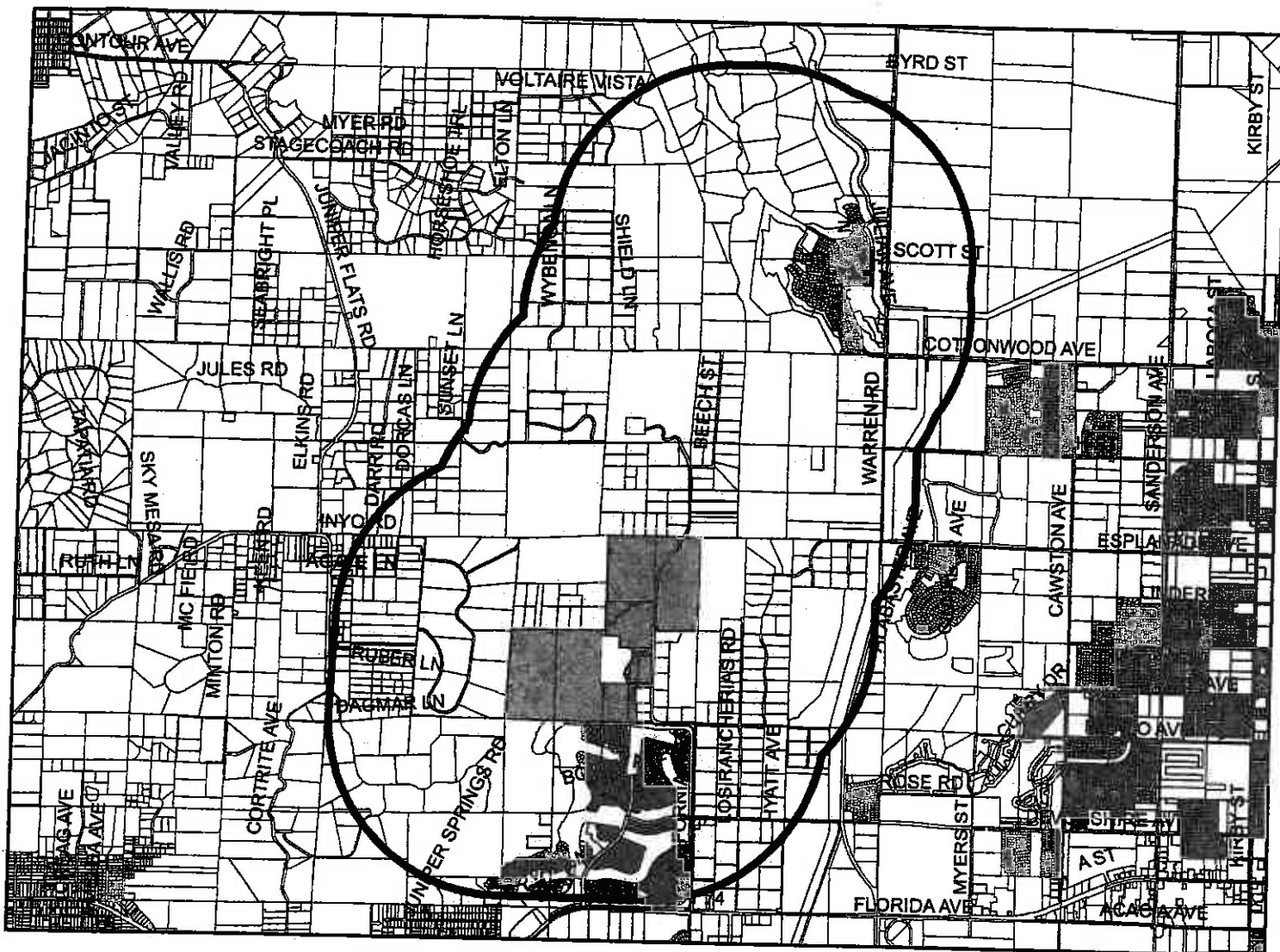
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by
matt
10/3/14*

TR36337 (5000 feet buffer)



Selected Parcels

455-130-007	455-130-011	455-130-008	455-130-010	455-500-039	455-120-038	455-390-080	455-410-018	432-083-009	455-580-003
432-081-005	455-600-015	455-400-044	455-410-081	455-450-083	455-420-038	455-390-023	455-400-016	432-160-010	455-520-014
455-210-047	455-080-018	455-580-040	455-540-065	429-260-013	455-540-067	455-540-044	455-410-050	455-170-002	455-580-050
455-530-058	455-510-041	429-090-002	455-390-065	455-390-067	455-390-004	455-530-010	455-390-038	455-400-060	455-380-020
455-060-010	455-400-081	455-480-011	432-081-006	455-610-037	432-170-014	455-450-038	455-380-021	455-450-084	455-060-001
455-540-018	432-071-010	455-410-026	455-460-052	455-060-033	455-400-079	455-410-033	455-291-022	455-291-023	432-170-011
432-170-010	455-610-011	455-410-040	455-090-053	455-430-020	455-400-028	432-060-016	455-410-025	455-450-045	432-140-010
432-140-011	432-140-009	455-460-065	455-410-015	455-450-035	455-510-005	455-540-026	432-071-001	455-430-040	455-520-023
429-120-008	455-230-039	455-390-092	455-390-052	429-260-023	455-540-002	455-510-038	432-082-002	455-470-017	455-460-037
455-400-038	455-470-066	455-380-065	455-590-012	455-400-026	455-450-015	455-390-055	432-084-010	455-380-001	455-580-064
455-520-013	455-390-076	455-380-047	455-600-016	432-081-008	432-160-012	455-430-038	455-540-045	455-420-063	455-500-015
432-140-005	455-520-062	455-420-061	455-060-034	455-400-061	455-580-049	455-390-014	455-210-056	455-430-028	455-210-023

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.

ATTN: John Guerin
Airport Land Use Commission
Mail Stop ~~1070~~ 1083

ATTN: Leslie Mouriquand
Archaeologist
Mail Stop 4035

3rd Supervisor District
Jeff Stone, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1003

ATTN: Jon Vasquez
Building & Safety Department,
Riverside County
Mail Stop 2715

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

ATTN: Senior Public Health Engineer
Environmental Health,
Riverside County
Mail Stop 3320

ATTN: Carolyn Syms-Luna
Environmental Programs Dept.,
Riverside County
Mail Stop 2715

ATTN: Waren D. Williams
Flood Control District,
Riverside County
Mail Stop 2990

ATTN: David Jones
Geologist
Mail Stop 1070

Growth Management,
U.S. Postal Service
P.O. Box 19001
San Bernardino, CA 92423

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

ATTN: General Manager
Hemet-Ryan Airport
4710 W. Stetson Ave.
Hemet, CA 92545

ATTN: John Petty
c/o Mary Stark, Planning Commission
Secretary
Planning Commission, Riverside
County
Mail Stop 1070

ATTN: Planning Manager
Planning Department,
City of Hemet
445 E. Florida Ave.
Hemet, CA 92543

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Marc Brewer
Regional Parks & Open Space District
Riverside County
4600 Crestmore Rd., MS2970
Riverside, CA 92509-6858

ATTN: Steve Diaz
Riverside County Fire Department
Mail Stop 5036

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

ATTN: County Surveyor
Transportation Department,
Riverside County
Mail Stop 1080

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

Waste Resources Management,
Riverside County
Mail Stop 5950

Four Seasons (Gene Hiked)
8405 Singh Ct.
Hemet, CA 92545

Sharon Dueber
585 Parnevik
Hemet CA 92545

Kathy Smigon
24515 California Ave #80
Hemet CA 92545

Cash Hovivian
35051 Tres Cerritos Ave.
Hemet CA 92545

Anna Hauer
Pechanga
PO Box 2183
Temecula CA 92593

ASMT: 455400073, APN: 455400073
HITESH MOVALIA, ETAL
2606 BLAZE TR
DIAMOND BAR CA 91765

ASMT: 455400080, APN: 455400080
LAUREN BEYER, ETAL
188 PRADO DR
HEMET, CA. 92545

ASMT: 455400074, APN: 455400074
FIELD GOAL ENTERPRISES INC
25920 IRIS AV NO 13A 26B
RANCHO BELAGO CA 92551

ASMT: 455400081, APN: 455400081
ALFRED LLAMAS
180 PRADO DR
HEMET, CA. 92545

ASMT: 455400075, APN: 455400075
TEDDY NICHOLS
212 PRADO DR
HEMET, CA. 92545

ASMT: 455400082, APN: 455400082
LEANNE WADE, ETAL
11320 MEADOW VIEW RD
EL CAJON CA 92020

ASMT: 455400076, APN: 455400076
MORAD MOUSSA
210 PRADO DR
HEMET, CA. 92545

ASMT: 455400083, APN: 455400083
MARIA MEJIA, ETAL
176 PRADO DR
HEMET, CA. 92545

ASMT: 455400077, APN: 455400077
RYAN KLEIN
30931 AVENIDA BUENA SUERTE
TEMECULA CA 92591

ASMT: 455400084, APN: 455400084
JHASKA
100 WILSHIRE BLV NO 950
SANTA MONICA CA 90401

ASMT: 455400078, APN: 455400078
AURORA GONZALEZ, ETAL
200 PRADO DR
HEMET, CA. 92545

ASMT: 455400085, APN: 455400085
LISA ABSHER
172 PRADO DR
HEMET, CA. 92545

ASMT: 455400079, APN: 455400079
AMARILIS LOPEZ PAGAN
190 PRADO DR
HEMET, CA. 92545

ASMT: 455400086, APN: 455400086
LILI ZOU, ETAL
11467 CREEKSTONE LN
SAN DIEGO CA 92128

ASMT: 455470077, APN: 455470077
BARBARA WALLACE, ETAL
C/O WALLACE TRUST
8235 FALDO AVE
HEMET, CA. 92545

ASMT: 455470078, APN: 455470078
BRENDA BILLSON, ETAL
8225 FALDO AVE
HEMET, CA. 92545

ASMT: 455470079, APN: 455470079
ROSEMARY GARRISON, ETAL
8215 FALDO AVE
HEMET, CA. 92545

ASMT: 455470080, APN: 455470080
KATHY BROWN
8195 FALDO AVE
HEMET, CA. 92545

ASMT: 455470081, APN: 455470081
CAROL RACE, ETAL
8175 FALDO AVE
HEMET, CA. 92545

ASMT: 455470082, APN: 455470082
BARBARA COZORT, ETAL
8155 FALDO AVE
HEMET, CA. 92545

ASMT: 455470083, APN: 455470083
KATHY SITTER, ETAL
8135 FALDO AVE
HEMET, CA. 92545

ASMT: 455470084, APN: 455470084
CAROLYN SEITZ
5650 RAMARA AVE
WOODLAND HILLS CA 91367

ASMT: 455470085, APN: 455470085
CYNTHIA ELLINGWORTH, ETAL
8105 FALDO AVE
HEMET, CA. 92545

ASMT: 455470086, APN: 455470086
BARBARA REMENAR, ETAL
8095 FALDO AVE
HEMET, CA. 92545

ASMT: 455480001, APN: 455480001
MARILYN RHYNE, ETAL
8255 BOGEY AVE
HEMET, CA. 92545

ASMT: 455480002, APN: 455480002
MARILYN FIELDS, ETAL
8245 BOGEY AVE
HEMET, CA. 92545

ASMT: 455480003, APN: 455480003
RUTH STIPP, ETAL
8235 BOGEY AVE
HEMET, CA. 92545

ASMT: 455480004, APN: 455480004
DEBORAL NALUAI, ETAL
8225 BOGEY AVE
HEMET, CA. 92545

ASMT: 427210013, APN: 427210013
M TAYLOR, ETAL
9786 CRESTVIEW CIR
VILLA PARK CA 92861

ASMT: 427210054, APN: 427210054
WESTERN RIVERSIDE CO REGIONAL CONS AI
C/O DEPT OF FAC MGT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 427210016, APN: 427210016
CHERI KELLEY, ETAL
38400 VOLTAIRE VISTA
NUEVO, CA. 92567

ASMT: 427210061, APN: 427210061
GLENDA DRAKE, ETAL
P O BOX 108
NUEVO CA 92567

ASMT: 427210021, APN: 427210021
KENNETH KELLEY
34835 VOLTAIRE VISTA
NUEVO, CA. 92567

ASMT: 427210069, APN: 427210069
JOHN LYNCH, ETAL
34420 SUGARLOAF LN
NUEVO, CA. 92567

ASMT: 427210022, APN: 427210022
CHERI KELLEY, ETAL
34515 VOLTAIRE VISTA
NUEVO, CA. 92567

ASMT: 427210070, APN: 427210070
STACEY LYNCH PARKER, ETAL
34425 PARKER RANCH DR
NUEVO CA 92567

ASMT: 427210045, APN: 427210045
NINA LAUREL, ETAL
P O BOX 920
NUEVO CA 92567

ASMT: 429090002, APN: 429090002
ALBERTO ALVARADO
34300 STAGECOACH RD
NUEVO, CA. 92567

ASMT: 427210047, APN: 427210047
MICHAEL BURKS
21805 TWIN CANYON DR
NUEVO, CA. 92567

ASMT: 429090005, APN: 429090005
M POLLEY
870 MORNINGSIDE DR G203
FULLERTON CA 92835

ASMT: 427210049, APN: 427210049
JURGEN KASE
21985 TWIN CANYON DR
NUEVO, CA. 92567

ASMT: 429090019, APN: 429090019
DONALD COUGHLIN
22383 COUGHLIN CT
NUEVO CA 92567

ASMT: 429090026, APN: 429090026
JOSEPH GALLEGOS
115 ELLIS LN
FALLBROOK CA 92028

ASMT: 429120001, APN: 429120001
HADLEY HOLDINGS
C/O SCOTT C HADLEY
31902 AVENIDA EVITA
SAN JUAN CAPISTRANO CA 92675

ASMT: 429090028, APN: 429090028
DIXIE ABBEY, ETAL
22385 WYBENGA LN
NUEVO, CA. 92567

ASMT: 429120004, APN: 429120004
VICTORIA CASSAR
362 10TH ST
FORTUNA CA 95540

ASMT: 429090030, APN: 429090030
JOSE ASTORGA, ETAL
34475 LIAN LN
NUEVO, CA. 92567

ASMT: 429120005, APN: 429120005
NYDIA BRIONES, ETAL
34510 STAGE COACH RD
NUEVO, CA. 92567

ASMT: 429090031, APN: 429090031
AMANDA MORRIS, ETAL
22330 WYBENGA LN
NUEVO, CA. 92567

ASMT: 429120008, APN: 429120008
ANNE GORAL
C/O WILLIAM GORAL
637 LOS ALTOS
REDLANDS CA 92373

ASMT: 429090032, APN: 429090032
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22390 WYBENGA LN
NUEVO CA 92567

ASMT: 429120018, APN: 429120018
E DEFOREST, ETAL
C/O E STEPHEN DEFOREST
1248 BRYCE WAY
VENTURA CA 93003

ASMT: 429090033, APN: 429090033
DONNA KIRKPATRICK, ETAL
22450 WYBENGA LN
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ASMT: 429120029, APN: 429120029
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123 JAYCEE DR
ST GEORGE UT 84770

ASMT: 429090034, APN: 429090034
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34150 STAGECOACH RD
NUEVO, CA. 92567

ASMT: 429120030, APN: 429120030
INLAND VENTURES LTD
24726 MORNING GLORY DR
MORENO VALLEY CA 92553

ASMT: 429120032, APN: 429120032
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22626 WYBENGA LN
NUEVO CA 92567

ASMT: 429200023, APN: 429200023
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16385 GAMBLE AVE
RIVERSIDE CA 92508

ASMT: 429120037, APN: 429120037
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34510 STAGECOACH RD
NUEVO CA 92567

ASMT: 429260006, APN: 429260006
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11575 SWAN LAKE DR
SAN DIEGO CA 92131

ASMT: 429120039, APN: 429120039
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22405 MARKHAM ST
PERRIS CA 92570

ASMT: 429260009, APN: 429260009
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18740 COLLIER AVE
LAKE ELSINORE CA 92530

ASMT: 429260011, APN: 429260011
ALYSON VREELAND, ETAL
9121 ALOHA DR
HUNTINGTON BEACH CA 92646

ASMT: 429130007, APN: 429130007
FBJ INC, ETAL
C/O FBJ INC
1030 N FAIRFAX AVE
WEST HOLLYWOOD CA 90046

ASMT: 429260013, APN: 429260013
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HOMELAND CA 92548

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P O BOX 2115
COVINA CA 91722

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LA HABRA CA 90631

ASMT: 429200022, APN: 429200022
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P O BOX 79
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ASMT: 429260020, APN: 429260020
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33608 CIRCLE 5 DR
NUEVO CA 92567

ASMT: 429260021, APN: 429260021
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19685 BROWN ST
PERRIS CA 92570

ASMT: 432030003, APN: 432030003
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1455 N WARREN RD
SAN JACINTO CA 92582

ASMT: 429260022, APN: 429260022
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33540 CIRCLE FIVE DR
NUEVO CA 92567

ASMT: 432030004, APN: 432030004
PINHEIRO FAMILY
10616 RYCROFT
BAKERSFIELD CA 93311

ASMT: 429260023, APN: 429260023
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49260 FLIGHTLINE WAY
AGUANGA CO 92536

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C/O ALLEN SWEET
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CARLSBAD CA 92018

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17632 CALLE DE AMIGOS
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ASMT: 432040016, APN: 432040016
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LOS ANGELES CA 90048

ASMT: 429260025, APN: 429260025
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ASMT: 432040017, APN: 432040017
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HEMET CA 92545

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FALLBROOK CA 92028

ASMT: 432040018, APN: 432040018
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ASMT: 429260078, APN: 429260078
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PO BOX 63 1605
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ASMT: 432040021, APN: 432040021
SHELBRAN INV, ETAL
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ASMT: 432050005, APN: 432050005
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ASMT: 432060003, APN: 432060003
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852 YUKON DR
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ASMT: 432050006, APN: 432050006
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ASMT: 432060005, APN: 432060005
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ASMT: 432060006, APN: 432060006
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ASMT: 432060007, APN: 432060007
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ASMT: 432060001, APN: 432060001
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ASMT: 432060008, APN: 432060008
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ASMT: 432060002, APN: 432060002
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ASMT: 432060009, APN: 432060009
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ASMT: 432060010, APN: 432060010
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ASMT: 432060017, APN: 432060017
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ASMT: 432060011, APN: 432060011
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ASMT: 432060018, APN: 432060018
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ASMT: 432060019, APN: 432060019
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ASMT: 432060013, APN: 432060013
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951 YUKON DR
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ASMT: 432060020, APN: 432060020
HELEN DEVILBISS
851 YUKON DR
SAN JACINTO, CA. 92582

ASMT: 432060014, APN: 432060014
TIFFANY DORSETT
931 YUKON DR
SAN JACINTO, CA. 92582

ASMT: 432060021, APN: 432060021
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831 YUKON DR
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ASMT: 432060015, APN: 432060015
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921 YUKON DR
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ASMT: 432071004, APN: 432071004
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24782 FIRE FALLS DR
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ASMT: 432071017, APN: 432071017
GENEVA GRATTS
691 BAILEY LN
SAN JACINTO, CA. 92582

ASMT: 432071018, APN: 432071018
JOSHUA HUNNELL
695 BAILEY LN
SAN JACINTO, CA. 92582

ASMT: 432072001, APN: 432072001
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689 JULIAN AVE
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ASMT: 432071019, APN: 432071019
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14388 POINTER LOOP
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ASMT: 432072002, APN: 432072002
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693 JULIAN AVE
SAN JACINTO, CA. 92582

ASMT: 432071020, APN: 432071020
HAIYAN ZENG
16852 CANTENA DR
CHINO HILLS CA 91709

ASMT: 432080001, APN: 432080001
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688 AMHERST WAY
SAN JACINTO, CA. 92582

ASMT: 432071021, APN: 432071021
CHUN CHO
729 BAILEY LN
SAN JACINTO, CA. 92582

ASMT: 432080002, APN: 432080002
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668 AMHERST WAY
SAN JACINTO, CA. 92582

ASMT: 432071022, APN: 432071022
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704 BAILEY LN
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ASMT: 432080004, APN: 432080004
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SAN JACINTO, CA. 92582

ASMT: 432071024, APN: 432071024
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692 BAILEY LN
SAN JACINTO, CA. 92582

ASMT: 432080005, APN: 432080005
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614 AMHERST WAY
SAN JACINTO, CA. 92582

ASMT: 432080006, APN: 432080006
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606 AMHERST WAY
SAN JACINTO, CA. 92582

ASMT: 432080013, APN: 432080013
BERENICE HERNANDEZ, ETAL
512 AMHERST WAY
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ASMT: 432080007, APN: 432080007
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594 AMHERST WAY
SAN JACINTO, CA. 92582

ASMT: 432081001, APN: 432081001
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511 AMHERST WAY
SAN JACINTO, CA. 92582

ASMT: 432080008, APN: 432080008
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580 AMHERST WAY
SAN JACINTO, CA. 92582

ASMT: 432081002, APN: 432081002
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521 AMHERST WAY
SAN JACINTO, CA. 92582

ASMT: 432080009, APN: 432080009
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568 AMHERST WAY
SAN JACINTO, CA. 92582

ASMT: 432081003, APN: 432081003
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ASMT: 432080010, APN: 432080010
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548 AMHERST WAY
SAN JACINTO, CA. 92582

ASMT: 432081004, APN: 432081004
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547 AMHERST WAY
SAN JACINTO, CA. 92582

ASMT: 432080011, APN: 432080011
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534 AMHERST WAY
SAN JACINTO, CA. 92582

ASMT: 432081005, APN: 432081005
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567 AMHERST WAY
SAN JACINTO, CA. 92582

ASMT: 432080012, APN: 432080012
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522 AMHERST WAY
SAN JACINTO, CA. 92582

ASMT: 432081006, APN: 432081006
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SAN JACINTO, CA. 92582

ASMT: 432081007, APN: 432081007
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SAN JACINTO, CA. 92582

ASMT: 432081014, APN: 432081014
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ASMT: 432081008, APN: 432081008
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SAN JACINTO, CA. 92582

ASMT: 432081015, APN: 432081015
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ASMT: 432081010, APN: 432081010
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ASMT: 432081017, APN: 432081017
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ASMT: 432081012, APN: 432081012
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ASMT: 432081019, APN: 432081019
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ASMT: 432081021, APN: 432081021
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578 BAILEY LN
SAN JACINTO, CA. 92582

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ASMT: 432081022, APN: 432081022
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SAN JACINTO, CA. 92582

ASMT: 432081023, APN: 432081023
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SAN JACINTO, CA. 92582

ASMT: 432082004, APN: 432082004
SANTIAGO CAMPOS
628 JULIAN AVE
SAN JACINTO, CA. 92582

ASMT: 432081024, APN: 432081024
RAMONA CONTRERAS, ETAL
532 BAILEY LN
SAN JACINTO, CA. 92582

ASMT: 432082005, APN: 432082005
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9 JORDAN CT
SANDIA PARK NM 87047

ASMT: 432081025, APN: 432081025
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520 BAILEY LN
SAN JACINTO, CA. 92582

ASMT: 432082006, APN: 432082006
PO SIA
602 JULIAN AVE
SAN JACINTO, CA. 92582

ASMT: 432081026, APN: 432081026
LADAWN JENKINS
510 BAILEY LN
SAN JACINTO, CA. 92582

ASMT: 432082007, APN: 432082007
LAWRENCE VASQUEZ
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SAN JACINTO, CA. 92582

ASMT: 432082001, APN: 432082001
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684 JULIAN AVE
SAN JACINTO, CA. 92582

ASMT: 432082008, APN: 432082008
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611 BAILEY LN
SAN JACINTO, CA. 92582

ASMT: 432082009, APN: 432082009
PAULA JORDAN, ETAL
629 BAILEY LN
SAN JACINTO, CA. 92582

ASMT: 432083004, APN: 432083004
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545 BAILEY LN
SAN JACINTO, CA. 92582

ASMT: 432082010, APN: 432082010
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647 BAILEY LN
SAN JACINTO, CA. 92582

ASMT: 432083005, APN: 432083005
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565 BAILEY LN
SAN JACINTO, CA. 92582

ASMT: 432082011, APN: 432082011
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665 BAILEY LN
SAN JACINTO, CA. 92582

ASMT: 432083006, APN: 432083006
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577 BAILEY LN
SAN JACINTO, CA. 92582

ASMT: 432082012, APN: 432082012
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SAN JACINTO, CA. 92582

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SAN JACINTO, CA. 92582

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ASMT: 432083008, APN: 432083008
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ASMT: 432083002, APN: 432083002
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ASMT: 432083009, APN: 432083009
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ASMT: 432083003, APN: 432083003
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ASMT: 432084004, APN: 432084004
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ASMT: 432084005, APN: 432084005
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ASMT: 432084006, APN: 432084006
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ASMT: 432084007, APN: 432084007
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563 JULIAN AVE
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ASMT: 432084008, APN: 432084008
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ASMT: 432084009, APN: 432084009
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ASMT: 432084010, APN: 432084010
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601 JULIAN AVE
SAN JACINTO, CA. 92582

ASMT: 432084011, APN: 432084011
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609 JULIAN AVE
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ASMT: 432084012, APN: 432084012
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C/O SOUTH COAST TITLE CO
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ASMT: 455060032, APN: 455060032
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C/O JACMAR CO
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ASMT: 455120038, APN: 455120038
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ASMT: 455120045, APN: 455120045
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ASMT: 455120047, APN: 455120047
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ASMT: 455120050, APN: 455120050
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ASMT: 455120067, APN: 455120067
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C/O RIGHT OF WAY DEPT
P O BOX 12008
RIVERSIDE CA 92502

ASMT: 455120062, APN: 455120062
JEROME KELLEY
25601 THOROUGHbred LN
HEMET, CA. 92545

ASMT: 455130015, APN: 455130015
KALIP CHAUDHURI
42830 CHAUDHURI CIR
HEMET CA 92544

ASMT: 455120064, APN: 455120064
CHARLIE SILVERBERG, ETAL
25190 HYATT AVE
HEMET, CA. 92545

ASMT: 455130043, APN: 455130043
HEXAGONAL PARTNERSHIP
C/O GIRDHARI PUROHIT
1225 E LATHAM AVE NO B
HEMET CA 92543

ASMT: 455130056, APN: 455130056
HEARTLAND GOLF
C/O LANDSCAPE UNLIMITED
1201 ARIES DR
LINCOLN NE 68512

ASMT: 455210012, APN: 455210012
BETTY HODGES, ETAL
24217 HODGES LN
HOMELAND, CA. 92548

ASMT: 455170004, APN: 455170004
LAURA VELASCO, ETAL
P O BOX 328
WINCHESTER CA 92596

ASMT: 455210013, APN: 455210013
BETTY HODGES, ETAL
24218 HODGES LN
HOMELAND, CA. 92548

ASMT: 455170005, APN: 455170005
CATALINA JAFFE
25900 TRUELSON ST
HEMET, CA. 92545

ASMT: 455210014, APN: 455210014
NANCY HARRIS
24195 DOGWOOD LN NO 6
HOMELAND CA 92548

ASMT: 455170008, APN: 455170008
JEFFSTRA INC
8306 WILSHIRE BLV PH 10
BEVERLY HILLS CA 90211

ASMT: 455210021, APN: 455210021
MARY STARK, ETAL
24260 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455170012, APN: 455170012
IRENE GANJI, ETAL
2929 1ST AVE APT 917
SEATTLE WA 98121

ASMT: 455210023, APN: 455210023
CHRISTOPHER MOHR, ETAL
24320 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455210005, APN: 455210005
GERRI BROWN
P O BOX 513
NUEVO CA 92567

ASMT: 455210025, APN: 455210025
SHELLEY RAM, ETAL
24210 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455210011, APN: 455210011
BEATRIZ SANTILLAN, ETAL
24205 HODGES LN
HOMELAND, CA. 92548

ASMT: 455210026, APN: 455210026
ISAIAS SAGRERO
24240 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455210030, APN: 455210030
DAWN MARAGNO, ETAL
24200 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455210043, APN: 455210043
CHEYENNA ORTIZ, ETAL
30250 YUCCA AVE
NUEVO CA 92567

ASMT: 455210033, APN: 455210033
MARTHA TRUJILLO, ETAL
24198 JUNIPER HILLS RD
HOMELAND, CA. 92548

ASMT: 455210044, APN: 455210044
LISA LEWICK, ETAL
24206 JUNIPER HILLS RD
HOMELAND, CA. 92548

ASMT: 455210038, APN: 455210038
REBECCA GREEN, ETAL
24220 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455210045, APN: 455210045
SPERRY INV
29260 CALLE DE CABALLOS
ROMOLAND CA 92585

ASMT: 455210039, APN: 455210039
MICHAEL DUNN
33275 INYO RD
HOMELAND, CA. 92548

ASMT: 455210046, APN: 455210046
SUSANA SANDOVAL, ETAL
24196 JUNIPER SPRINGS
HOMELAND CA 92548

ASMT: 455210040, APN: 455210040
SHARON TORMEY
33315 INYO RD
HOMELAND, CA. 92548

ASMT: 455210047, APN: 455210047
VERONICA QUINTANAR, ETAL
C/O VERONICA QUINTANAR
24092 AGATE LN
HOMELAND, CA. 92548

ASMT: 455210041, APN: 455210041
ELRY GUFFEY
P O BOX 44
NUEVO CA 92567

ASMT: 455210048, APN: 455210048
DENNIS HALE
P O BOX 113
HOMELAND CA 92548

ASMT: 455210042, APN: 455210042
PATRICIA CHRISTENSEN, ETAL
33405 INYO RD
HOMELAND, CA. 92548

ASMT: 455210051, APN: 455210051
DARLENE SORENSEN, ETAL
24206 HODGES LN
HOMELAND, CA. 92548

ASMT: 455210052, APN: 455210052
GENEVIEVE HERNANDEZ
24090 JUNIPER HILLS RD
HOMELAND, CA. 92548

ASMT: 455230003, APN: 455230003
FRANCISCO MENDOZA
24811 QUAIL RUN RD
HOMELAND, CA. 92548

ASMT: 455210053, APN: 455210053
MARGARITO VELAZQUEZ, ETAL
24070 JUNIPER HILLS DR
HOMELAND, CA. 92548

ASMT: 455230004, APN: 455230004
FRANCISCO BARRON, ETAL
C/O JOSE N BARRON
6425 DUCHESS DR
RIVERSIDE CA 92509

ASMT: 455210054, APN: 455210054
TONI WORM, ETAL
24030 JUNIPER HILLS RD
HOMELAND, CA. 92548

ASMT: 455230005, APN: 455230005
LAURA COX, ETAL
24731 QUAIL RUN RD
HOMELAND, CA. 92548

ASMT: 455210056, APN: 455210056
CECILIA ARROYOS, ETAL
33127 INYO RD
HOMELAND, CA. 92548

ASMT: 455230006, APN: 455230006
PABLO HERNANDEZ, ETAL
24690 MANZANITA RD
HOMELAND, CA. 92548

ASMT: 455210057, APN: 455210057
MARY JENSEN
33181 INYO RD
HOMELAND, CA. 92548

ASMT: 455230007, APN: 455230007
MARY YUTRONICH, ETAL
33230 YUCCA LN
HOMELAND, CA. 92548

ASMT: 455210058, APN: 455210058
URBAN DEV OF WASH DC, ETAL
C/O WELLS FARGO BANK
3476 STATEVIEW BLVD
FORT MILL SC 29715

ASMT: 455230011, APN: 455230011
SHARON STEFFENSEN, ETAL
P O BOX 87
HOMELAND CA 92548

ASMT: 455210059, APN: 455210059
MARIELA SANTILLAN, ETAL
28715 NUEVO VALLEY DR
NUEVO CA 92567

ASMT: 455230012, APN: 455230012
GEORGINA SHUMWAY
24690 QUAIL RUN RD
HOMELAND, CA. 92548

ASMT: 455230013, APN: 455230013
ALICIA GONZALEZ, ETAL
1251 N 3500 EAST RD
CHATSWORTH IL 60921

ASMT: 455230021, APN: 455230021
JANET NOBLE
24850 QUAIL RUN RD
HOMELAND, CA. 92548

ASMT: 455230014, APN: 455230014
YOLANDA RODRIGUEZ, ETAL
33343 RUBER LN
HOMELAND, CA. 92548

ASMT: 455230022, APN: 455230022
MARGARET HARVEY, ETAL
33355 DEMIT RD
HOMELAND, CA. 92548

ASMT: 455230016, APN: 455230016
MILICA MEDIGOVICH, ETAL
4386 ARGOS DR
SAN DIEGO CA 92116

ASMT: 455230023, APN: 455230023
GERALDINE GABY, ETAL
33425 DEMIT RD
HOMELAND, CA. 92548

ASMT: 455230017, APN: 455230017
LAWRANCE GERMAIN
24800 QUAIL RUN RD
HOMELAND, CA. 92548

ASMT: 455230024, APN: 455230024
DENNIS WEEKS
33495 DEMIT RD
HOMELAND, CA. 92548

ASMT: 455230018, APN: 455230018
JANE SHENSKY, ETAL
33342 DEMIT RD
HOMELAND, CA. 92548

ASMT: 455230029, APN: 455230029
ELOISE MYER
C/O ELOISE E FINLEY
937 NW DONNA DR
GRANTS PASS OR 97526

ASMT: 455230019, APN: 455230019
DONNA RAGSDALE, ETAL
33408 DEMIT RD
HOMELAND, CA. 92548

ASMT: 455230031, APN: 455230031
JACOLYN VERMILLION, ETAL
24850 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455230020, APN: 455230020
ALICIA POTHAKOS, ETAL
33480 DEMIT ST
HOMELAND, CA. 92548

ASMT: 455230038, APN: 455230038
JENNIFER KEIL, ETAL
P O BOX 527
HOMELAND CA 92548



ASMT: 455230039, APN: 455230039
ARANDA SPURLOCK, ETAL
45521 STATE HWY 74 NO 73
HEMET CA 92544

ASMT: 455260001, APN: 455260001
TERESA ROJAS, ETAL
5890 MAVERICK LN
RIVERSIDE CA 92509

ASMT: 455230041, APN: 455230041
JOSE ROMERO
33120 DAGMAR LN
HOMELAND, CA. 92548

ASMT: 455260003, APN: 455260003
MARIA VELAZQUEZ, ETAL
4044 VIA BARCELONA
HEMET CA 92545

ASMT: 455230043, APN: 455230043
ROSANNA NORTON
24860 MANZANITA RD
HOMELAND, CA. 92548

ASMT: 455260004, APN: 455260004
BOLDER TECK CONST
P O BOX 9
HOMELAND CA 92548

ASMT: 455240003, APN: 455240003
VICTOR VAZQUEZ
33455 DAGMAR LN
HOMELAND CA 92548

ASMT: 455270001, APN: 455270001
BANG TIET, ETAL
2627 CAMINO DEL SOL
FULLERTON CA 92833

ASMT: 455250001, APN: 455250001
AGUEDA RUIZ, ETAL
4614 W 169TH ST
LAWNDALE CA 90260

ASMT: 455270003, APN: 455270003
DAVID MILLS
33710 EL CENTRO AVE
HEMET CA 92545

ASMT: 455250005, APN: 455250005
VIRGINIA KUHLMANN
P O BOX 1147
SAN JUAN CAPISTRANO CA 92693

ASMT: 455270004, APN: 455270004
JANET WEDGE
P O BOX 313
SUN CITY CA 92586

ASMT: 455250006, APN: 455250006
ROBYN RYAN
2344 PALMDALE CIR
HEMET CA 92545

ASMT: 455280005, APN: 455280005
PHONIX TRUST
177 WEBSTER ST NO 268
MONTEREY CA 93940



ASMT: 455280006, APN: 455280006
BRETT ATTEE
C/O TECHCISION
7351 E 29TH AVE NO 300
DENVER CO 80238

ASMT: 455291023, APN: 455291023
AMPELIA DELGADO
18444 MARYGOLD AVE
BLOOMINGTON CA 92316

ASMT: 455280007, APN: 455280007
LAURA STANSELL
2400 GULLEY RD
HOMEDALE ID 83628

ASMT: 455291024, APN: 455291024
LOIS HILD, ETAL
24310 THREE SPRINGS RD
HEMET CA 92545

ASMT: 455291017, APN: 455291017
CONSTANCE J LIVING TRUST, ETAL
24400 LOS RANCHERIAS RD
HEMET CA 92545

ASMT: 455291025, APN: 455291025
JEFFERY GRISMER
24291 THREE SPRINGS RD
HEMET CA 92545

ASMT: 455291018, APN: 455291018
JEFFREY GRISMER, ETAL
1602 VIA CANCION
SAN MARCOS CA 92069

ASMT: 455340002, APN: 455340002
SALLY WARREN, ETAL
P O BOX 728
RIALTO CA 92377

ASMT: 455291019, APN: 455291019
MARLENE HOWARD, ETAL
P O BOX 1029
SAN JACINTO CA 92582

ASMT: 455340003, APN: 455340003
JOHN DALEY
35525 PONY TRAIL RD
HEMET, CA. 92545

ASMT: 455291020, APN: 455291020
KENNETH IVERS
24210 THREE SPRINGS RD
HEMET CA 92545

ASMT: 455340004, APN: 455340004
VERNETTA ANDEEL
24160 TRAIL WOOD RD
HEMET CA 92545

ASMT: 455291021, APN: 455291021
CAROLE CHAFFEE
24370 THREE SPRINGS RD
HEMET CA 92545

ASMT: 455340005, APN: 455340005
VERNETTA ANDEEL
24160 TRAILWOOD RD
HEMET, CA. 92545

ASMT: 455340006, APN: 455340006
VERNETTA ANDEEL
24160 TRAIL WOOD DR
HEMET CA 92545

ASMT: 455360002, APN: 455360002
REAL ESTATE MANAGEMENT
502 N DIVISION ST
CARSON CITY NV 89703

ASMT: 455340008, APN: 455340008
BONNY HOLT, ETAL
24155 MAZE STONE CT
HEMET, CA. 92545

ASMT: 455360052, APN: 455360052
BELMONTE SEVILLE COMMUNITY ASSN
12235 EL CAMINO REAL 100
SAN DIEGO CA 92130

ASMT: 455340009, APN: 455340009
CHRISTOPHER HOWERTON
24235 MAZE STONE CT
HEMET, CA. 92545

ASMT: 455360084, APN: 455360084
K HOVNANIANS FOUR SEASONS HEMET COM
1500 S HAVEN AVE STE 100
ONTARIO CA 91761

ASMT: 455340010, APN: 455340010
CAROL LINDNER, ETAL
24230 MAZE STONE CT
HEMET, CA. 92545

ASMT: 455360085, APN: 455360085
K HOVNANIANS FOUR SEASONS HEMET COM
237 FOUR SEASONS BLV
HEMET CA 92545

ASMT: 455340011, APN: 455340011
ROZANN ZAHARI, ETAL
24150 MAZE STONE CT
HEMET, CA. 92545

ASMT: 455370009, APN: 455370009
THOMAS THREE PROP
24665 CHALONE DR
MURRIETA CA 92562

ASMT: 455340012, APN: 455340012
LINDA PEARSON, ETAL
130 S SAN JACINTO ST
HEMET CA 92543

ASMT: 455380001, APN: 455380001
ARLENE WOZNIAK
32090 BLAZING STAR
WINCHESTER CA 92596

ASMT: 455360001, APN: 455360001
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

ASMT: 455380002, APN: 455380002
LUZ FERNANDEZ, ETAL
30221 CHEVELEY PARK ST
MENIFEE CA 92584



ASMT: 455380006, APN: 455380006
KAREN BRAUN, ETAL
120 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380013, APN: 455380013
MARSHA RODRIGUEZ, ETAL
8406 MIRA LOMA AVE
HEMET, CA. 92545

ASMT: 455380007, APN: 455380007
MARIA CORTEZ, ETAL
128 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380014, APN: 455380014
DARLENE COHEN
8426 MIRA LOMA AVE
HEMET, CA. 92545

ASMT: 455380008, APN: 455380008
LORINA CONTRERAS, ETAL
130 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380015, APN: 455380015
BEVERLY SMITH, ETAL
928 RASHFORD DR
PLACENTIA CA 92870

ASMT: 455380009, APN: 455380009
JOANNA HENDERSHOT
136 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380017, APN: 455380017
ERICA DOMINGUEZ, ETAL
153 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380010, APN: 455380010
HARVEY WATTS
138 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380018, APN: 455380018
MARIA SERRANO BAEZ
151 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380011, APN: 455380011
ANA SANDOVAL, ETAL
146 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380019, APN: 455380019
ELLEN PERDOMO
149 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380012, APN: 455380012
ARACELI BOATMAN, ETAL
148 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380020, APN: 455380020
FRANCISCO MARTINEZ, ETAL
C/O FRANCISCO MARTINEZ
147 ESTANCIA WAY
HEMET, CA. 92545



ASMT: 455380021, APN: 455380021
ALICE NICHOLS
6886 INDIAN COVE RD
TWENTYNINE PALMS CA 92277

ASMT: 455380028, APN: 455380028
SUE LAYVAS, ETAL
133 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380022, APN: 455380022
TAI WONG
137 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380029, APN: 455380029
TITANIA RYAN, ETAL
125 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380023, APN: 455380023
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

ASMT: 455380030, APN: 455380030
KATHLEEN BALL, ETAL
123 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380024, APN: 455380024
FEDERICO RAMIREZ
147 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380033, APN: 455380033
JENNIFER GOFF
120 TOLUCA CT
HEMET CA 92545

ASMT: 455380025, APN: 455380025
MINAXIBEN PATEL, ETAL
145 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380034, APN: 455380034
PINES, ETAL
C/O WILLIAM RASH
2500 GARRETSON AVE
CORONA CA 92882

ASMT: 455380026, APN: 455380026
VYACHESLAV ABRAMOVICH
141 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380035, APN: 455380035
MARK PICKERING
130 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380027, APN: 455380027
WILLIAM SCHUSTER
125 HIDDEN MEADOW
JACKSON MO 63755

ASMT: 455380036, APN: 455380036
MARY ARMSTRONG, ETAL
132 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380037, APN: 455380037
ROLANDO GONZALEZ
138 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380044, APN: 455380044
MAJDI RAHMAN
139 SALINAS CT
HEMET, CA. 92545

ASMT: 455380038, APN: 455380038
DEEPIKA JAGTIANI
140 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380045, APN: 455380045
MELISSA SANDLER, ETAL
C/O DBIC JILL WAGONER
100 RAPP LN
NAPA CA 94558

ASMT: 455380039, APN: 455380039
FRANSISCO AMEZQUITA
146 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380046, APN: 455380046
SUZANNE BELL
129 SALINAS CT
HEMET, CA. 92545

ASMT: 455380040, APN: 455380040
SHERI DONATHAN, ETAL
28812 CHATHAM LN
TEMECULA CA 92591

ASMT: 455380047, APN: 455380047
MARTHA PEREZ, ETAL
123 SALINAS CT
HEMET, CA. 92545

ASMT: 455380041, APN: 455380041
CAH 2014 1 BORROWER
9305 E VIA DE VENTURA 201
SCOTTSDALE AZ 85258

ASMT: 455380048, APN: 455380048
JASON MARSHALL
121 SALINAS CT
HEMET, CA. 92545

ASMT: 455380042, APN: 455380042
XUAN NGUYEN
147 SALINAS CT
HEMET, CA. 92545

ASMT: 455380051, APN: 455380051
MICHAEL RIGGLE
120 SALINAS CT
HEMET, CA. 92545

ASMT: 455380043, APN: 455380043
DARREN MARTIN
141 SALINAS CT
HEMET, CA. 92545

ASMT: 455380052, APN: 455380052
MEGAN FIERRO, ETAL
122 SALINAS CT
HEMET, CA. 92545

ASMT: 455380054, APN: 455380054
JASMINNE BECERRA
C/O GILBERT BECERRA
32031 FERN ST
WINCHESTER CA 92596

ASMT: 455380064, APN: 455380064
TOYOMI SHIGAKI, ETAL
C/O TOYOMI SHIGAKI
4502 CHARLEVILLE CIR
IRVINE CA 92604

ASMT: 455380055, APN: 455380055
AMBER ORTIZ, ETAL
138 SALINAS CT
HEMET, CA. 92545

ASMT: 455380065, APN: 455380065
EVELIA BAMBO, ETAL
123 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380058, APN: 455380058
JACINDA TALTON
148 SALINAS CT
HEMET, CA. 92545

ASMT: 455380066, APN: 455380066
CLIFTON SULLIVAN
3450 OLGA AVE
SAN DIEGO CA 92133

ASMT: 455380059, APN: 455380059
CHARLES HOOPER
149 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380068, APN: 455380068
CHARLES HORTON
118 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380060, APN: 455380060
JASON HONG
147 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380069, APN: 455380069
NOE GONZALEZ
120 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380061, APN: 455380061
APRIL STEPHENS, ETAL
139 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380070, APN: 455380070
MICHAEL LEWIS
126 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380063, APN: 455380063
SILVIA BATTLE
13346 ROWEN CT
CORONA CA 92880

ASMT: 455380071, APN: 455380071
ISAAC PIERCY, ETAL
C/O ISAAC PIERCY
128 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380072, APN: 455380072
JOHN MARTINES
136 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380079, APN: 455380079
CHAD GUTTERY
8346 MIRA LOMA AVE
HEMET, CA. 92545

ASMT: 455380073, APN: 455380073
UNDERWOOD GREGORY B ESTATE OF
C/O STEVEN UNDERWOOD
1033 E COMMONWEALTH AVE
SAN JACINTO CA 92583

ASMT: 455380081, APN: 455380081
JIMMY BRIANT
8316 MIRA LOMA AVE
HEMET, CA. 92545

ASMT: 455380074, APN: 455380074
ANA DELACRUZ, ETAL
146 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380082, APN: 455380082
TIMOTHY HOPPER
8288 MIRA LOMA AVE
HEMET, CA. 92545

ASMT: 455380075, APN: 455380075
RICHARD JONES
148 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380083, APN: 455380083
JOYCE KING, ETAL
8278 MIRA LOMA AVE
HEMET, CA. 92545

ASMT: 455380076, APN: 455380076
ANNE TRAN MALONE, ETAL
49 TRAILWOOD
IRVINE CA 92620

ASMT: 455380084, APN: 455380084
DENISE LOPEZ, ETAL
8258 MIRA LOMA AVE
HEMET, CA. 92545

ASMT: 455380077, APN: 455380077
CAROLYN THOMPSEN, ETAL
8376 MIRA LOMA AVE
HEMET, CA. 92545

ASMT: 455380086, APN: 455380086
SUSAN WICE, ETAL
8228 MIRA LOMA AVE
HEMET, CA. 92545

ASMT: 455380078, APN: 455380078
NAYNABEN BHULA, ETAL
2401 DEL MONTE AVE
MONTEREY CA 93940

ASMT: 455380087, APN: 455380087
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P O BOX 519
KIRKLAND WA 98083

ASMT: 455380088, APN: 455380088
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8180 MIRA LOMA AVE
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ASMT: 455390006, APN: 455390006
SIYUN KIM, ETAL
125 MONEDA CT
HEMET, CA. 92545

ASMT: 455380089, APN: 455380089
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P O BOX 13233
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ASMT: 455390007, APN: 455390007
SUMMER SLATTERY, ETAL
119 MONEDA CT
HEMET, CA. 92545

ASMT: 455390001, APN: 455390001
YEMMI OLALIA, ETAL
147 MONEDA CT
HEMET, CA. 92545

ASMT: 455390010, APN: 455390010
PATRICIA MCCUE
116 MONEDA CT
HEMET, CA. 92545

ASMT: 455390002, APN: 455390002
FLORA SIMPSON, ETAL
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SAN DIEGO CA 92154

ASMT: 455390011, APN: 455390011
BENTANG DEV
C/O YUNZENG WANG
P O BOX 5211
RIVERSIDE CA 92517

ASMT: 455390003, APN: 455390003
ASSOC, ETAL
37812 DOROTHY CT
TEMECULA CA 92592

ASMT: 455390012, APN: 455390012
JANE ROLOFF
1974 ELEN RIDGE DR
VISTA CA 92081

ASMT: 455390004, APN: 455390004
ALEJANDRO LEYVA
135 MONEDA CT
HEMET, CA. 92545

ASMT: 455390013, APN: 455390013
JEAN KING
134 MONEDA CT
HEMET, CA. 92545

ASMT: 455390005, APN: 455390005
GULCHERAH ANBARI, ETAL
127 MONEDA CT
HEMET, CA. 92545

ASMT: 455390014, APN: 455390014
AWJC
C/O SHIAO W CHUNG
3525 DARTMOUTH LN
ROWLAND HEIGHTS CA 91748

ASMT: 455390015, APN: 455390015
MARY LYNNE NEWQUIST, ETAL
155 KINGSDOWN DR
CROSSVILLE TN 38558

ASMT: 455390022, APN: 455390022
JENNIFER LANE, ETAL
119 FUERTE CT
HEMET, CA. 92545

ASMT: 455390016, APN: 455390016
ANA QUINTEROS, ETAL
146 MONEDA CT
HEMET, CA. 92545

ASMT: 455390023, APN: 455390023
IRENE LAW, ETAL
115 FUERTE CT
HEMET, CA. 92545

ASMT: 455390017, APN: 455390017
MARIA HUERTA, ETAL
145 FUERTE CT
HEMET, CA. 92545

ASMT: 455390025, APN: 455390025
MARIO RAMIREZ ARIAS, ETAL
C/O MARIO RAMIREZ ARIAS
120 FUERTE CT
HEMET, CA. 92545

ASMT: 455390018, APN: 455390018
LEON EDWARDS, ETAL
C/O LEON EDWARDS
143 FUERTE CT
HEMET, CA. 92545

ASMT: 455390026, APN: 455390026
ELIZABETH CHASE
118 FUERTE CT
HEMET, CA. 92545

ASMT: 455390019, APN: 455390019
DAVID HAYES
137 FUERTE CT
HEMET, CA. 92545

ASMT: 455390027, APN: 455390027
JOSEPH EPPERT
130 FUERTE CT
HEMET, CA. 92545

ASMT: 455390020, APN: 455390020
CANDICE BROWN
129 FUERTE CT
HEMET, CA. 92545

ASMT: 455390028, APN: 455390028
CALLE CORAL INV
5312 BOLSA AVE NO 200
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ASMT: 455390021, APN: 455390021
MARIA HUERTA, ETAL
127 FUERTE CT
HEMET, CA. 92545

ASMT: 455390029, APN: 455390029
LESA VICEDO, ETAL
140 FUERTE CT
HEMET, CA. 92545

ASMT: 455390030, APN: 455390030
GARRY CRANDALL
142 FUERTE CT
HEMET, CA. 92545

ASMT: 455390037, APN: 455390037
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8052 MIRA LOMA AVE
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ASMT: 455390031, APN: 455390031
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8150 MIRA LOMA AVE
HEMET, CA. 92545

ASMT: 455390038, APN: 455390038
ALEX GOMEZ
8032 MIRA LOMA AVE
HEMET, CA. 92545

ASMT: 455390032, APN: 455390032
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2214 GARLAND WAY
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ASMT: 455390040, APN: 455390040
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7994 MIRA LOMA AVE
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ASMT: 455390033, APN: 455390033
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8120 MIRA LOMA AVE
HEMET, CA. 92545

ASMT: 455390041, APN: 455390041
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7984 MIRA LOMA AVE
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ASMT: 455390034, APN: 455390034
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CHEYENNE WY 82001

ASMT: 455390042, APN: 455390042
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17 OPERA LN
LAGUNA HILLS CA 92656

ASMT: 455390035, APN: 455390035
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8082 MIRA LOMA AVE
HEMET, CA. 92545

ASMT: 455390043, APN: 455390043
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7954 MIRA LOMA AVE
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ASMT: 455390036, APN: 455390036
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1174 FAIRWAY VALLEY LN
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ASMT: 455390044, APN: 455390044
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151 CALDERA LN
HEMET, CA. 92545

ASMT: 455390045, APN: 455390045
EDITH SONNENBURG, ETAL
153 CALDERA LN
HEMET CA 92545

ASMT: 455390052, APN: 455390052
JENNY BROWN, ETAL
154 CALDERA LN
HEMET, CA. 92545

ASMT: 455390046, APN: 455390046
JAMES DOUGLAS
155 CALDERA LN
HEMET, CA. 92545

ASMT: 455390053, APN: 455390053
BRENT RIVAS, ETAL
158 CALDERA LN
HEMET, CA. 92545

ASMT: 455390047, APN: 455390047
KIMBERLY CALLOWAY
161 CALDERA LN
HEMET, CA. 92545

ASMT: 455390054, APN: 455390054
KALYNN BROWN, ETAL
151 LA AMISTAD WAY
HEMET, CA. 92545

ASMT: 455390048, APN: 455390048
LIBARDO HUAZA
132 CALDERA LN
HEMET, CA. 92545

ASMT: 455390055, APN: 455390055
ZLATKO RADOSAVCEV, ETAL
147 LA AMISTAD WAY
HEMET, CA. 92545

ASMT: 455390049, APN: 455390049
ROSARIO KUZNETSOV
138 CALDERA LN
HEMET, CA. 92545

ASMT: 455390056, APN: 455390056
ROBERT DECESARIS
30569 CARRIAGE LN
MURRIETA CA 92563

ASMT: 455390050, APN: 455390050
CYNTHIA DAVIS
140 CALDERA LN
HEMET, CA. 92545

ASMT: 455390057, APN: 455390057
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139 LA AMISTAD WAY
HEMET, CA. 92545

ASMT: 455390051, APN: 455390051
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152 CALDERA LN
HEMET, CA. 92545

ASMT: 455390058, APN: 455390058
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ASMT: 455390072, APN: 455390072
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ASMT: 455390065, APN: 455390065
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18240 RIVERVIEW RANCH RD
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147 ROPANGO WAY
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ASMT: 455390076, APN: 455390076
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139 ROPANGO WAY
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ASMT: 455390085, APN: 455390085
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132 ROPANGO WAY
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ASMT: 455390078, APN: 455390078
DENNIS FIELDS
131 ROPANGO WAY
HEMET, CA. 92545

ASMT: 455390087, APN: 455390087
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134 ROPANGO WAY
HEMET, CA. 92545

ASMT: 455390079, APN: 455390079
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ASMT: 455390080, APN: 455390080
KIMBERLEY GARDNER, ETAL
28881 GLENN RANCH WAY
TRABUCO CANYON CA 92679

ASMT: 455390089, APN: 455390089
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142 ROPANGO WAY
HEMET, CA. 92545

ASMT: 455390081, APN: 455390081
MAGDALENA MADRID
121 ROPANGO WAY
HEMET, CA. 92545

ASMT: 455390090, APN: 455390090
DEADRA ZETSCH
146 ROPANGO WAY
HEMET, CA. 92545

ASMT: 455390084, APN: 455390084
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ASMT: 455400003, APN: 455400003
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1507 LA FIESTA DR
SAN MARCOS CA 92078

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HEMET, CA. 92545

ASMT: 455400004, APN: 455400004
MARIBEL NILA, ETAL
117 IBIZA LN
HEMET, CA. 92545

ASMT: 455390094, APN: 455390094
HARMONY RAMOS, ETAL
170 CALDERA LN
HEMET, CA. 92545

ASMT: 455400005, APN: 455400005
HUMBERTO GONZALES
113 IBIZA LN
HEMET, CA. 92545

ASMT: 455390095, APN: 455390095
MADALINE WHITE, ETAL
27475 YNEZ RD NO 341
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ASMT: 455400008, APN: 455400008
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116 IBIZA LN
HEMET, CA. 92545

ASMT: 455390096, APN: 455390096
ERIC LEGARDY
163 CALDERA LN
HEMET, CA. 92545

ASMT: 455400010, APN: 455400010
BHAVNA SINGH, ETAL
75 GAINSBORO
IRVINE CA 92620

ASMT: 455400001, APN: 455400001
TINA CANON, ETAL
135 IBIZA LN
HEMET, CA. 92545

ASMT: 455400011, APN: 455400011
DENISE BROWN, ETAL
138 IBIZA LN
HEMET CA 92543

ASMT: 455400002, APN: 455400002
WILMA VILLANUEVA, ETAL
133 IBIZA LN
HEMET CA 92545

ASMT: 455400012, APN: 455400012
MARIO MUELA
140 IBIZA LN
HEMET, CA. 92545

ASMT: 455400013, APN: 455400013
ARLENE WILLS, ETAL
146 IBIZA LN
HEMET, CA. 92545

ASMT: 455400020, APN: 455400020
PHILLIP SONOQUI
123 PLAYA CT
HEMET, CA. 92545

ASMT: 455400014, APN: 455400014
CANA BEHRINGER, ETAL
150 IBIZA LN
HEMET, CA. 92545

ASMT: 455400025, APN: 455400025
ROBERT NERAL
124 PLAYA CT
HEMET, CA. 92545

ASMT: 455400015, APN: 455400015
LUIS LOPEZ
147 PLAYA CT
HEMET, CA. 92545

ASMT: 455400026, APN: 455400026
EDUARDO BUSTAMANTE, ETAL
128 PLAYA CT
HEMET, CA. 92545

ASMT: 455400016, APN: 455400016
NICOLETTE LEFLORE, ETAL
33899 PEGASE CT
TEMECULA CA 92592

ASMT: 455400027, APN: 455400027
CORYNN CLARK
916 ESPLANADE NO 308
REDONDO BEACH CA 90277

ASMT: 455400017, APN: 455400017
MILAGROS BAEZ, ETAL
135 PLAYA CT
HEMET, CA. 92545

ASMT: 455400028, APN: 455400028
CATHERINE ORTIZ, ETAL
140 PLAYA CT
HEMET, CA. 92545

ASMT: 455400018, APN: 455400018
RICK SEIDEMAN, ETAL
333 S JUNIPER ST NO 216
ESCONDIDO CA 92525

ASMT: 455400029, APN: 455400029
DEBORAH VAIL, ETAL
2009 KELMSCOTT ST
THE VILLAGES FL 32162

ASMT: 455400019, APN: 455400019
DARCI MARQUETTE, ETAL
125 PLAYA CT
HEMET, CA. 92545

ASMT: 455400030, APN: 455400030
AMY MOREAU, ETAL
22180 LAS PALMAS CT
SAN JACINTO CA 92283

ASMT: 455400031, APN: 455400031
JAMIE SHUMWAY, ETAL
7572 TAMARINDO DR
HEMET, CA. 92545

ASMT: 455400038, APN: 455400038
ANTHONY MORGAN
157 IBIZA LN
HEMET, CA. 92545

ASMT: 455400032, APN: 455400032
PAULA YANITO, ETAL
7582 TAMARINDO DR
HEMET CA 92545

ASMT: 455400039, APN: 455400039
LOUELLA MADRID, ETAL
159 IBIZA LN
HEMET, CA. 92545

ASMT: 455400033, APN: 455400033
MARICELA SIMKINS, ETAL
7614 TAMARINDO DR
HEMET, CA. 92545

ASMT: 455400040, APN: 455400040
CHRISTINA STOCKDALE, ETAL
161 IBIZA LN
HEMET, CA. 92545

ASMT: 455400034, APN: 455400034
ROSARIO SALCEDO, ETAL
7624 TAMARINDO DR
HEMET, CA. 92545

ASMT: 455400041, APN: 455400041
JOANN RUTLEDGE
165 IBIZA LN
HEMET, CA. 92545

ASMT: 455400035, APN: 455400035
SAVSOL PROP
P O BOX 4523
DIAMOND BAR CA 91765

ASMT: 455400042, APN: 455400042
JONATHAN PERREIRA
167 IBIZA LN
HEMET, CA. 92545

ASMT: 455400036, APN: 455400036
DEBRA KEAHEY, ETAL
153 IBIZA LN
HEMET, CA. 92545

ASMT: 455400043, APN: 455400043
RIGOBERTO TOVILLA
177 PRADO DR
HEMET, CA. 92545

ASMT: 455400037, APN: 455400037
WILLIAM WILSON
155 IBIZA LN
HEMET, CA. 92545

ASMT: 455400044, APN: 455400044
ELIZABETH A LIVING TRUST, ETAL
C/O JAMES ADAMS
179 PRADO DR
HEMET, CA. 92545

ASMT: 455400045, APN: 455400045
JESSICA RUSSELL SKILLMAN, ETAL
187 PRADO DR
HEMET, CA. 92545

ASMT: 455400052, APN: 455400052
BEVERLY GILLEM, ETAL
168 ROPANGO WAY
HEMET CA 92545

ASMT: 455400046, APN: 455400046
GUADALUPE DEFLORES, ETAL
189 PRADO DR
HEMET, CA. 92545

ASMT: 455400053, APN: 455400053
JAMES THOMPSON
166 ROPANGO WAY
HEMET, CA. 92545

ASMT: 455400047, APN: 455400047
DAVID GREEN
192 ROPANGO WAY
HEMET, CA. 92545

ASMT: 455400054, APN: 455400054
HELEN SIA
160 ROPANGO WAY
HEMET, CA. 92545

ASMT: 455400048, APN: 455400048
MARIA CANIZALES
186 ROPANGO WAY
HEMET, CA. 92545

ASMT: 455400055, APN: 455400055
JOSE GUTIERREZ, ETAL
158 ROPANGO WAY
HEMET, CA. 92545

ASMT: 455400049, APN: 455400049
YICK LUM, ETAL
184 ROPANGO WAY
HEMET, CA. 92545

ASMT: 455400056, APN: 455400056
PATRICK EMBREE
154 ROPANGO WAY
HEMET, CA. 92545

ASMT: 455400050, APN: 455400050
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ASMT: 455400057, APN: 455400057
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151 ROPANGO WAY
HEMET, CA. 92545

ASMT: 455400051, APN: 455400051
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178 ROPANGO WAY
HEMET CA 92545

ASMT: 455400058, APN: 455400058
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155 ROPANGO WAY
HEMET, CA. 92545

ASMT: 455400059, APN: 455400059
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161 ROPANGO WAY
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ASMT: 455400066, APN: 455400066
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ASMT: 455400062, APN: 455400062
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ASMT: 455400063, APN: 455400063
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ASMT: 455400070, APN: 455400070
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ASMT: 455400064, APN: 455400064
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179 ROPANGO WAY
HEMET, CA. 92545

ASMT: 455400071, APN: 455400071
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HEMET, CA. 92545

ASMT: 455400065, APN: 455400065
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ASMT: 455400072, APN: 455400072
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HEMET, CA. 92545

ASMT: 455410010, APN: 455410010
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ASMT: 455410004, APN: 455410004
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ASMT: 455410014, APN: 455410014
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HEMET, CA. 92545

ASMT: 455410021, APN: 455410021
NOEMI WHEELER
191 LA AMISTAD WAY
HEMET, CA. 92545

ASMT: 455410015, APN: 455410015
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165 LA AMISTAD WAY
HEMET, CA. 92545

ASMT: 455410022, APN: 455410022
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28257 LITTLE LAKE CT
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HEMET, CA. 92545

ASMT: 455410017, APN: 455410017
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HEMET, CA. 92545

ASMT: 455410024, APN: 455410024
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HEMET, CA. 92545

ASMT: 455410018, APN: 455410018
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ASMT: 455410037, APN: 455410037
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ASMT: 455410038, APN: 455410038
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7605 SEAGULL CT
SAN DIEGO CA 92123

ASMT: 455410039, APN: 455410039
KATHERINE STAUP, ETAL
188 CALDERA LN
HEMET, CA. 92545

ASMT: 455410033, APN: 455410033
AMBER PENTLAND
218 CALDERA LN
HEMET, CA. 92545

ASMT: 455410040, APN: 455410040
ANDREW COLLINS
186 CALDERA LN
HEMET, CA. 92545

ASMT: 455410041, APN: 455410041
MYRNA VALENCIA
1400 OLEANDER AVE
CHULA VISTA CA 91911

ASMT: 455410049, APN: 455410049
BETTY SHEU, ETAL
28235 RAWLINGS RD
HEMET CA 92544

ASMT: 455410042, APN: 455410042
GAYLE CRANDALL, ETAL
174 CALDERA LN
HEMET, CA. 92545

ASMT: 455410050, APN: 455410050
JOAN FISCHER, ETAL
199 CALDERA LN
HEMET, CA. 92545

ASMT: 455410043, APN: 455410043
DELIA FINALE, ETAL
172 CALDERA LN
HEMET, CA. 92545

ASMT: 455410051, APN: 455410051
PATRICK VIGIL
4261 SILLIMAN AVE
HUNTINGTON BEACH CA 92649

ASMT: 455410044, APN: 455410044
MELISSA OLDHAM, ETAL
175 CALDERA LN
HEMET, CA. 92545

ASMT: 455410052, APN: 455410052
KEVIN DECESARIS, ETAL
35693 ABELIA ST
MURRIETA CA 92562

ASMT: 455410046, APN: 455410046
NORA HENRY, ETAL
181 CALDERA LN
HEMET, CA. 92545

ASMT: 455410053, APN: 455410053
MINHCHAU NGUYEN, ETAL
C/O ANTONIO BERNAL
213 CALDERA LN
HEMET, CA. 92545

ASMT: 455410047, APN: 455410047
ROBERT GENTILE
187 CALDERA LN
HEMET, CA. 92545

ASMT: 455410054, APN: 455410054
AVI KLEYMAN, ETAL
3591 MULTIVIEW DR
LOS ANGELES CA 90068

ASMT: 455410048, APN: 455410048
MARIA RODRIGUEZ
189 CALDERA LN
HEMET, CA. 92545

ASMT: 455410055, APN: 455410055
NANETTE TRENTINI, ETAL
219 CALDERA LN
HEMET, CA. 92545



ASMT: 455410056, APN: 455410056
LINDA GRAYBILL, ETAL
221 CALDERA LN
HEMET, CA. 92545

ASMT: 455410064, APN: 455410064
PAMELA BERTOLDO, ETAL
7606 ISLA ST
HEMET CA 92545

ASMT: 455410057, APN: 455410057
SONIA BUI
6111 MONTGOMERY CT
SAN JOSE CA 95135

ASMT: 455410065, APN: 455410065
WENDY SOTO, ETAL
7604 ISLA ST
HEMET, CA. 92545

ASMT: 455410058, APN: 455410058
MARY THOM, ETAL
2199 WINDERMERE CT
MORGAN HILL CA 95037

ASMT: 455410066, APN: 455410066
RAMONA GREEK
7592 ISLA ST
HEMET, CA. 92545

ASMT: 455410060, APN: 455410060
KARIN FISK, ETAL
25511 BUCKWOOD
LAKE FOREST CA 92630

ASMT: 455410067, APN: 455410067
FREDY VAZQUEZ
7582 ISLA ST
HEMET, CA. 92545

ASMT: 455410061, APN: 455410061
JENNIFER TRUSTY
7636 ISLA ST
HEMET, CA. 92545

ASMT: 455410068, APN: 455410068
GREGORY COPPOLA, ETAL
7572 ISLA ST
HEMET, CA. 92545

ASMT: 455410062, APN: 455410062
KAMAL ELSAYED
7702 PAUL DR
WHITTIER CA 90606

ASMT: 455410070, APN: 455410070
SHYENNE SAMOR
7552 ISLA ST
HEMET CA 92545

ASMT: 455410063, APN: 455410063
MARY BOX, ETAL
159 OLDENBURG
NORCO CA 92860

ASMT: 455410071, APN: 455410071
CHRISTINA SLATER, ETAL
1708 WEATHERWOOD CT
SAN MARCOS CA 92078

ASMT: 455410072, APN: 455410072
MALEE HENG
7567 ISLA ST
HEMET, CA. 92545

ASMT: 455410079, APN: 455410079
LILLIAN TURMAN CHERRY, ETAL
7634 DULCE WAY
HEMET, CA. 92545

ASMT: 455410073, APN: 455410073
JOHN GONZALES
7579 ISLA ST
HEMET, CA. 92545

ASMT: 455410080, APN: 455410080
MADHURI INV
C/O MADHURI KOLLI
42217 RICHBROUGH RD
HEMET CA 92544

ASMT: 455410074, APN: 455410074
RICHARD DICKINSON
7603 ISLA ST
HEMET, CA. 92545

ASMT: 455410081, APN: 455410081
ADC PROP
25310 LOS RANCHERIAS RD
HEMET CA 92545

ASMT: 455410075, APN: 455410075
EILEEN ORWEN, ETAL
22186 WOODCREEK LN
WILDOMAR CA 92595

ASMT: 455410082, APN: 455410082
REZA AMINI
7542 DULCE WAY
HEMET, CA. 92545

ASMT: 455410076, APN: 455410076
V47 A
915 CAM DEL MAR STE 250
DEL MAR CA 92014

ASMT: 455410083, APN: 455410083
JEANETTE ANAYA
7532 DULCE WAY
HEMET, CA. 92545

ASMT: 455410077, APN: 455410077
KATELYN VALENZUELA SUBITH
7631 ISLA ST
HEMET, CA. 92545

ASMT: 455420001, APN: 455420001
JO BARTON
246 CARNER LN
HEMET, CA. 92545

ASMT: 455410078, APN: 455410078
GLORIA AQUINO
7644 DULCE WAY
HEMET, CA. 92545

ASMT: 455420002, APN: 455420002
JACQUELYN REES
236 CARNER LN
HEMET, CA. 92545

ASMT: 455420003, APN: 455420003
ROBERT STEVENS
4002 PALA MESA OAKS DR
FALLBROOK CA 92028

ASMT: 455420010, APN: 455420010
MARY THOMAS
7689 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420004, APN: 455420004
WANDA KERNS, ETAL
7718 COUPLES WAY
HEMET CA 92543

ASMT: 455420011, APN: 455420011
DIANNE SMITH, ETAL
7 POINTE NEGRA
LAKE ELSINORE CA 92532

ASMT: 455420005, APN: 455420005
KATHERINE SOMERVILLE
7714 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420012, APN: 455420012
DOTTIE URKE, ETAL
3508 STANBRIDGE AVE
LONG BEACH CA 90808

ASMT: 455420006, APN: 455420006
PATRICIA CORALLINO, ETAL
12707 CAMINO EMPARRADO
SAN DIEGO CA 92128

ASMT: 455420013, APN: 455420013
VERNITA BLACK, ETAL
7695 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420007, APN: 455420007
BRUCE ZUBER, ETAL
7684 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420014, APN: 455420014
ESTA HOBBS
4009 TEMPLE ST
MURRIETA CA 92563

ASMT: 455420008, APN: 455420008
MARCIA LESLIE, ETAL
7686 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420015, APN: 455420015
VICKI COLLINS
707 8TH ST
KINGFISHER OK 73750

ASMT: 455420009, APN: 455420009
ETTA WALKER
7688 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420016, APN: 455420016
ANNETTE SMITH, ETAL
7735 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420017, APN: 455420017
THOMAS SWANSON
7755 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420024, APN: 455420024
HEATHER WILSON, ETAL
15404 CHARLES AVE
SUMMERLAND BC
CANADA V0H 1Z6

ASMT: 455420018, APN: 455420018
NANCY WISNIEWSKI, ETAL
7765 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420025, APN: 455420025
PEGGY NEWLIN
903 STRAIT VIEW DR
PORT ANGELES WA 98362

ASMT: 455420019, APN: 455420019
THERESA MATELJAN
7775 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420026, APN: 455420026
ROBERT ZAKHAR
C/O ZAK'S HI TECH COLLISION CENTER
12626 S WESTERN AVE
BLUE ISLAND IL 60406

ASMT: 455420020, APN: 455420020
JOYE BRANCA, ETAL
7785 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420027, APN: 455420027
SHARON CHAMBERLAIN, ETAL
7849 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420021, APN: 455420021
ARNEAL FINLEY, ETAL
7795 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420028, APN: 455420028
BONNIE DUELL, ETAL
13282 WINSTANLEY WAY
SAN DIEGO CA 92130

ASMT: 455420022, APN: 455420022
WENDY CAMERON, ETAL
7805 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420029, APN: 455420029
DEANNA ALARI, ETAL
7911 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420023, APN: 455420023
DRANDA DELEON, ETAL
7825 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420030, APN: 455420030
KATHY JORDAN, ETAL
7921 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420031, APN: 455420031
CAROL STEPHENS, ETAL
7931 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420038, APN: 455420038
ADELINA LUBAG
8021 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420032, APN: 455420032
KEVIN CARTER, ETAL
7941 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420039, APN: 455420039
ROBERT ADLER
3720 VALLEY VISTA RD
BONITA CA 91902

ASMT: 455420033, APN: 455420033
KIKUE PITT, ETAL
7951 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420040, APN: 455420040
ROBERT CARROLL
8041 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420034, APN: 455420034
CONSTANCE SCHERER
7969 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420041, APN: 455420041
MARY BANDY
8051 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420035, APN: 455420035
FERNANDO TORRES
7981 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420042, APN: 455420042
THERESA SLATER
8061 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420036, APN: 455420036
SAVANNAH HORN, ETAL
7991 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420043, APN: 455420043
RAENELL POPE, ETAL
8071 MICKELSON WAY
HEMET CA 92543

ASMT: 455420037, APN: 455420037
PATRICIA OLSON, ETAL
8011 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420045, APN: 455420045
JOAN ZEIGLER, ETAL
1865 PINYON CT
HEMET CA 92545

ASMT: 455420046, APN: 455420046
DONNA LANDINO
8096 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420053, APN: 455420053
LOUISE GETTMAN, ETAL
285 BAUGH LN
HEMET, CA. 92545

ASMT: 455420047, APN: 455420047
MYRNA JAMES
8086 MICKELSON WAY
HEMET CA 92545

ASMT: 455420054, APN: 455420054
SONDRA HARPER, ETAL
275 BAUGH LN
HEMET, CA. 92545

ASMT: 455420048, APN: 455420048
ANTOINETTE SEBRASKY, ETAL
8076 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420055, APN: 455420055
SANDRA SPEIRS
296 BAUGH LN
HEMET, CA. 92545

ASMT: 455420049, APN: 455420049
JEANNE LINCOLN
8070 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420056, APN: 455420056
PATRICIA STANSBERY, ETAL
286 BAUGH LN
HEMET, CA. 92545

ASMT: 455420050, APN: 455420050
LALIA SMITH
8060 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420057, APN: 455420057
CORA EGLY, ETAL
276 BAUGH LN
HEMET, CA. 92545

ASMT: 455420051, APN: 455420051
CHU CHIU, ETAL
P O BOX 1728
HEMET CA 92546

ASMT: 455420058, APN: 455420058
JEANNE BALDWIN
7966 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420052, APN: 455420052
DOROTHEA GALLAHAN
295 BAUGH LN
HEMET, CA. 92545

ASMT: 455420059, APN: 455420059
BARBARA CALL, ETAL
7940 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420060, APN: 455420060
GERALD POWERS
7930 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420067, APN: 455420067
MARGARET DIETZ
7844 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420061, APN: 455420061
ELIZABETH KUBITZ, ETAL
7924 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420068, APN: 455420068
GERMAINE BARKER, ETAL
7842 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420062, APN: 455420062
ELIZABETH AGUIRRE
7914 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420069, APN: 455420069
HELEN FORBES KING, ETAL
7810 COUPLES WAY
HEMET, CA. 92545

ASMT: 455420063, APN: 455420063
ARTHUR SMITH
7902 MICKELSON WAY
HEMET, CA. 92545

ASMT: 455420070, APN: 455420070
JUDY PALMER, ETAL
C/O JUDY A PALMER
225 CARNER LN
HEMET, CA. 92545

ASMT: 455420064, APN: 455420064
LUE TIH FAN, ETAL
P O BOX 27026
SAN DIEGO CA 92198

ASMT: 455420071, APN: 455420071
CONNIE DESAI
233 CARNER LN
HEMET, CA. 92545

ASMT: 455420065, APN: 455420065
LEANN BALLARD
7848 COUPLES WAY
HEMET, CA. 92545

ASMT: 455430001, APN: 455430001
JOAN ALARCON, ETAL
8195 O MEARA AVE
HEMET, CA. 92545

ASMT: 455420066, APN: 455420066
SARA ROMO, ETAL
7846 COUPLES WAY
HEMET, CA. 92545

ASMT: 455430002, APN: 455430002
ALICE FU, ETAL
27428 MOUNTAIN MEADOW
ESCONDIDO CA 92026

ASMT: 455430003, APN: 455430003
PATRICIA BANGERTER, ETAL
8181 TRIPLETT LN
HEMET, CA. 92545

ASMT: 455430010, APN: 455430010
PATRICIA MOWRY
8281 TRIPLETT LN
HEMET, CA. 92545

ASMT: 455430004, APN: 455430004
MARY HAZLETON
14957 OLD GROVE RD
RIVERSIDE CA 92504

ASMT: 455430011, APN: 455430011
JANICE SLADE, ETAL
P O BOX 568
HAYWARD CA 94543

ASMT: 455430005, APN: 455430005
TRACY TROUSSET
8231 TRIPLETT LN
HEMET, CA. 92545

ASMT: 455430012, APN: 455430012
BARBARA JORGENSON, ETAL
257 STRICKER LN
HEMET, CA. 92545

ASMT: 455430006, APN: 455430006
KAREN AVERY, ETAL
10442 EL DORADO WAY
LOS ALAMITOS CA 90720

ASMT: 455430013, APN: 455430013
PEARLIE GOLDING
261 STRICKER LN
HEMET, CA. 92545

ASMT: 455430007, APN: 455430007
HENRY KARMAN
29218 LODEN CIR
MENIFEE CA 92584

ASMT: 455430014, APN: 455430014
COLLEEN SEXTON, ETAL
2660 UPTON PL
HEMET CA 92545

ASMT: 455430008, APN: 455430008
ROBERT VARGO
8261 TRIPLETT LN
HEMET, CA. 92545

ASMT: 455430015, APN: 455430015
SUSAN DEMAMIEL, ETAL
271 STRICKER LN
HEMET, CA. 92545

ASMT: 455430009, APN: 455430009
BETTY LYONS
8271 TRIPLETT LN
HEMET, CA. 92545

ASMT: 455430016, APN: 455430016
MARCIA QUIJANO, ETAL
8350 PAVIN LN
HEMET, CA. 92545

ASMT: 455430017, APN: 455430017
M HARVEY, ETAL
305 S KENNETH RD
BURBANK CA 91501

ASMT: 455430024, APN: 455430024
POLLYANNA REIDARSON, ETAL
29536 AVENIDA DEL SOL
TEMECULA CA 92591

ASMT: 455430018, APN: 455430018
MARIETTA PHILPOTT, ETAL
8320 PAVIN LN
HEMET, CA. 92545

ASMT: 455430025, APN: 455430025
MADELINE PROGNER, ETAL
C/O MONICA S TENCATE
15450 ARTESIAN SPRING RD
SAN DIEGO CA 92127

ASMT: 455430019, APN: 455430019
PAMELA HAYTER, ETAL
8310 PAVIN LN
HEMET, CA. 92545

ASMT: 455430026, APN: 455430026
CONSTANCE GIBBS
8200 PAVIN LN
HEMET, CA. 92545

ASMT: 455430020, APN: 455430020
CARMEN SEVILLA, ETAL
39536 ALMADEN CIR
MURRIETA CA 92563

ASMT: 455430027, APN: 455430027
DEBORAH MYTELS
2824 LOUIS RD
PALO ALTO CA 94303

ASMT: 455430021, APN: 455430021
WANDA ALYEA
8270 PAVIN LN
HEMET, CA. 92545

ASMT: 455430028, APN: 455430028
BARBARA CAMERON
8170 PAVIN LN
HEMET, CA. 92545

ASMT: 455430022, APN: 455430022
JANICE CAVANAUGH
8260 PAVIN LN
HEMET, CA. 92545

ASMT: 455430029, APN: 455430029
SHARON BUCKLEY, ETAL
8160 PAVIN LN
HEMET, CA. 92545

ASMT: 455430023, APN: 455430023
DANA INSLEE, ETAL
8250 PAVIN LN
HEMET, CA. 92545

ASMT: 455430030, APN: 455430030
JEAN HARLOW
27313 N MONTANA DR
RIO VERDE AZ 85263



ASMT: 455430031, APN: 455430031
VAN HUMBER, ETAL
1820 CERRO GORDO ST
LOS ANGELES CA 90026

ASMT: 455430039, APN: 455430039
RUDY RICH, ETAL
264 STRICKER LN
HEMET, CA. 92545

ASMT: 455430032, APN: 455430032
TARA JAFFER, ETAL
27445 BIG SPRINGS RANCH
HEMET CA 92544

ASMT: 455430041, APN: 455430041
EUGENIA ORTIZ ASMUS, ETAL
3616 CROOKED CREEK DR
DIAMOND BAR CA 91765

ASMT: 455430033, APN: 455430033
RITA J FAMILY TRUST, ETAL
C/O RITA DITOMASO
4844 CRISP WAY
SAN DIEGO CA 92117

ASMT: 455430042, APN: 455430042
WENDI BOROVER
8250 TRIPLETT LN
HEMET, CA. 92545

ASMT: 455430035, APN: 455430035
JACKIE MACINNIS, ETAL
8235 PAVIN LN
HEMET, CA. 92545

ASMT: 455430043, APN: 455430043
MARY CYPHER, ETAL
8240 TRIPLETT LN
HEMET, CA. 92545

ASMT: 455430036, APN: 455430036
SHARON RUIZ, ETAL
8245 PAVIN LN
HEMET, CA. 92545

ASMT: 455430044, APN: 455430044
HEARTLAND MSK REALTY VENTURES
C/O K HOVNANIANS
2495 CAMPUS DR
IRVINE CA 92612

ASMT: 455430037, APN: 455430037
MARY BAKER
8255 PAVIN LN
HEMET, CA. 92545

ASMT: 455440003, APN: 455440003
THEODORE OHIROK
201 EAGLE LN
HEMET, CA. 92545

ASMT: 455430038, APN: 455430038
RUTH HEATLEY, ETAL
270 STRICKER LN
HEMET, CA. 92545

ASMT: 455440004, APN: 455440004
JEROME TOOMEY
207 EAGLE LN
HEMET, CA. 92545

ASMT: 455440005, APN: 455440005
MAY CHABROS, ETAL
215 EAGLE LN
HEMET, CA. 92545

ASMT: 455440012, APN: 455440012
CAROLYNN IRVINE, ETAL
252 EAGLE LN
HEMET, CA. 92545

ASMT: 455440006, APN: 455440006
PATRICIA BANKHEAD
221 EAGLE LN
HEMET, CA. 92545

ASMT: 455440013, APN: 455440013
BILLYE HIBBARD, ETAL
248 EAGLE LN
HEMET, CA. 92545

ASMT: 455440007, APN: 455440007
JEANETTE LABELLA, ETAL
225 EAGLE LN
HEMET, CA. 92545

ASMT: 455440014, APN: 455440014
LINDA GAMBOLD, ETAL
240 EAGLE LN
HEMET, CA. 92545

ASMT: 455440008, APN: 455440008
MARILYN SCHULER, ETAL
233 EAGLE LN
HEMET, CA. 92545

ASMT: 455440015, APN: 455440015
MARY CLEMENT, ETAL
230 EAGLE LN
HEMET, CA. 92545

ASMT: 455440009, APN: 455440009
LILLIAN FRANCIS THURSTON, ETAL
239 EAGLE LN
HEMET, CA. 92545

ASMT: 455440016, APN: 455440016
KYONG NA, ETAL
226 EAGLE LN
HEMET, CA. 92545

ASMT: 455440010, APN: 455440010
DIANE JENKINS, ETAL
247 EAGLE LN
HEMET, CA. 92545

ASMT: 455440017, APN: 455440017
DEANNA BROWN, ETAL
214 EAGLE LN
HEMET, CA. 92545

ASMT: 455440011, APN: 455440011
RAY RUTH V TRUST
251 EAGLE LN
HEMET, CA. 92545

ASMT: 455440018, APN: 455440018
DIANE HAUNSCHILD, ETAL
202 EAGLE LN
HEMET, CA. 92545

ASMT: 455450001, APN: 455450001
GERALDINE GREENWAY
8150 BAY HILL AVE
HEMET, CA. 92545

ASMT: 455450008, APN: 455450008
BEVERLY JONES
8080 BAY HILL AVE
HEMET, CA. 92545

ASMT: 455450002, APN: 455450002
DORIS STEPHAN
8140 BAY HILL AVE
HEMET, CA. 92545

ASMT: 455450009, APN: 455450009
GENEAL REDD
8070 BAY HILL AVE
HEMET, CA. 92545

ASMT: 455450003, APN: 455450003
RICHARD SCOTT
8130 BAY HILL AVE
HEMET, CA. 92545

ASMT: 455450010, APN: 455450010
ISHBEL MUCKLOW, ETAL
C/O 811 MULHOLLAND DR
PARKSVILLE
BC CANADA V9P2K5

ASMT: 455450004, APN: 455450004
CHERYLE PATTERSON
8120 BAY HILL AVE
HEMET, CA. 92545

ASMT: 455450011, APN: 455450011
STACY MAZZONE, ETAL
8030 BAY HILL AVE
HEMET, CA. 92545

ASMT: 455450005, APN: 455450005
CHRISTINA SULLIVAN, ETAL
8110 BAY HILL AVE
HEMET, CA. 92545

ASMT: 455450012, APN: 455450012
MARY GARVIN, ETAL
8020 BAY HILL AVE
HEMET, CA. 92545

ASMT: 455450006, APN: 455450006
ROBERTA DAVIS
8100 BAY HILL AVE
HEMET, CA. 92545

ASMT: 455450014, APN: 455450014
JOSEPH GLICK
8000 BAY HILL AVE
HEMET, CA. 92545

ASMT: 455450007, APN: 455450007
MARY CROWELL
8090 BAY HILL AVE
HEMET, CA. 92545

ASMT: 455450015, APN: 455450015
APRIL DAWSON
7990 BAY HILL AVE
HEMET, CA. 92545

ASMT: 455450016, APN: 455450016
LOIS COPELAND, ETAL
424 RIVERSIDE GRNW
HIGH RIVER AB
CANADA T1V2B5

ASMT: 455450025, APN: 455450025
NITA ALEXANDER, ETAL
238 COG HILL LN
HEMET, CA. 92545

ASMT: 455450018, APN: 455450018
METTE HAYDT
270 COG HILL LN
HEMET, CA. 92545

ASMT: 455450026, APN: 455450026
BONNIE BRUBAKER, ETAL
234 COG HILL LN
HEMET, CA. 92545

ASMT: 455450019, APN: 455450019
MICHAEL GENTILE
266 COG HILL LN
HEMET, CA. 92545

ASMT: 455450027, APN: 455450027
JOAN STREDLER
230 COG HILL LN
HEMET, CA. 92545

ASMT: 455450020, APN: 455450020
JACQUELINE LOGEN BELL
262 COG HILL LN
HEMET, CA. 92545

ASMT: 455450028, APN: 455450028
L ARMSTRONG
226 COG HILL LN
HEMET, CA. 92545

ASMT: 455450021, APN: 455450021
BEHROOZ KATIRAI, ETAL
10 VISTA MONTEMAR
LAGUNA NIGUEL CA 92677

ASMT: 455450029, APN: 455450029
PATRICIA STULTS, ETAL
675 WESTMONT AVE
HEMET CA 92543

ASMT: 455450023, APN: 455450023
JOAN ATKINSON, ETAL
246 COG HILL LN
HEMET, CA. 92545

ASMT: 455450030, APN: 455450030
DAVID SOTO
8118 HAZELTINE LN
HEMET, CA. 92545

ASMT: 455450024, APN: 455450024
JEAN COOK, ETAL
242 COG HILL LN
HEMET, CA. 92545

ASMT: 455450031, APN: 455450031
ANTOINETTE HARRIS, ETAL
8108 HAZELTINE LN
HEMET, CA. 92545



ASMT: 455450032, APN: 455450032
MARIA WIECZORKIEWICZ, ETAL
8098 HAZELTINE LN
HEMET, CA. 92545

ASMT: 455450039, APN: 455450039
ROSA DAVID, ETAL
177 PALAWAN WAY
SAN DIEGO CA 92114

ASMT: 455450033, APN: 455450033
SHARON CUENGCO, ETAL
8088 HAZELTINE LN
HEMET, CA. 92545

ASMT: 455450040, APN: 455450040
MAHMOOD FOROOTAN
22711 LAS BRISAS CIR
LAGUNA NIGUEL CA 92677

ASMT: 455450034, APN: 455450034
PAT PALLA, ETAL
2449 SURF PARADISE DR
GREENBANK WA 98253

ASMT: 455450041, APN: 455450041
KAREN KOSKI, ETAL
8008 HAZELTINE LN
HEMET, CA. 92545

ASMT: 455450035, APN: 455450035
ANNA FIUMARA
8068 HAZELTINE LN
HEMET, CA. 92545

ASMT: 455450042, APN: 455450042
ROSE CARTER, ETAL
264 GLENVIEW LN
HEMET, CA. 92545

ASMT: 455450036, APN: 455450036
SANDRA OCONNOR, ETAL
8058 HAZELTINE LN
HEMET, CA. 92545

ASMT: 455450043, APN: 455450043
FRANK MINSKI
260 GLENVIEW LN
HEMET, CA. 92545

ASMT: 455450037, APN: 455450037
YA YA HIDALGO, ETAL
8048 HAZELTINE LN
HEMET, CA. 92545

ASMT: 455450044, APN: 455450044
DAVID TUVIM
256 GLENVIEW LN
HEMET, CA. 92545

ASMT: 455450038, APN: 455450038
ALICE GREGERSON
8038 HAZELTINE LN
HEMET, CA. 92545

ASMT: 455450045, APN: 455450045
SONIA LAPONZA, ETAL
252 GLENVIEW LN
HEMET, CA. 92545



ASMT: 455450047, APN: 455450047
MARCELA FLORES
244 GLENVIEW LN
HEMET, CA. 92545

ASMT: 455450055, APN: 455450055
MARY FORSYTH, ETAL
248 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455450048, APN: 455450048
BARBARA SINGER, ETAL
240 GLENVIEW LN
HEMET, CA. 92545

ASMT: 455450056, APN: 455450056
LORRAINE MORIARITY
252 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455450049, APN: 455450049
CINDY GALITSKI, ETAL
236 GLENVIEW LN
HEMET, CA. 92545

ASMT: 455450057, APN: 455450057
CLAIRE STILES, ETAL
256 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455450051, APN: 455450051
JACQUELIN PATTERSON
224 GLENVIEW LN
HEMET, CA. 92545

ASMT: 455450058, APN: 455450058
RICHARD ROBINSON
260 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455450052, APN: 455450052
JANET ORR
240 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455450059, APN: 455450059
DONNA LEATON, ETAL
29682 WINDWOOD CIR
TEMECULA CA 92591

ASMT: 455450053, APN: 455450053
SHELLEY ANDERSON, ETAL
PO BOX 892771
TEMECULA CA 92589

ASMT: 455450060, APN: 455450060
BARBRO EVANS, ETAL
8101 HAZELTINE LN
HEMET, CA. 92545

ASMT: 455450054, APN: 455450054
MARION NASSAR, ETAL
246 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455450061, APN: 455450061
TAD MEYERS
8087 HAZELTINE LN
HEMET, CA. 92545

ASMT: 455450062, APN: 455450062
GREGORY HEAD
8081 HAZELTINE LN
HEMET, CA. 92545

ASMT: 455450069, APN: 455450069
CLIFFORD DYET
245 GLENVIEW LN
HEMET, CA. 92545

ASMT: 455450063, APN: 455450063
SEIJA LEWIS, ETAL
8071 HAZELTINE LN
HEMET, CA. 92545

ASMT: 455450070, APN: 455450070
MARTHA ENGLE
241 GLENVIEW LN
HEMET, CA. 92545

ASMT: 455450064, APN: 455450064
TRACIE SHEPARD, ETAL
1309 PEIDRA MORADS
PACIFIC PALISADES CA 90272

ASMT: 455450071, APN: 455450071
LEON GOE
237 GLENVIEW LN
HEMET, CA. 92545

ASMT: 455450065, APN: 455450065
DORIS WOODWORTH
8051 HAZELTINE LN
HEMET, CA. 92545

ASMT: 455450072, APN: 455450072
RITA ALBERT
8116 DORAL LN
HEMET, CA. 92545

ASMT: 455450066, APN: 455450066
MARIE BACH
8041 HAZELTINE LN
HEMET, CA. 92545

ASMT: 455450073, APN: 455450073
MARINA SWANSON, ETAL
11122 TWINLEAF WAY
SAN DIEGO CA 92131

ASMT: 455450067, APN: 455450067
CAROL BLASINGAME, ETAL
253 GLENVIEW LN
HEMET, CA. 92545

ASMT: 455450074, APN: 455450074
ROSA ARISPE BRIDSON, ETAL
40013 CASCADE ST
MURRIETA CA 92563

ASMT: 455450068, APN: 455450068
MINERVA VENABLE, ETAL
249 GLENVIEW LN
HEMET, CA. 92545

ASMT: 455450075, APN: 455450075
FLORENCE KRUPP
8150 DORAL LN
HEMET, CA. 92545



ASMT: 455450076, APN: 455450076
MARY HODGES, ETAL
28491 CEDAR RIDGE RD
TRABUCO CANYON CA 92679

ASMT: 455450077, APN: 455450077
GERALD JOHNSON
8170 DORAL LN
HEMET, CA. 92545

ASMT: 455450078, APN: 455450078
ANNIE LAUDERDAL CHILDS, ETAL
8180 DORAL LN
HEMET, CA. 92545

ASMT: 455450079, APN: 455450079
GERTRUDE DEDMON, ETAL
250 LAKEWOOD LN
HEMET, CA. 92545

ASMT: 455450080, APN: 455450080
BONNIE SILVERWOOD, ETAL
258 LAKEWOOD LN
HEMET, CA. 92545

ASMT: 455450081, APN: 455450081
KATHY SCHWAB, ETAL
888 22ND ST W
DICKINSON ND 58601

ASMT: 455450082, APN: 455450082
ROSE TURNER
255 OAK VALLEY LN
HEMET, CA. 92545

ASMT: 455450083, APN: 455450083
BEATRICE SCOTT, ETAL
251 OAK VALLEY LN
HEMET, CA. 92545

ASMT: 455450084, APN: 455450084
WILLIAM SKILLERN, ETAL
247 OAK VALLEY LN
HEMET, CA. 92545

ASMT: 455460001, APN: 455460001
LINDA SKEA
8051 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460002, APN: 455460002
LUCY YACOBUCCI, ETAL
8061 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460003, APN: 455460003
CARL MEADE
8075 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460004, APN: 455460004
SONJA SQUIER, ETAL
8085 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460005, APN: 455460005
DAVID MINASIAN
8101 CARNOUSTIE AVE
HEMET, CA. 92545



ASMT: 455460006, APN: 455460006
ELEANOR BALENSIEFER
8125 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460013, APN: 455460013
VIVIAN CEBALLOS
8217 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460007, APN: 455460007
KAREL BOSOWSKI
8151 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460014, APN: 455460014
NICK ORLANDOS, ETAL
8231 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460008, APN: 455460008
KIMBERLEY MEMBIELA
2448 N AVALON AVE
ORANGE CA 92867

ASMT: 455460015, APN: 455460015
ANNA JOHNS, ETAL
12664 CREEKVIEW DR NO 133
SAN DIEGO CA 92128

ASMT: 455460009, APN: 455460009
JUDITH CAPPS
8171 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460016, APN: 455460016
CHERYL RODRIGUEZ, ETAL
7977 SAN RAFAEL DR
BUENA PARK CA 90620

ASMT: 455460010, APN: 455460010
ANGELA GAMBLE, ETAL
8181 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460017, APN: 455460017
STEPHEN BECKSTOFFER, ETAL
8281 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460011, APN: 455460011
PEGGY WANDELEAR
8191 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460018, APN: 455460018
CARRIE RICCIO, ETAL
8295 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460012, APN: 455460012
JACQUELINE GALBRAITH
8199 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460019, APN: 455460019
PATTI LINDQUIST
8305 CARNOUSTIE AVE
HEMET, CA. 92545



ASMT: 455460020, APN: 455460020
EILEEN GARDINER, ETAL
8325 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460028, APN: 455460028
HILDA GONZALES, ETAL
9159 OWARI LN
RIVERSIDE CA 92508

ASMT: 455460021, APN: 455460021
ELEANOR FENSTERMAKER, ETAL
8335 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460029, APN: 455460029
MARILYN SCHARPF, ETAL
3682 PASCOLI PL
MELBOURNE FL 32934

ASMT: 455460023, APN: 455460023
CECELIA MALARKEY, ETAL
1414 EAGLE RIDGE RD
PRESCOTT AZ 86301

ASMT: 455460030, APN: 455460030
SHAROL BLEAU
C/O DONN E BLEAU
701 KETTNER BLV UNIT 14A
SAN DIEGO CA 92101

ASMT: 455460024, APN: 455460024
PATRICIA MAYHALL, ETAL
8375 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460031, APN: 455460031
SUSAN VAUGHN, ETAL
216 FOUR SEASONS BLV
HEMET, CA. 92545

ASMT: 455460025, APN: 455460025
LARRY MILLER
8395 CARNOUSTIE AVE
HEMET, CA. 92545

ASMT: 455460033, APN: 455460033
LISA SCHILLING, ETAL
224 FOUR SEASONS BLV
HEMET, CA. 92545

ASMT: 455460026, APN: 455460026
ROBERT WINNE
196 FOUR SEASONS BLV
HEMET, CA. 92545

ASMT: 455460034, APN: 455460034
CATHERINE SIMPSON
228 FOUR SEASONS BLV
HEMET, CA. 92545

ASMT: 455460027, APN: 455460027
FRANCINE RIDGWAY
5635 LAKE VISTA DR
BONSALL CA 92081

ASMT: 455460035, APN: 455460035
SANDRA ARNESON, ETAL
232 FOUR SEASONS BLV
HEMET, CA. 92545

ASMT: 455460036, APN: 455460036
CHRISTINE CRAFTON
236 FOUR SEASONS BLV
HEMET, CA. 92545

ASMT: 455460043, APN: 455460043
CHRISTINA NISKANEN, ETAL
32224 RENOIR RD
WINCHESTER CA 92596

ASMT: 455460037, APN: 455460037
PATRICIA MINERO, ETAL
240 FOUR SEASONS BLV
HEMET, CA. 92545

ASMT: 455460044, APN: 455460044
FRANCES BORRAS, ETAL
268 FOUR SEASONS BLV
HEMET, CA. 92545

ASMT: 455460038, APN: 455460038
WOODROW LANE
244 FOUR SEASONS BLV
HEMET, CA. 92545

ASMT: 455460045, APN: 455460045
FLORA HASSELL, ETAL
272 FOUR SEASONS BLV
HEMET, CA. 92545

ASMT: 455460039, APN: 455460039
CAROL WEBBER
248 FOUR SEASONS BLV
HEMET, CA. 92545

ASMT: 455460046, APN: 455460046
MARCI KLEM, ETAL
8077 DORAL LN
HEMET, CA. 92545

ASMT: 455460040, APN: 455460040
MARY KOPP, ETAL
252 FOUR SEASONS BLV
HEMET, CA. 92545

ASMT: 455460048, APN: 455460048
PRISCILLA HIEBER
8115 DORAL LN
HEMET, CA. 92545

ASMT: 455460041, APN: 455460041
JOSEPHINE GRIFFIN, ETAL
256 FOUR SEASONS BLV
HEMET, CA. 92545

ASMT: 455460049, APN: 455460049
ROBERT HANNASCH
8127 DORAL LN
HEMET, CA. 92545

ASMT: 455460042, APN: 455460042
CATHERINE DALE, ETAL
260 FOUR SEASONS BLV
HEMET, CA. 92545

ASMT: 455460051, APN: 455460051
THOMAS KLEINHINZ
8149 DORAL LN
HEMET, CA. 92545

ASMT: 455460052, APN: 455460052
KATHERINE ASTON MITCHELL, ETAL
8159 DORAL LN
HEMET, CA. 92545

ASMT: 455460060, APN: 455460060
NILDA RIMAS, ETAL
8237 DORAL LN
HEMET, CA. 92545

ASMT: 455460053, APN: 455460053
LISA RADNOVIC, ETAL
4732 IDAHO ST
SAN DIEGO CA 92116

ASMT: 455460061, APN: 455460061
DAVID THISSELL
205 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455460054, APN: 455460054
ROBERT HARVEY
8179 DORAL LN
HEMET, CA. 92545

ASMT: 455460062, APN: 455460062
BETTY VANBOGART, ETAL
209 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455460055, APN: 455460055
NOLA MANGONE
8189 DORAL LN
HEMET, CA. 92545

ASMT: 455460063, APN: 455460063
BETTY BRADEN, ETAL
12 RECODO
IRVINE CA 92620

ASMT: 455460056, APN: 455460056
SHERRY THOMPSON
8197 DORAL LN
HEMET, CA. 92545

ASMT: 455460064, APN: 455460064
MAUREEN HOLMES
10 LIBRA CT
TRABUCO CANYON CA 92679

ASMT: 455460057, APN: 455460057
EDITH LEE, ETAL
8215 DORAL LN
HEMET, CA. 92545

ASMT: 455460065, APN: 455460065
ANITA REED
223 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455460058, APN: 455460058
SANDRA STOUT, ETAL
8221 DORAL LN
HEMET, CA. 92545

ASMT: 455460066, APN: 455460066
VERRLEE SCHNEIDER, ETAL
227 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455460067, APN: 455460067
MAXINE LEWIS
231 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455460076, APN: 455460076
KAREN FORD, ETAL
267 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455460068, APN: 455460068
RITA MADRIGAL
235 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455460077, APN: 455460077
MARGARET HERNDON, ETAL
269 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455460069, APN: 455460069
SHIRLEY SCHIAVO
244 FOUR SEASONS BLVD
HEMET CA 92545

ASMT: 455460086, APN: 455460086
HEARTLAND MSK REALTY VENTURES
P O BOX 300489
ESCONDIDO CA 92030

ASMT: 455460070, APN: 455460070
ELISA DOKTORCZYK, ETAL
243 FIRESTONE LN
HEMET CA 92545

ASMT: 455470002, APN: 455470002
KATHLEEN PARRISH, ETAL
362 BJORN CT
HEMET, CA. 92545

ASMT: 455460071, APN: 455460071
WILLIAM CARTER
247 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455470003, APN: 455470003
MARY VITEK, ETAL
368 BJORN CT
HEMET, CA. 92545

ASMT: 455460072, APN: 455460072
VANGUARD PROP
1857 N CURSON AVE
LOS ANGELES CA 90046

ASMT: 455470004, APN: 455470004
MARGARET BOGGS, ETAL
376 BJORN CT
HEMET, CA. 92545

ASMT: 455460075, APN: 455460075
SARA MCALISTER, ETAL
263 FIRESTONE LN
HEMET, CA. 92545

ASMT: 455470005, APN: 455470005
REMEDIOS WILSON, ETAL
382 BJORN CT
HEMET, CA. 92545

ASMT: 455470006, APN: 455470006
TERESITA RUBIANO, ETAL
392 BJORN CT
HEMET, CA. 92545

ASMT: 455470013, APN: 455470013
LINDA MICHLEVITZ, ETAL
448 BJORN CT
HEMET, CA. 92545

ASMT: 455470007, APN: 455470007
NANCY BUTLER
400 BJORN CT
HEMET, CA. 92545

ASMT: 455470014, APN: 455470014
MARIE ARNOLD, ETAL
445 BJORN CT
HEMET, CA. 92545

ASMT: 455470008, APN: 455470008
DOROTHY RENO, ETAL
406 BJORN CT
HEMET, CA. 92545

ASMT: 455470015, APN: 455470015
DAVID WIDMER
427 BJORN CT
HEMET, CA. 92545

ASMT: 455470009, APN: 455470009
KARLA MCNICOL, ETAL
416 BJORN CT
HEMET, CA. 92545

ASMT: 455470016, APN: 455470016
PAMELA GROVE, ETAL
415 BJORN CT
HEMET, CA. 92545

ASMT: 455470010, APN: 455470010
MARY ALBIDREZ, ETAL
426 BJORN CT
HEMET, CA. 92545

ASMT: 455470017, APN: 455470017
FRANCES LENORE, ETAL
405 BJORN CT
HEMET, CA. 92545

ASMT: 455470011, APN: 455470011
ARACELY MIRELES, ETAL
436 BJORN CT
HEMET, CA. 92545

ASMT: 455470018, APN: 455470018
ELLYN WOLFE
399 BJORN CT
HEMET, CA. 92545

ASMT: 455470012, APN: 455470012
WANDA KNIP, ETAL
446 BJORN CT
HEMET, CA. 92545

ASMT: 455470019, APN: 455470019
MOLLIE JONES, ETAL
391 BJORN CT
HEMET, CA. 92545



ASMT: 455470020, APN: 455470020
JEAN ROBINSON
379 BJORN CT
HEMET, CA. 92545

ASMT: 455470027, APN: 455470027
LO CHUAN SUN, ETAL
404 CABRERA DR
HEMET, CA. 92545

ASMT: 455470021, APN: 455470021
MEREDITH BECKER, ETAL
371 BJORN CT
HEMET, CA. 92545

ASMT: 455470028, APN: 455470028
JEAN CAHIR, ETAL
408 CABRERA DR
HEMET, CA. 92545

ASMT: 455470022, APN: 455470022
DEBORAH NOSCHES, ETAL
363 BJORN CT
HEMET, CA. 92545

ASMT: 455470029, APN: 455470029
RICHARD SWENSON
412 CABRERA DR
HEMET, CA. 92545

ASMT: 455470023, APN: 455470023
KATHLEEN ENOS, ETAL
370 CABRERA DR
HEMET, CA. 92545

ASMT: 455470030, APN: 455470030
CYNTHIA SOTO, ETAL
8198 CAMPBELL CT
HEMET, CA. 92545

ASMT: 455470024, APN: 455470024
SANDRA GLEASON, ETAL
380 CABRERA DR
HEMET, CA. 92545

ASMT: 455470031, APN: 455470031
LUCILLE GOULD, ETAL
8210 CAMPBELL CT
HEMET, CA. 92545

ASMT: 455470025, APN: 455470025
BARBARA SHEALY, ETAL
390 CABRERA DR
HEMET, CA. 92545

ASMT: 455470032, APN: 455470032
BARBARA DECKER, ETAL
8230 CAMPBELL CT
HEMET, CA. 92545

ASMT: 455470026, APN: 455470026
FLORINE CARMODY, ETAL
398 CABRERA DR
HEMET, CA. 92545

ASMT: 455470033, APN: 455470033
HELEN MILLER, ETAL
8240 CAMPBELL CT
HEMET, CA. 92545



ASMT: 455470034, APN: 455470034
CYNTHIA HULINGS, ETAL
8250 CAMPBELL CT
HEMET, CA. 92545

ASMT: 455470041, APN: 455470041
LEOLA KINDT, ETAL
8245 CAMPBELL CT
HEMET, CA. 92545

ASMT: 455470035, APN: 455470035
DORIS JERNEGAN, ETAL
8270 CAMPBELL CT
HEMET, CA. 92545

ASMT: 455470042, APN: 455470042
JOAN COPPOLA
8239 CAMPBELL CT
HEMET, CA. 92545

ASMT: 455470036, APN: 455470036
AMELIA OLINGER, ETAL
8290 CAMPBELL CT
HEMET, CA. 92545

ASMT: 455470043, APN: 455470043
CAROLYN DALBY, ETAL
399 CABRERA DR
HEMET, CA. 92545

ASMT: 455470037, APN: 455470037
JOHN BUNGE
27315 IDA LN
HEMET CA 92544

ASMT: 455470044, APN: 455470044
ELIZABETH BARR, ETAL
389 CABRERA DR
HEMET, CA. 92545

ASMT: 455470038, APN: 455470038
VIVIENNE FISK, ETAL
8294 CAMPBELL CT
HEMET, CA. 92545

ASMT: 455470045, APN: 455470045
PAMELA LAIPPLE, ETAL
379 CABRERA DR
HEMET, CA. 92545

ASMT: 455470039, APN: 455470039
SUSAN MILLER
8289 CAMPBELL CT
HEMET, CA. 92545

ASMT: 455470046, APN: 455470046
TERRY FITZPATRICK, ETAL
C/O AMBERANN TRUST
369 CABRERA DR
TEMECULA CA 92545

ASMT: 455470040, APN: 455470040
PETER GERIS, ETAL
8271 CAMPBELL CT
HEMET, CA. 92545

ASMT: 455470047, APN: 455470047
SARINA TRUEBA
8240 FALDO AVE
HEMET, CA. 92545

ASMT: 455470048, APN: 455470048
SHELLI HOLMES, ETAL
8250 FALDO AVE
HEMET, CA. 92545

ASMT: 455470056, APN: 455470056
DARLENE CLARK, ETAL
408 E 25TH ST
UPLAND CA 91784

ASMT: 455470050, APN: 455470050
HELEN OLSEN, ETAL
8280 FALDO AVE
HEMET, CA. 92545

ASMT: 455470057, APN: 455470057
DEBORAH LEGARRA, ETAL
216 S CITRUS ST NO 231
WEST COVINA CA 91791

ASMT: 455470051, APN: 455470051
MICHAEL SWENBERGER, ETAL
4805 VALDINA AVE
SAN DIEGO CA 92124

ASMT: 455470058, APN: 455470058
KIM CHANG
389 GARCIA DR
HEMET, CA. 92545

ASMT: 455470052, APN: 455470052
PATRICIA FORD, ETAL
366 GARCIA DR
HEMET, CA. 92545

ASMT: 455470059, APN: 455470059
HEATHER POST, ETAL
379 GARCIA DR
HEMET, CA. 92545

ASMT: 455470053, APN: 455470053
MARY HALTON
370 GARCIA DR
HEMET, CA. 92545

ASMT: 455470060, APN: 455470060
SARAH BURT, ETAL
369 GARCIA DR
HEMET, CA. 92545

ASMT: 455470054, APN: 455470054
LESLIE BUSCH, ETAL
380 GARCIA DR
HEMET, CA. 92545

ASMT: 455470061, APN: 455470061
CYNTHIA DOWIE, ETAL
365 GARCIA DR
HEMET, CA. 92545

ASMT: 455470055, APN: 455470055
DIANE ELMS, ETAL
390 GARCIA DR
HEMET, CA. 92545

ASMT: 455470062, APN: 455470062
BARBARA KENYON, ETAL
361 HARRINGTON CT
HEMET, CA. 92545

ASMT: 455470063, APN: 455470063
ROSEMARY LUSCOMBE, ETAL
347 HARRINGTON CT
HEMET, CA. 92545

ASMT: 455470070, APN: 455470070
KAREN BRENNON, ETAL
350 HARRINGTON CT
HEMET, CA. 92545

ASMT: 455470064, APN: 455470064
NETTIE WHITE, ETAL
343 HARRINGTON CT
HEMET, CA. 92545

ASMT: 455470071, APN: 455470071
RUTH CZINCZOLL, ETAL
360 HARRINGTON CT
HEMET, CA. 92545

ASMT: 455470065, APN: 455470065
PAULETTE OLSON, ETAL
333 HARRINGTON CT
HEMET, CA. 92545

ASMT: 455470072, APN: 455470072
DAISY SETHI, ETAL
8305 FALDO AVE
HEMET, CA. 92545

ASMT: 455470066, APN: 455470066
MARIETTA RUPPNER, ETAL
327 HARRINGTON CT
HEMET, CA. 92545

ASMT: 455470073, APN: 455470073
ROBERT PIERCE
8295 FALDO AVE
HEMET, CA. 92545

ASMT: 455470067, APN: 455470067
LISA SCHILLING, ETAL
325 HARRINGTON CT
HEMET, CA. 92545

ASMT: 455470074, APN: 455470074
THERESA MOLKO, ETAL
8275 FALDO AVE
HEMET, CA. 92545

ASMT: 455470068, APN: 455470068
CHAR WEAKLEY, ETAL
328 HARRINGTON CT
HEMET, CA. 92545

ASMT: 455470075, APN: 455470075
WEN MEI ZUGSAY, ETAL
8255 FALDO AVE
HEMET, CA. 92545

ASMT: 455470069, APN: 455470069
CAROL FONTANINI, ETAL
344 HARRINGTON CT
HEMET, CA. 92545

ASMT: 455470076, APN: 455470076
SHERRILL HAMILTON, ETAL
4611 N VIN SANTO AVE
MERIDIAN ID 83646



ASMT: 455480005, APN: 455480005
YVONNE DEMOS, ETAL
8215 BOGEY AVE
HEMET, CA. 92545

ASMT: 455480012, APN: 455480012
BEVERLY MARKOWICZ, ETAL
8105 BOGEY AVE
HEMET, CA. 92545

ASMT: 455480006, APN: 455480006
VIRGINIA GANOE, ETAL
8195 BOGEY AVE
HEMET, CA. 92545

ASMT: 455480013, APN: 455480013
ESTHER CHAVEZ
8095 BOGEY AVE
HEMET, CA. 92545

ASMT: 455480007, APN: 455480007
JANICE MARCHAND, ETAL
8175 BOGEY AVE
HEMET, CA. 92545

ASMT: 455480014, APN: 455480014
CAROL WILSON, ETAL
456 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455480008, APN: 455480008
CARTER PROP
C/O ALLEN L CARTER
1258 4TH ST N
FARGO ND 58102

ASMT: 455480015, APN: 455480015
DONALD HEGG
468 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455480009, APN: 455480009
CAROL EOFF, ETAL
8135 BOGEY AVE
HEMET, CA. 92545

ASMT: 455480016, APN: 455480016
LINDA STACK
494 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455480010, APN: 455480010
COLLEEN ROSENBERGER, ETAL
8125 BOGEY AVE
HEMET, CA. 92545

ASMT: 455480017, APN: 455480017
RENEE DUGAN MORGAN, ETAL
500 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455480011, APN: 455480011
ALTA PEARCE, ETAL
8115 BOGEY AVE
HEMET, CA. 92545

ASMT: 455480018, APN: 455480018
CATHERINE SCHWARTZER, ETAL
P O BOX 404
VALLEY CENTER CA 92082

ASMT: 455480019, APN: 455480019
JOAN WOLFE, ETAL
8174 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455480026, APN: 455480026
MARGARET WEISS, ETAL
6151 GREENBRIER DR
HUNTINGTON BEACH CA 92648

ASMT: 455480020, APN: 455480020
JUDY HOLTE, ETAL
22629 CANYON CLUB DR
CANYON LAKE CA 92587

ASMT: 455480027, APN: 455480027
VIVIEN CHIA, ETAL
8231 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455480021, APN: 455480021
SUSAN WATT, ETAL
8214 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455480028, APN: 455480028
CLAUDETTE GILBERT, ETAL
8211 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455480022, APN: 455480022
MICHAEL SIMON, ETAL
C/O MICHAEL SIMON
8234 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455480029, APN: 455480029
JOYCE ROWELL
8191 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455480023, APN: 455480023
BETTY HELSLEY, ETAL
8254 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455480030, APN: 455480030
JENNIFER MASSIE
493 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455480024, APN: 455480024
SHARON ROBINSON, ETAL
8274 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455480031, APN: 455480031
ROBIN RICKERT, ETAL
469 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455480025, APN: 455480025
TARI FISCHER, ETAL
8271 MARUYAMA DR
HEMET CA 92545

ASMT: 455480032, APN: 455480032
PEGGYE KLEPPER, ETAL
457 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455480033, APN: 455480033
KAY BIEDERMAN, ETAL
439 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455480040, APN: 455480040
KATHERINE BELTRAN, ETAL
451 LANGER CT
HEMET, CA. 92545

ASMT: 455480034, APN: 455480034
TOMMIE MERCER, ETAL
440 LANGER CT
HEMET, CA. 92545

ASMT: 455480041, APN: 455480041
PATRICIA HARDING, ETAL
441 LANGER CT
HEMET, CA. 92545

ASMT: 455480035, APN: 455480035
LOIS STIPP, ETAL
450 LANGER CT
HEMET, CA. 92545

ASMT: 455480043, APN: 455480043
DAVID MOSBACH, ETAL
520 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455480036, APN: 455480036
LINDA MORRISS, ETAL
460 LANGER CT
HEMET, CA. 92545

ASMT: 455480044, APN: 455480044
MARGARET HOBBS, ETAL
530 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455480037, APN: 455480037
WILLIAM STUCKI
501 LANGER CT
HEMET, CA. 92545

ASMT: 455480045, APN: 455480045
DEBRA JAMES, ETAL
540 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455480038, APN: 455480038
KAREN LUNGARO, ETAL
487 LANGER CT
HEMET, CA. 92545

ASMT: 455480046, APN: 455480046
ROBERT DEPASQUALE
550 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455480039, APN: 455480039
VELMA PEREVUZHNIK
459 LANGER CT
HEMET, CA. 92545

ASMT: 455480047, APN: 455480047
JUDITH BAILEY, ETAL
560 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455480048, APN: 455480048
JUDITH LOONEY, ETAL
570 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455490005, APN: 455490005
DIANE CORTE
8295 BOGEY AVE
HEMET, CA. 92545

ASMT: 455480049, APN: 455480049
CATHERINE SIMS, ETAL
565 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455490006, APN: 455490006
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HEMET, CA. 92545

ASMT: 455480050, APN: 455480050
JOHN YAUGER, ETAL
C/O TAX SERVICE
23905 CLINTON KEITH 114
WILDOMAR CA 92595

ASMT: 455490008, APN: 455490008
DEBRA RICHARDSON, ETAL
8304 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490001, APN: 455490001
MILDRED MCFADDEN, ETAL
8355 BOGEY AVE
HEMET, CA. 92545

ASMT: 455490009, APN: 455490009
BRIGITTE MEHLHORN, ETAL
8291 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490002, APN: 455490002
YVONNE BEOHM, ETAL
8335 BOGEY AVE
HEMET, CA. 92545

ASMT: 455490010, APN: 455490010
PAMELA HAAG, ETAL
500 LYLE DR
HEMET, CA. 92545

ASMT: 455490003, APN: 455490003
PAUL WECKERLY
16 WALTHAN RD
LADERA RANCH CA 92694

ASMT: 455490011, APN: 455490011
DIANE BEST, ETAL
486 LYLE DR
HEMET, CA. 92545

ASMT: 455490004, APN: 455490004
MELENY PIOTROWSKI
8305 BOGEY AVE
HEMET, CA. 92545

ASMT: 455490012, APN: 455490012
WANDA ROBERTSON, ETAL
4221 STATE ROUTE 14
WEST PLAINS MO 65775

ASMT: 455490013, APN: 455490013
LEROY COLBURN
450 LYLE DR
HEMET, CA. 92545

ASMT: 455490020, APN: 455490020
EDWARD JARVIS
433 LYLE DR
HEMET, CA. 92545

ASMT: 455490014, APN: 455490014
CYNTHIA DALY, ETAL
440 LYLE DR
HEMET, CA. 92545

ASMT: 455490021, APN: 455490021
THOMAS HENRICKSON
430 GARCIA DR
HEMET, CA. 92545

ASMT: 455490015, APN: 455490015
LOUISE WRIGHT, ETAL
22522 ALLVIEW TER
LAGUNA BEACH CA 92651

ASMT: 455490022, APN: 455490022
ANNA KARIN GERDES, ETAL
440 GARCIA DR
HEMET, CA. 92545

ASMT: 455490016, APN: 455490016
NANCY URTADO, ETAL
483 LYLE DR
HEMET, CA. 92545

ASMT: 455490023, APN: 455490023
JUDITH ANDERSON, ETAL
450 GARCIA DR
HEMET, CA. 92545

ASMT: 455490017, APN: 455490017
GINGER SHIBKO
465 LYLE DR
HEMET, CA. 92545

ASMT: 455490024, APN: 455490024
BARBARA BALSER, ETAL
470 GARCIA DR
HEMET, CA. 92545

ASMT: 455490018, APN: 455490018
EARL MCNEESE, ETAL
455 LYLE DR
HEMET, CA. 92545

ASMT: 455490025, APN: 455490025
ROSEMARY BROWER, ETAL
490 GARCIA DR
HEMET, CA. 92545

ASMT: 455490019, APN: 455490019
GUILLERMO ROMERO, ETAL
447 LYLE DR
HEMET, CA. 92545

ASMT: 455490026, APN: 455490026
JOSEPHINE SMITH, ETAL
502 GARCIA DR
HEMET, CA. 92545



ASMT: 455490027, APN: 455490027
VIRGINIA HENSLEY, ETAL
C/O HENSLEY FAMILY TRUST
509 GARCIA DR
HEMET, CA. 92545

ASMT: 455490034, APN: 455490034
DONNA DOLPH, ETAL
435 GARCIA DR
HEMET, CA. 92545

ASMT: 455490028, APN: 455490028
BURTON FRISBEE
501 GARCIA DR
HEMET, CA. 92545

ASMT: 455490035, APN: 455490035
SUSANNE JUDSON, ETAL
417 GARCIA DR
HEMET, CA. 92545

ASMT: 455490029, APN: 455490029
VICTORIA BOEHM, ETAL
489 GARCIA DR
HEMET, CA. 92545

ASMT: 455490036, APN: 455490036
THOMAS SADLER
26079 AVENIDA HORTENSIA
HEMET CA 92544

ASMT: 455490030, APN: 455490030
JOYCE CLARK, ETAL
479 GARCIA DR
HEMET, CA. 92545

ASMT: 455490037, APN: 455490037
LEO MARCHAND, ETAL
403 GARCIA DR
HEMET, CA. 92545

ASMT: 455490031, APN: 455490031
PATRICIA CARRAWAY
469 GARCIA DR
HEMET, CA. 92545

ASMT: 455490041, APN: 455490041
SUSAN AQUINO
8324 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490032, APN: 455490032
JOAN LEEB, ETAL
459 GARCIA DR
HEMET, CA. 92545

ASMT: 455490042, APN: 455490042
DIANNE VAEZ HOURSCHT, ETAL
8344 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490033, APN: 455490033
BARBARA LOVETT, ETAL
449 GARCIA DR
HEMET, CA. 92545

ASMT: 455490043, APN: 455490043
CAROLE FALK, ETAL
8364 MARUYAMA DR
HEMET, CA. 92545



ASMT: 455490044, APN: 455490044
BARBARA PATTERSON, ETAL
8384 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490051, APN: 455490051
ELIZABETH LENKE
C/O LAWRENCE G LENKE
8500 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490045, APN: 455490045
JANIE SCHAEFER, ETAL
8404 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490052, APN: 455490052
CHERYL HANCOCK, ETAL
8491 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490046, APN: 455490046
ARSENE MARTIN, ETAL
8424 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490053, APN: 455490053
CAROLYN STRAUB, ETAL
34806 SYCAMORE SPRINGS RD
HEMET CA 92544

ASMT: 455490047, APN: 455490047
MARILYN GALLAGHER, ETAL
8444 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490054, APN: 455490054
DIANA SMITH, ETAL
8461 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490048, APN: 455490048
BETTY MAXWELL, ETAL
8464 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490055, APN: 455490055
LABONIA WASHINGTON, ETAL
8441 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490049, APN: 455490049
JOANN SOPATA, ETAL
8484 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490056, APN: 455490056
KATHLEEN SNYDER, ETAL
8421 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490050, APN: 455490050
HYOSEOP KIM, ETAL
8494 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490057, APN: 455490057
ANITA SAUNDERS, ETAL
8401 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455490058, APN: 455490058
SHIRLEY BERRY
3507 W STETSON STE 251
HEMET CA 92545

ASMT: 455490065, APN: 455490065
KAYE SMITH, ETAL
511 GARCIA DR
HEMET, CA. 92545

ASMT: 455490059, APN: 455490059
IZABELLA KOLAS
8351 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455500001, APN: 455500001
KATIE REITER, ETAL
375 CHI CHI CIR
HEMET, CA. 92545

ASMT: 455490060, APN: 455490060
LINDA HENDRICKSON, ETAL
8331 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455500002, APN: 455500002
STELLA FERGUSON
365 CHI CHI CIR
HEMET, CA. 92545

ASMT: 455490061, APN: 455490061
VALERIE YOUNG, ETAL
8311 MARUYAMA DR
HEMET, CA. 92545

ASMT: 455500003, APN: 455500003
BETSY WALLNER, ETAL
357 CHI CHI CIR
HEMET, CA. 92545

ASMT: 455490062, APN: 455490062
HORTENCIA CHAVEZ ROESLER, ETAL
499 LYLE DR
HEMET, CA. 92545

ASMT: 455500004, APN: 455500004
JEANETTE JORDAN
347 CHI CHI CIR
HEMET, CA. 92545

ASMT: 455490063, APN: 455490063
GEORGIA WOODS, ETAL
508 GARCIA DR
HEMET, CA. 92545

ASMT: 455500005, APN: 455500005
FLORENCIA FORONDA, ETAL
341 CHI CHI CIR
HEMET, CA. 92545

ASMT: 455490064, APN: 455490064
EDY SCHLEGER, ETAL
513 GARCIA DR
HEMET, CA. 92545

ASMT: 455500006, APN: 455500006
MARILYN GRUDEN
333 CHI CHI CIR
HEMET, CA. 92545

ASMT: 455500007, APN: 455500007
CAROL BOUCHARD
325 CHI CHI CIR
HEMET, CA. 92545

ASMT: 455500014, APN: 455500014
CHARLOTTE TOWNEND, ETAL
366 CHI CHI CIR
HEMET, CA. 92545

ASMT: 455500008, APN: 455500008
MARTA PARDUE, ETAL
33 DANBURY
LADERA RANCH CA 92694

ASMT: 455500015, APN: 455500015
MAGDALENA FABIA, ETAL
384 CHI CHI CIR
HEMET, CA. 92545

ASMT: 455500009, APN: 455500009
RENATE BUXBAUM, ETAL
326 CHI CHI CIR
HEMET, CA. 92545

ASMT: 455500016, APN: 455500016
ROGER CALLJU
379 CASPER DR
HEMET, CA. 92545

ASMT: 455500010, APN: 455500010
ANA HENDLEY, ETAL
336 CHI CHI CIR
HEMET, CA. 92545

ASMT: 455500017, APN: 455500017
BERTHA SANCHEZ, ETAL
367 CASPER DR
HEMET, CA. 92545

ASMT: 455500011, APN: 455500011
BU JA KIM, ETAL
342 CHI CHI CIR
HEMET, CA. 92545

ASMT: 455500018, APN: 455500018
ERNESTINA DELAHOYA, ETAL
359 CASPER DR
HEMET, CA. 92545

ASMT: 455500012, APN: 455500012
NESTOR HAYAG, ETAL
5134 BELLFLOWER BLV
LAKEWOOD CA 90713

ASMT: 455500019, APN: 455500019
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349 CASPER DR
HEMET, CA. 92545

ASMT: 455500013, APN: 455500013
KAREN VALDEZ, ETAL
11091 SARATOGA DR
LOS ALAMITOS CA 90720

ASMT: 455500020, APN: 455500020
RALPH PRINS, ETAL
C/O RALPH A PRINS
345 CASPER DR
HEMET, CA. 92545

ASMT: 455500021, APN: 455500021
MARIE WHITE, ETAL
339 CASPER DR
HEMET, CA. 92545

ASMT: 455500028, APN: 455500028
CYNTHIA DYKSTRA, ETAL
7955 BOGEY AVE
HEMET, CA. 92545

ASMT: 455500022, APN: 455500022
JOHN PAPE
335 CASPER DR
HEMET, CA. 92545

ASMT: 455500029, APN: 455500029
BRENDA OSHEA, ETAL
7930 DOYLE CIR
HEMET, CA. 92545

ASMT: 455500023, APN: 455500023
JUDITH MCMANUS, ETAL
7899 ARMOUR DR
HEMET, CA. 92545

ASMT: 455500030, APN: 455500030
C HARPER
7940 DOYLE CIR
HEMET, CA. 92545

ASMT: 455500024, APN: 455500024
PAUL LEVIN
496 E DEERFIELD CIR
DAKOTA DUNES SD 57049

ASMT: 455500031, APN: 455500031
SHARON LIOU
11816 DEANA ST NO B
EL MONTE CA 91732

ASMT: 455500025, APN: 455500025
JULIE PHAM, ETAL
17621 RAINGLEN LN
HUNTINGTON BEACH CA 92649

ASMT: 455500032, APN: 455500032
CAROL ANDERSON, ETAL
7970 DOYLE CIR
HEMET, CA. 92545

ASMT: 455500026, APN: 455500026
CHERYL ROBINSON, ETAL
7995 BOGEY AVE
HEMET, CA. 92545

ASMT: 455500033, APN: 455500033
MARTHA YAMANO GRAY, ETAL
7980 DOYLE CIR
HEMET, CA. 92545

ASMT: 455500027, APN: 455500027
CHRISTOPHER TAYLOR
2435 ELECTRIC AVE
UPLAND CA 91784

ASMT: 455500034, APN: 455500034
ALICIA MCCANN, ETAL
7995 DOYLE CIR
HEMET, CA. 92545

ASMT: 455500035, APN: 455500035
ELLEN WALSH, ETAL
7985 DOYLE CIR
HEMET, CA. 92545

ASMT: 455500042, APN: 455500042
NANCY NICOL
7942 TREVINO AVE
HEMET, CA. 92545

ASMT: 455500036, APN: 455500036
DORIS KUNKEL, ETAL
7975 DOYLE CIR
HEMET, CA. 92545

ASMT: 455500043, APN: 455500043
KATHLENE POSS, ETAL
7958 TREVINO AVE
HEMET, CA. 92545

ASMT: 455500037, APN: 455500037
MARY COLLIER
7945 DOYLE CIR
HEMET, CA. 92545

ASMT: 455500044, APN: 455500044
LOUIS ALIX
7974 TREVINO AVE
HEMET, CA. 92545

ASMT: 455500038, APN: 455500038
MANUEL IDOS, ETAL
423 CASPER DR
HEMET, CA. 92545

ASMT: 455500045, APN: 455500045
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ASMT: 455500039, APN: 455500039
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417 CASPER DR
HEMET, CA. 92545

ASMT: 455500046, APN: 455500046
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ASMT: 455500040, APN: 455500040
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HEMET, CA. 92545

ASMT: 455510001, APN: 455510001
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HEMET, CA. 92545

ASMT: 455500041, APN: 455500041
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ASMT: 455510002, APN: 455510002
LYNNE SPREEN, ETAL
7879 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510003, APN: 455510003
BLANCHE RAUP, ETAL
7869 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510004, APN: 455510004
MARLENE ARNOLD, ETAL
7851 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510005, APN: 455510005
ANNA FLANAGAN
7839 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510006, APN: 455510006
CAROLYN LEBO, ETAL
7821 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510007, APN: 455510007
LINDA HALE, ETAL
7791 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510008, APN: 455510008
CORAZON QUINDOZA, ETAL
7771 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510009, APN: 455510009
MALIGAYA GARCIA, ETAL
7751 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510010, APN: 455510010
MUNGER PUTNAM
7731 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510011, APN: 455510011
EMILIE ORTEGA, ETAL
7721 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510012, APN: 455510012
MARSHA STEPHENSON, ETAL
7711 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510013, APN: 455510013
TIMOTHY DASILVA
7701 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510014, APN: 455510014
DOROTHY GALL, ETAL
7685 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510015, APN: 455510015
SHIRLEY KENDRICK
7675 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510016, APN: 455510016
GEORGIA FARMER
7665 ARMOUR DR
HEMET, CA. 92545



ASMT: 455510017, APN: 455510017
PHYLLIS DURONSLET, ETAL
320 TEWELL DR
HEMET, CA. 92545

ASMT: 455510024, APN: 455510024
HANNI HARDICK GREVE
422 TEWELL DR
HEMET, CA. 92545

ASMT: 455510018, APN: 455510018
MURIEL TKACH, ETAL
350 TEWELL DR
HEMET, CA. 92545

ASMT: 455510025, APN: 455510025
LINDA PAYNE, ETAL
428 TEWELL DR
HEMET, CA. 92545

ASMT: 455510019, APN: 455510019
ANGELITA MARTINEZ, ETAL
372 TEWELL DR
HEMET, CA. 92545

ASMT: 455510026, APN: 455510026
SONJA FRANC, ETAL
434 TEWELL DR
HEMET, CA. 92545

ASMT: 455510020, APN: 455510020
PAMELA SMITH, ETAL
398 TEWELL DR
HEMET, CA. 92545

ASMT: 455510027, APN: 455510027
MERRILYN MILES, ETAL
440 TEWELL DR
HEMET, CA. 92545

ASMT: 455510021, APN: 455510021
KENT FORD, ETAL
404 TEWELL DR
HEMET, CA. 92545

ASMT: 455510028, APN: 455510028
JEANINE GRIDLEY, ETAL
420 CASPER DR
HEMET, CA. 92545

ASMT: 455510022, APN: 455510022
GRACE KAELIN
410 TEWELL DR
HEMET, CA. 92545

ASMT: 455510029, APN: 455510029
NANCY CHEN, ETAL
412 CASPER DR
HEMET, CA. 92545

ASMT: 455510023, APN: 455510023
MARY HAYER, ETAL
416 TEWELL DR
HEMET, CA. 92545

ASMT: 455510030, APN: 455510030
KAREN ANDERSEN, ETAL
406 CASPER DR
HEMET, CA. 92545



ASMT: 455510031, APN: 455510031
NINA STATES, ETAL
400 CASPER DR
HEMET, CA. 92545

ASMT: 455510039, APN: 455510039
MARIA BORROMEO, ETAL
7856 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510032, APN: 455510032
MARILYN EDMONDS, ETAL
394 CASPER DR
HEMET, CA. 92545

ASMT: 455510040, APN: 455510040
SIRONG YIN, ETAL
7840 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510033, APN: 455510033
BETTY CRASE, ETAL
388 CASPER DR
HEMET, CA. 92545

ASMT: 455510041, APN: 455510041
ALBERT SOLBERG
28405 DAROCA
MISSION VIEJO CA 92692

ASMT: 455510034, APN: 455510034
PAMELA HOLLOWAY, ETAL
382 CASPER DR
HEMET, CA. 92545

ASMT: 455510042, APN: 455510042
MAXINE SCHILLA
7794 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510035, APN: 455510035
PATRICIA ARLICH, ETAL
370 CASPER DR
HEMET, CA. 92545

ASMT: 455510043, APN: 455510043
DAVID GOING
7760 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510036, APN: 455510036
BONNIE SPAULDING
364 CASPER DR
HEMET, CA. 92545

ASMT: 455510044, APN: 455510044
GLENDA ALLEN
7740 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510037, APN: 455510037
MURIEL BARANEK, ETAL
348 CASPER DR
HEMET, CA. 92545

ASMT: 455510045, APN: 455510045
OLIVIA BENNETT, ETAL
7724 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510046, APN: 455510046
ROBERT MISNER
7714 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510053, APN: 455510053
SUSANNA HU, ETAL
3771 SUNDOWN DR
NANAIMO BC CANADA V9T4H5

ASMT: 455510047, APN: 455510047
GLORIA JOHNSON, ETAL
7704 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510054, APN: 455510054
PAMELA ROOT, ETAL
7759 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510048, APN: 455510048
PIA FRANZ
7688 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510055, APN: 455510055
JOHN SUTHERLAND, ETAL
7775 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510049, APN: 455510049
JANICE MILLER, ETAL
7680 ARMOUR DR
HEMET, CA. 92545

ASMT: 455510056, APN: 455510056
CAROL WAKEFIELD
7791 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510050, APN: 455510050
GEORGE TOGO
7695 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510057, APN: 455510057
DIANE FALCONER, ETAL
7807 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510051, APN: 455510051
INGRID ANDERSON
7711 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510058, APN: 455510058
ROBERT KEATING
7823 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510052, APN: 455510052
LINDA BRYAN, ETAL
7727 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510059, APN: 455510059
SANDRA STINNETT, ETAL
7839 GIBSON CIR
HEMET, CA. 92545



ASMT: 455510060, APN: 455510060
ANNY HOGQUIST, ETAL
7855 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510067, APN: 455510067
KATHLEEN CALLAGHAN, ETAL
7740 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510061, APN: 455510061
ANGELA CHIN, ETAL
7854 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510068, APN: 455510068
MYRNA STEINER, ETAL
7724 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510062, APN: 455510062
DIANNE NAUIALIS
7834 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510069, APN: 455510069
MICHIKO MAYBERRY, ETAL
7696 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510063, APN: 455510063
SALLY WALSH
7810 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510070, APN: 455510070
DIANE PARADIS
7755 HAGEN CIR
HEMET, CA. 92545

ASMT: 455510064, APN: 455510064
LINDA WETTER, ETAL
7788 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510071, APN: 455510071
LOIS KELLOGG, ETAL
7771 HAGEN CIR
HEMET, CA. 92545

ASMT: 455510065, APN: 455510065
SHARON LINDSTORM, ETAL
7772 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510072, APN: 455510072
MARILYN FOSTER, ETAL
7787 HAGEN CIR
HEMET, CA. 92545

ASMT: 455510066, APN: 455510066
JULIE MULDOON
7756 GIBSON CIR
HEMET, CA. 92545

ASMT: 455510073, APN: 455510073
HELEN MILLER, ETAL
7803 HAGEN CIR
HEMET, CA. 92545



ASMT: 455510074, APN: 455510074
JOSEPH BUONAIUTO
7819 HAGEN CIR
HEMET, CA. 92545

ASMT: 455520004, APN: 455520004
CHARLES MIDDLETON
468 TEWELL DR
HEMET, CA. 92545

ASMT: 455510075, APN: 455510075
ALBERT NAPOLEON, ETAL
7835 HAGEN CIR
HEMET, CA. 92545

ASMT: 455520005, APN: 455520005
NIKKI REEDY
476 TEWELL DR
HEMET, CA. 92545

ASMT: 455510076, APN: 455510076
DOROTHY THOMPSON, ETAL
7851 HAGEN CIR
HEMET, CA. 92545

ASMT: 455520006, APN: 455520006
MARY SWINNEY, ETAL
484 TEWELL DR
HEMET, CA. 92545

ASMT: 455510077, APN: 455510077
MIRIAM MILLER, ETAL
7867 HAGEN CIR
HEMET, CA. 92545

ASMT: 455520007, APN: 455520007
CYNTHIA BATES, ETAL
492 TEWELL DR
HEMET, CA. 92545

ASMT: 455520001, APN: 455520001
JEANNINE HARRINGTON, ETAL
446 TEWELL DR
HEMET, CA. 92545

ASMT: 455520008, APN: 455520008
CAROL FERBER, ETAL
500 TEWELL DR
HEMET, CA. 92545

ASMT: 455520002, APN: 455520002
VERONICA TRIPP, ETAL
7238 WARD EAGLE DR
WEST BLOOMFIELD MI 48322

ASMT: 455520009, APN: 455520009
VICTORIA DANNER
508 TEWELL DR
HEMET, CA. 92545

ASMT: 455520003, APN: 455520003
MARY PARADA, ETAL
460 TEWELL DR
HEMET, CA. 92545

ASMT: 455520010, APN: 455520010
SHERYL GILBERT, ETAL
516 TEWELL DR
HEMET, CA. 92545



ASMT: 455520011, APN: 455520011
PAMELA DAY, ETAL
524 TEWELL DR
HEMET, CA. 92545

ASMT: 455520019, APN: 455520019
JAMES SIMON, ETAL
519 CASPER DR
HEMET, CA. 92545

ASMT: 455520012, APN: 455520012
KELLY COLLIER, ETAL
532 TEWELL DR
HEMET, CA. 92545

ASMT: 455520020, APN: 455520020
KATHERINE SOWELL
503 CASPER DR
HEMET CA 92545

ASMT: 455520013, APN: 455520013
ARMANDO HOOL
9841 KITE DR
HUNTINGTON BEACH CA 92646

ASMT: 455520021, APN: 455520021
SHARON SIMS, ETAL
531 CASPER DR
HEMET, CA. 92545

ASMT: 455520014, APN: 455520014
KATHRYN PIGUET, ETAL
485 CASPER DR
HEMET, CA. 92545

ASMT: 455520022, APN: 455520022
LEATHA LEMLEY
7940 JANUARY DR
HEMET, CA. 92545

ASMT: 455520015, APN: 455520015
KARIM MIRZA
489 CASPER DR
HEMET, CA. 92545

ASMT: 455520023, APN: 455520023
ANNABELLE JOHNSTON
7920 JANUARY DR
HEMET, CA. 92545

ASMT: 455520016, APN: 455520016
MARY TRIPP, ETAL
495 CASPER DR
HEMET, CA. 92545

ASMT: 455520024, APN: 455520024
EDWINAR MCGEE BELL, ETAL
7900 JANUARY DR
HEMET, CA. 92545

ASMT: 455520018, APN: 455520018
MAUREEN ENGLISH, ETAL
511 CASPER DR
HEMET, CA. 92545

ASMT: 455520025, APN: 455520025
MARIAN MINNICK
7880 JANUARY DR
HEMET, CA. 92545

ASMT: 455520026, APN: 455520026
SHARON JEFFREY, ETAL
7860 JANUARY DR
HEMET, CA. 92545

ASMT: 455520033, APN: 455520033
CYNTHIA CURTS, ETAL
7889 JANUARY DR
HEMET, CA. 92545

ASMT: 455520027, APN: 455520027
NANCY HUGHES
7840 JANUARY DR
HEMET, CA. 92545

ASMT: 455520034, APN: 455520034
DARWIN YEAGER
7909 JANUARY DR
HEMET, CA. 92545

ASMT: 455520028, APN: 455520028
JOANN CHURCH
7820 JANUARY DR
HEMET, CA. 92545

ASMT: 455520035, APN: 455520035
ERNESTINE KULYK
7929 JANUARY DR
HEMET, CA. 92545

ASMT: 455520029, APN: 455520029
GITANA JOHNSON, ETAL
7809 JANUARY DR
HEMET, CA. 92545

ASMT: 455520036, APN: 455520036
IRIS SPINA, ETAL
508 CASPER DR
HEMET, CA. 92545

ASMT: 455520030, APN: 455520030
RUBY WEAVER, ETAL
7829 JANUARY DR
HEMET, CA. 92545

ASMT: 455520037, APN: 455520037
EMMA BALOGH
496 CASPER DR
HEMET, CA. 92545

ASMT: 455520031, APN: 455520031
PATRICIA STOCKING
7849 JANUARY DR
HEMET, CA. 92545

ASMT: 455520038, APN: 455520038
KAREN LANDA, ETAL
488 CASPER DR
HEMET, CA. 92545

ASMT: 455520032, APN: 455520032
MARY TRYON, ETAL
7869 JANUARY DR
HEMET, CA. 92545

ASMT: 455520039, APN: 455520039
DENISE PUTMAN, ETAL
480 CASPER DR
HEMET, CA. 92545

ASMT: 455520040, APN: 455520040
DIANE RASMUSSEN, ETAL
472 CASPER DR
HEMET, CA. 92545

ASMT: 455520047, APN: 455520047
DEBRA DREW, ETAL
7850 HAGEN CIR
HEMET, CA. 92545

ASMT: 455520041, APN: 455520041
SHIRLEY MINNICK
466 CASPER DR
HEMET, CA. 92545

ASMT: 455520048, APN: 455520048
CAROL MCKINDLEY, ETAL
1250 N WENATCHEE AVE H120
WENATCHEE WA 98801

ASMT: 455520042, APN: 455520042
MARCIA GORDON, ETAL
C/O MARY M WISELY
12327 CORNWALLIS SQ
SAN DIEGO CA 92128

ASMT: 455520049, APN: 455520049
MARGARET KRISTIENSEN, ETAL
7820 HAGEN CIR
HEMET, CA. 92545

ASMT: 455520043, APN: 455520043
DENNIS LEE
446 CASPER DR
HEMET, CA. 92545

ASMT: 455520050, APN: 455520050
PHYLLIS STUMPFEL, ETAL
7800 HAGEN CIR
HEMET, CA. 92545

ASMT: 455520044, APN: 455520044
LORNA CASTLE, ETAL
434 CASPER DR
HEMET, CA. 92545

ASMT: 455520051, APN: 455520051
ANNA SANESI, ETAL
7774 HAGEN CIR
HEMET, CA. 92545

ASMT: 455520045, APN: 455520045
BELINDA LESTER, ETAL
426 CASPER DR
HEMET, CA. 92545

ASMT: 455520052, APN: 455520052
TONY MORRIS
7805 HOGAN CIR
HEMET, CA. 92545

ASMT: 455520046, APN: 455520046
ROBERT HAGEN, ETAL
7866 HAGEN CIR
HEMET, CA. 92545

ASMT: 455520053, APN: 455520053
RHONDA JONES, ETAL
7821 HOGAN CIR
HEMET, CA. 92545

ASMT: 455520054, APN: 455520054
MARTINA ESTES, ETAL
7837 HOGAN CIR
HEMET, CA. 92545

ASMT: 455520062, APN: 455520062
ELIZABETH KUBITZ, ETAL
7840 HOGAN CIR
HEMET, CA. 92545

ASMT: 455520055, APN: 455520055
CARL MEADE
7853 HOGAN CIR
HEMET, CA. 92545

ASMT: 455520063, APN: 455520063
JOHN BAGINSKI
7818 HOGAN CIR
HEMET, CA. 92545

ASMT: 455520057, APN: 455520057
CARAN COWIE, ETAL
7885 HOGAN CIR
HEMET, CA. 92545

ASMT: 455530001, APN: 455530001
ALVIN MCDANIEL, ETAL
8519 DUVAL LN
HEMET, CA. 92545

ASMT: 455520058, APN: 455520058
LARRY HAWKINS, ETAL
7890 HOGAN CIR
HEMET, CA. 92545

ASMT: 455530002, APN: 455530002
KRISTINE CRISP
8531 DUVAL LN
HEMET, CA. 92545

ASMT: 455520059, APN: 455520059
SHARON SCHNEIDER, ETAL
7880 HOGAN CIR
HEMET, CA. 92545

ASMT: 455530003, APN: 455530003
PEGGY HUGO, ETAL
8543 DUVAL LN
HEMET, CA. 92545

ASMT: 455520060, APN: 455520060
CAROL FISHBURN, ETAL
7872 HOGAN CIR
HEMET, CA. 92545

ASMT: 455530004, APN: 455530004
DELORES TRITT, ETAL
17290 GARDNER AVE
RIVERSIDE CA 92504

ASMT: 455520061, APN: 455520061
CAROLYN THOMAS, ETAL
7866 HOGAN CIR
HEMET, CA. 92545

ASMT: 455530005, APN: 455530005
CYNTHIA HALE, ETAL
140 MCCARRON WAY
HEMET, CA. 92545



ASMT: 455530007, APN: 455530007
EDITH ETTNER, ETAL
131 MCCARRON WAY
HEMET, CA. 92545

ASMT: 455530014, APN: 455530014
BETTE BOWEN
130 MAYFAIR LN
HEMET, CA. 92545

ASMT: 455530008, APN: 455530008
DIANA RUPPERT, ETAL
135 MCCARRON WAY
HEMET, CA. 92545

ASMT: 455530015, APN: 455530015
BETTY STALIANS, ETAL
4197 JENKINS LN
RIVERSIDE CA 92501

ASMT: 455530009, APN: 455530009
PATRICIA BANKHEAD
141 MCCARRON WAY
HEMET, CA. 92545

ASMT: 455530016, APN: 455530016
DOROTHY BARTZ, ETAL
120 MAYFAIR LN
HEMET, CA. 92545

ASMT: 455530010, APN: 455530010
MARIA VITA, ETAL
2345 MCCREA RD
THOUSAND OAKS CA 91362

ASMT: 455530017, APN: 455530017
JANE HO, ETAL
8647 MANN LN
HEMET, CA. 92545

ASMT: 455530011, APN: 455530011
BEVERLY HANSON
142 MAYFAIR LN
HEMET, CA. 92545

ASMT: 455530018, APN: 455530018
ATANACIO FAJARDO, ETAL
2647 HUDSON AVE
CORONA CA 92881

ASMT: 455530012, APN: 455530012
NANCY SOUTH
138 MAYFAIR LN
HEMET, CA. 92545

ASMT: 455530019, APN: 455530019
JOHN RANERY
8651 MANN LN
HEMET, CA. 92545

ASMT: 455530013, APN: 455530013
JANET LANGEMEIER, ETAL
134 MAYFAIR LN
HEMET, CA. 92545

ASMT: 455530020, APN: 455530020
BARBARA J FAMILY TR, ETAL
C/O JOHN H COLBERT
8653 MANN LN
HEMET, CA. 92545



ASMT: 455530021, APN: 455530021
SUSAN BOVEE, ETAL
8655 MANN LN
HEMET, CA. 92545

ASMT: 455530032, APN: 455530032
BONNIE MOORE, ETAL
8765 MANN LN
HEMET, CA. 92545

ASMT: 455530022, APN: 455530022
LOUISE LEWIS, ETAL
8683 MANN LN
HEMET, CA. 92545

ASMT: 455530033, APN: 455530033
PATRICIA DOOLEY, ETAL
8771 MANN LN
HEMET, CA. 92545

ASMT: 455530023, APN: 455530023
DAVID COWLEY
8697 MANN LN
HEMET, CA. 92545

ASMT: 455530037, APN: 455530037
ESMERALDA RICE, ETAL
8815 MANN LN
HEMET, CA. 92545

ASMT: 455530027, APN: 455530027
SUSIE LEIGH, ETAL
2389 VIA MARIPOSA W UNT 2B
LAGUNA WOODS CA 92637

ASMT: 455530038, APN: 455530038
CAROLE BARBER, ETAL
8825 MANN LN
HEMET, CA. 92545

ASMT: 455530028, APN: 455530028
MINDY BOCK, ETAL
8717 MANN LN
HEMET, CA. 92545

ASMT: 455530039, APN: 455530039
MYRNA SCHMIDT
8850 DUVAL LN
HEMET, CA. 92545

ASMT: 455530029, APN: 455530029
EILEEN FERGUSON
8731 MANN LN
HEMET, CA. 92545

ASMT: 455530040, APN: 455530040
PATRICIA SANCHEZ, ETAL
8840 DUVAL LN
HEMET, CA. 92545

ASMT: 455530030, APN: 455530030
DIANE ALLENDER, ETAL
8749 MANN LN
HEMET, CA. 92545

ASMT: 455530041, APN: 455530041
APRIL DIGIULIO, ETAL
20 TASMAN SEA
NEWPORT COAST CA 92657



ASMT: 455530042, APN: 455530042
JANG KIM, ETAL
8814 DUVAL LN
HEMET, CA. 92545

ASMT: 455530049, APN: 455530049
PATRICIA EGAN
8727 DUVAL LN
HEMET, CA. 92545

ASMT: 455530043, APN: 455530043
STEPHEN HORVATH, ETAL
8790 DUVAL LN
HEMET, CA. 92545

ASMT: 455530050, APN: 455530050
PATSY HALL, ETAL
8737 DUVAL LN
HEMET, CA. 92545

ASMT: 455530044, APN: 455530044
ROBERT BOEKHOLT, ETAL
C/O ROBERT BOEKHOLT
8780 DUVAL LN
HEMET, CA. 92545

ASMT: 455530051, APN: 455530051
HOWARD FEIGENBAUM
8747 DUVAL LN
HEMET, CA. 92545

ASMT: 455530045, APN: 455530045
RICHARD OCHOA
8770 DUVAL LN
HEMET, CA. 92545

ASMT: 455530052, APN: 455530052
LILIAN HANSEN
8763 DUVAL LN
HEMET, CA. 92545

ASMT: 455530046, APN: 455530046
DUANE TIMS
8760 DUVAL LN
HEMET, CA. 92545

ASMT: 455530053, APN: 455530053
ROBERT KOSSLER, ETAL
8773 DUVAL LN
HEMET, CA. 92545

ASMT: 455530047, APN: 455530047
RUDOLF JENSEN, ETAL
11322 S AVE 12 E NO 206
YUMA AZ 85367

ASMT: 455530054, APN: 455530054
GEORGIANA KING
8820 MANN LN
HEMET, CA. 92545

ASMT: 455530048, APN: 455530048
LYNN MESSMER, ETAL
8740 DUVAL LN
HEMET, CA. 92545

ASMT: 455530055, APN: 455530055
LISE DOSTIE, ETAL
8810 MANN LN
HEMET, CA. 92545



ASMT: 455530056, APN: 455530056
KATHY BURGIS, ETAL
647 SUNSET LN
EAST LANSING MI 48823

ASMT: 455530070, APN: 455530070
SHARON MCKENZIE
8783 MANN LN
HEMET CA 92545

ASMT: 455530057, APN: 455530057
KAREN STEVENS
8760 MANN LN
HEMET, CA. 92545

ASMT: 455530071, APN: 455530071
SUE BROCKETT, ETAL
8795 MANN LN
HEMET CA 92545

ASMT: 455530058, APN: 455530058
JANE ROSENBLOOM, ETAL
8734 MANN LN
HEMET, CA. 92545

ASMT: 455530072, APN: 455530072
RON URBACH, ETAL
8805 MANN LN
HEMET, CA. 92545

ASMT: 455530059, APN: 455530059
NANCY DAVIS
8710 MANN LN
HEMET, CA. 92545

ASMT: 455530073, APN: 455530073
THOMAS DAY
125 MCCARRON WAY
HEMET, CA. 92543

ASMT: 455530060, APN: 455530060
KATHRYN FOX
8702 MANN LN
HEMET, CA. 92545

ASMT: 455530074, APN: 455530074
DESERT DUNES GOLF CLUB
C/O DIAMOND HILL GOLF CLUB
13115 SYDNEY RD
DOVER FL 33527

ASMT: 455530061, APN: 455530061
BEVERLY HABIG, ETAL
8690 MANN LN
HEMET, CA. 92545

ASMT: 455540001, APN: 455540001
SANDRA FRANKLIN, ETAL
580 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455530064, APN: 455530064
CONNIE SIEFERT, ETAL
129 MCCARRON WAY
HEMET, CA. 92545

ASMT: 455540002, APN: 455540002
CLETA COLSTON, ETAL
590 OLAZABAL DR
HEMET, CA. 92545



ASMT: 455540003, APN: 455540003
MARILYN LUND, ETAL
600 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455540010, APN: 455540010
MARY NICHOLS
670 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455540004, APN: 455540004
JUDITH MCPHAIL, ETAL
610 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455540011, APN: 455540011
LIS WOELKE
8100 PARRY DR
HEMET, CA. 92545

ASMT: 455540005, APN: 455540005
SHARON PHILLIPS, ETAL
620 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455540012, APN: 455540012
GLORIA BROWN, ETAL
8118 PARRY DR
HEMET, CA. 92545

ASMT: 455540006, APN: 455540006
FU MEI LIN, ETAL
630 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455540013, APN: 455540013
SUSAN GAITES, ETAL
8136 PARRY DR
HEMET, CA. 92545

ASMT: 455540007, APN: 455540007
LINDA ADKINS, ETAL
640 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455540014, APN: 455540014
LUCIA WOLFER, ETAL
8154 PARRY DR
HEMET, CA. 92545

ASMT: 455540008, APN: 455540008
JEANNE EBNER, ETAL
650 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455540015, APN: 455540015
COLLEEN SEXTON, ETAL
8172 PARRY DR
HEMET, CA. 92545

ASMT: 455540009, APN: 455540009
CHRISTINE SULLIVAN, ETAL
24409 PENROSE
DIAMOND BAR CA 91765

ASMT: 455540016, APN: 455540016
GREGORY CULTON, ETAL
990 W FLORIDA AVE
HEMET CA 92543

ASMT: 455540017, APN: 455540017
REVA ALBERTS, ETAL
8208 PARRY DR
HEMET, CA. 92545

ASMT: 455540025, APN: 455540025
EILEEN SMITH
12421 STIRRUP LN
BOWIE MD 20715

ASMT: 455540018, APN: 455540018
MARINA SWANSON, ETAL
8226 PARRY DR
HEMET, CA. 92545

ASMT: 455540026, APN: 455540026
ANNA PARSLEY
8279 PARRY DR
HEMET, CA. 92545

ASMT: 455540019, APN: 455540019
REBECCA NG, ETAL
8244 PARRY DR
HEMET, CA. 92545

ASMT: 455540027, APN: 455540027
KAREN BROWN, ETAL
8259 PARRY DR
HEMET, CA. 92545

ASMT: 455540020, APN: 455540020
CONSTANCE WHETZEL, ETAL
8262 PARRY DR
HEMET, CA. 92545

ASMT: 455540028, APN: 455540028
AUDREY LINDE, ETAL
8241 PARRY DR
HEMET, CA. 92545

ASMT: 455540021, APN: 455540021
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8280 PARRY DR
HEMET, CA. 92545

ASMT: 455540029, APN: 455540029
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645 PARNEVIK DR
HEMET, CA. 92545

ASMT: 455540022, APN: 455540022
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8275 SINGH CT
HEMET, CA. 92545

ASMT: 455540030, APN: 455540030
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635 PARNEVIK DR
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ASMT: 455540024, APN: 455540024
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ASMT: 455540031, APN: 455540031
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625 PARNEVIK DR
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ASMT: 455540032, APN: 455540032
SHARON CAROW, ETAL
615 PARNEVIK DR
HEMET, CA. 92545

ASMT: 455540039, APN: 455540039
JO HAMNER, ETAL
8145 OZAKI DR
HEMET, CA. 92545

ASMT: 455540033, APN: 455540033
SHARON MARTINEZ
605 PARNEVIK DR
HEMET, CA. 92545

ASMT: 455540040, APN: 455540040
ZOILA FLOR, ETAL
8115 OZAKI DR
HEMET, CA. 92545

ASMT: 455540034, APN: 455540034
RUTH BURDETT, ETAL
595 PARNEVIK DR
HEMET, CA. 92545

ASMT: 455540041, APN: 455540041
SALLY LARSON, ETAL
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HEMET, CA. 92545

ASMT: 455540035, APN: 455540035
SHARON DEUBER
585 PARNEVIK DR
HEMET, CA. 92545

ASMT: 455540042, APN: 455540042
PHYLLIS BRUMFIELD
615 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455540036, APN: 455540036
BEVERLY ROCKVAM, ETAL
8189 OZAKI DR
HEMET, CA. 92545

ASMT: 455540043, APN: 455540043
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625 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455540037, APN: 455540037
DEBORAH MOORE, ETAL
8177 OZAKI DR
HEMET, CA. 92545

ASMT: 455540044, APN: 455540044
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635 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455540038, APN: 455540038
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8165 OZAKI DR
HEMET, CA. 92545

ASMT: 455540045, APN: 455540045
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645 OLAZABAL DR
HEMET, CA. 92545

ASMT: 455540046, APN: 455540046
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ASMT: 455540047, APN: 455540047
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ASMT: 455540058, APN: 455540058
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HEMET, CA. 92545

ASMT: 455540048, APN: 455540048
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HEMET, CA. 92545

ASMT: 455540059, APN: 455540059
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ASMT: 455540049, APN: 455540049
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HEMET, CA. 92545

ASMT: 455540060, APN: 455540060
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ASMT: 455540050, APN: 455540050
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ASMT: 455540061, APN: 455540061
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ASMT: 455540063, APN: 455540063
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ASMT: 455540064, APN: 455540064
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ASMT: 455540071, APN: 455540071
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ASMT: 455540065, APN: 455540065
CONSTANCE MARCYES, ETAL
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OSAKIS MN 56360

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ASMT: 455540066, APN: 455540066
FLOCERFIDA DEJESUS
660 WEIR DR
HEMET, CA. 92545

ASMT: 455540073, APN: 455540073
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ASMT: 455540067, APN: 455540067
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LIVINGSTON TX 77399

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ASMT: 455540068, APN: 455540068
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680 WEIR DR
HEMET, CA. 92545

ASMT: 455540075, APN: 455540075
PATRICIA SMITH
8425 SINGH CT
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ASMT: 455540069, APN: 455540069
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679 WEIR DR
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ASMT: 455540076, APN: 455540076
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ASMT: 455540070, APN: 455540070
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ASMT: 455540077, APN: 455540077
ELSIE OXLEY, ETAL
8385 SINGH CT
HEMET, CA. 92545



ASMT: 455540078, APN: 455540078
MELODY LEWIS, ETAL
8365 SINGH CT
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ASMT: 455540085, APN: 455540085
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8297 PARRY DR
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ASMT: 455540079, APN: 455540079
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ASMT: 455540088, APN: 455540088
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800 S HAVEN STE 300
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ASMT: 455540080, APN: 455540080
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8325 SINGH CT
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BONSALL CA 92003

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892 OVERTON DR
SAN JACINTO CA 92582

ASMT: 455540083, APN: 455540083
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ASMT: 455550003, APN: 455550003
CROWNE REAL ESTATE
C/O MARJORIE M CHAMBERLIN
24845 THREE SPRINGS RD
HEMET, CA. 92545

ASMT: 455540084, APN: 455540084
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8315 PARRY DR
HEMET, CA. 92545

ASMT: 455550004, APN: 455550004
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SAN FRANCISCO CA 94123



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JOSE GONZALEZ
25062 LOS RANCHERIAS
HEMET CA 92545

ASMT: 455550006, APN: 455550006
ANIRUDH MADABHUSHI, ETAL
24683 THREE SPRINGS RD
HEMET, CA. 92545

ASMT: 455580001, APN: 455580001
S PAULIDES, ETAL
35950 ROSEMONT DR
PALM DESERT CA 92211

ASMT: 455550008, APN: 455550008
FRANCES VANDAM, ETAL
3180 COTTONWOOD AVE
SAN JACINTO CA 92582

ASMT: 455580002, APN: 455580002
LINDA GENTILE, ETAL
180 JANZEN WAY
HEMET, CA. 92545

ASMT: 455551001, APN: 455551001
ANNE SYBRANDY, ETAL
P O BOX 580
SAN JACINTO CA 92581

ASMT: 455580003, APN: 455580003
SHIRLEY DIAZ, ETAL
186 JANZEN WAY
HEMET, CA. 92545

ASMT: 455551002, APN: 455551002
DONALD DIGBY, ETAL
C/O DONALD DIGBY
P O BOX 960
HEMET CA 92546

ASMT: 455580004, APN: 455580004
VILUZMINDA BORUM, ETAL
190 JANZEN WAY
HEMET, CA. 92545

ASMT: 455551004, APN: 455551004
KIM PHAM, ETAL
C/O KIM NGOC PHAM
24730 THREE SPRINGS RD
HEMET, CA. 92545

ASMT: 455580005, APN: 455580005
PATRICK HOBAN
196 JANZEN WAY
HEMET, CA. 92545

ASMT: 455551005, APN: 455551005
MARLYN LARA
2748 ROCHELLE ST
SANTA ROSA CA 95403

ASMT: 455580006, APN: 455580006
NANCY OVERHOLT, ETAL
200 JANZEN WAY
HEMET, CA. 92545



ASMT: 455580007, APN: 455580007
JUNE CONNOLLY
201 JANZEN WAY
HEMET, CA. 92545

ASMT: 455580014, APN: 455580014
YUNDELL MONTALBO
173 JANZEN WAY
HEMET, CA. 92545

ASMT: 455580008, APN: 455580008
HARRY ROBINSON, ETAL
197 JANZEN WAY
HEMET, CA. 92545

ASMT: 455580015, APN: 455580015
BARBARA SCOTT, ETAL
160 LEHMAN WAY
HEMET, CA. 92545

ASMT: 455580009, APN: 455580009
MYUNG OH, ETAL
193 JANZEN WAY
HEMET, CA. 92545

ASMT: 455580017, APN: 455580017
DONALYNN WURZEL, ETAL
170 LEHMAN WAY
HEMET, CA. 92545

ASMT: 455580010, APN: 455580010
NOREEN SCOTT, ETAL
189 JANZEN WAY
HEMET, CA. 92545

ASMT: 455580018, APN: 455580018
CYNTHIA KORETKE, ETAL
176 LEHMAN WAY
HEMET, CA. 92545

ASMT: 455580011, APN: 455580011
ERNEST CHRISTOFF
185 JANZEN WAY
HEMET, CA. 92545

ASMT: 455580019, APN: 455580019
CHRISTINE POUNDERS, ETAL
180 LEHMAN WAY
HEMET, CA. 92545

ASMT: 455580012, APN: 455580012
HANNA MORRIS, ETAL
181 JANZEN WAY
HEMET, CA. 92545

ASMT: 455580020, APN: 455580020
PATTY SEABOCK
184 LEHMAN WAY
HEMET, CA. 92545

ASMT: 455580013, APN: 455580013
DONNA BERGSTROM
177 JANZEN WAY
HEMET, CA. 92545

ASMT: 455580021, APN: 455580021
MARY HAROLD, ETAL
C/O MARY HAROLD
11544 ALKAID DR
SAN DIEGO CA 92126



ASMT: 455580023, APN: 455580023
TIMMIE BALLARD, ETAL
183 LEHMAN WAY
HEMET, CA. 92545

ASMT: 455580024, APN: 455580024
HELEN DZIKOWSKI
179 LEHMAN WAY
HEMET, CA. 92545

ASMT: 455580025, APN: 455580025
CELINE MCCANN, ETAL
C/O CELINE THERESE MCCANN
175 LEHMAN WAY
HEMET, CA. 92545

ASMT: 455580026, APN: 455580026
KARIN KAHAPEA
171 LEHMAN WAY
HEMET, CA. 92545

ASMT: 455580027, APN: 455580027
RENA NAPOLITANO, ETAL
C/O RICKY NAPOLITANO
167 LEHMAN WAY
HEMET CA 92545

ASMT: 455580028, APN: 455580028
IRENE BECKER, ETAL
163 LEHMAN WAY
HEMET, CA. 92545

ASMT: 455580029, APN: 455580029
LINDA PIRAINO, ETAL
159 LEHMAN WAY
HEMET, CA. 92545

ASMT: 455580030, APN: 455580030
SANDRA KERNS, ETAL
156 LEONARD WAY
HEMET, CA. 92545

ASMT: 455580031, APN: 455580031
MARY HENSON
160 LEONARD WAY
HEMET, CA. 92545

ASMT: 455580032, APN: 455580032
CHARLES BALL
164 LEONARD WAY
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ASMT: 455580033, APN: 455580033
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168 LEONARD WAY
HEMET, CA. 92545

ASMT: 455580034, APN: 455580034
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HEMET, CA. 92545

ASMT: 455580035, APN: 455580035
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ASMT: 455580041, APN: 455580041
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149 LOPEZ WAY
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ASMT: 455580048, APN: 455580048
ANN SMIT, ETAL
124 LOPEZ WAY
HEMET, CA. 92545

ASMT: 455580042, APN: 455580042
EILEEN SALDIVAR, ETAL
143 LOPEZ WAY
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ASMT: 455580049, APN: 455580049
AIDA BELTRAN, ETAL
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ASMT: 455580050, APN: 455580050
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ASMT: 455580044, APN: 455580044
VERA SCHOLL
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ASMT: 455580051, APN: 455580051
LELAND SCHOLEY
130 LOPEZ WAY
HEMET, CA. 92545



ASMT: 455580052, APN: 455580052
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ASMT: 455580059, APN: 455580059
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ASMT: 455580060, APN: 455580060
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ASMT: 455580054, APN: 455580054
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ASMT: 455580061, APN: 455580061
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ASMT: 455580062, APN: 455580062
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HEMET, CA. 92545

ASMT: 455580056, APN: 455580056
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HEMET, CA. 92545

ASMT: 455580063, APN: 455580063
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ASMT: 455580079, APN: 455580079
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196 FURYK WAY
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ASMT: 455590001, APN: 455590001
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HEMET, CA. 92545

ASMT: 455590008, APN: 455590008
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HEMET, CA. 92545

ASMT: 455590002, APN: 455590002
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HEMET, CA. 92545

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ASMT: 455590010, APN: 455590010
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C/O GWENDOLYN LACOSTE
210 FURYK WAY
HEMET, CA. 92545



ASMT: 455590011, APN: 455590011
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212 FURYK WAY
HEMET, CA. 92545

ASMT: 455590019, APN: 455590019
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227 FURYK WAY
HEMET, CA. 92545

ASMT: 455590012, APN: 455590012
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HEMET, CA. 92545

ASMT: 455590022, APN: 455590022
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217 FURYK WAY
HEMET, CA. 92545

ASMT: 455590015, APN: 455590015
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ASMT: 455590041, APN: 455590041
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C/O DEPEW TRUST
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ASMT: 455590061, APN: 455590061
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HEMET, CA. 92545

ASMT: 455590062, APN: 455590062
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196 INKSTER WAY
HEMET, CA. 92545

ASMT: 455590063, APN: 455590063
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ASMT: 455590068, APN: 455590068
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8827 STEPHENSON LN
HEMET, CA. 92545

ASMT: 455590075, APN: 455590075
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HEMET, CA. 92545

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ASMT: 455590084, APN: 455590084
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8613 STEPHENSON LN
HEMET, CA. 92545

ASMT: 455600003, APN: 455600003
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HEMET, CA. 92545

ASMT: 455590085, APN: 455590085
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8601 STEPHENSON LANE
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ASMT: 455600004, APN: 455600004
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HEMET, CA. 92545

ASMT: 455590086, APN: 455590086
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8587 STEPHENSON LN
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ASMT: 455600005, APN: 455600005
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7747 DUTRA DR
HEMET, CA. 92545

ASMT: 455590087, APN: 455590087
CATHERINE BRUNETTO, ETAL
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HEMET, CA. 92545

ASMT: 455600006, APN: 455600006
GERALDINE COMETA, ETAL
7729 DUTRA DR
HEMET CA 92545

ASMT: 455590098, APN: 455590098
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ASMT: 455600008, APN: 455600008
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7693 DUTRA DR
HEMET, CA. 92545

ASMT: 455600015, APN: 455600015
ADAM KIJPLING
7760 DUTRA DR
HEMET, CA. 92545

ASMT: 455600009, APN: 455600009
MARIE ECKERT, ETAL
7692 DUTRA DR
HEMET, CA. 92545

ASMT: 455600016, APN: 455600016
NIKKI EPEL, ETAL
7774 RAWLS DR
HEMET, CA. 92545

ASMT: 455600010, APN: 455600010
FRANCES HAYNER, ETAL
7698 DUTRA DR
HEMET, CA. 92545

ASMT: 455600017, APN: 455600017
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7788 RAWLS DR
HEMET, CA. 92545

ASMT: 455600011, APN: 455600011
CAROL RANDOLPH
7704 DUTRA DR
HEMET, CA. 92545

ASMT: 455600018, APN: 455600018
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7802 RAWLS DR
HEMET, CA. 92545

ASMT: 455600012, APN: 455600012
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7718 DUTRA DR
HEMET, CA. 92545

ASMT: 455600019, APN: 455600019
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7816 RAWLS DR
HEMET CA 92545

ASMT: 455600013, APN: 455600013
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7732 DUTRA DR
HEMET CA 92545

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ASMT: 455600014, APN: 455600014
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7746 DUTRA DR
HEMET CA 92545

ASMT: 455600021, APN: 455600021
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7844 RAWLS DR
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ASMT: 455600022, APN: 455600022
BETTY YOUNG, ETAL
7858 RAWLS DR
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ASMT: 455600029, APN: 455600029
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ASMT: 455600023, APN: 455600023
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ASMT: 455600034, APN: 455600034
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ASMT: 455600028, APN: 455600028
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589 POOLEY DR
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ASMT: 455600035, APN: 455600035
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7877 LITTLER DR
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ASMT: 455600036, APN: 455600036
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ASMT: 455600043, APN: 455600043
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7860 LITTLER DR
HEMET, CA. 92545

ASMT: 455600037, APN: 455600037
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7849 LITTLER DR
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ASMT: 455600044, APN: 455600044
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ASMT: 455600038, APN: 455600038
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ASMT: 455600045, APN: 455600045
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ASMT: 455600047, APN: 455600047
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ASMT: 455600041, APN: 455600041
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561 VARDON CIR
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HEMET, CA. 92545

ASMT: 455610003, APN: 455610003
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553 VARDON CIR
HEMET, CA. 92545

ASMT: 455610010, APN: 455610010
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HEMET, CA. 92545

ASMT: 455610019, APN: 455610019
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HEMET, CA. 92545

ASMT: 455610013, APN: 455610013
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HEMET, CA. 92545

ASMT: 455610020, APN: 455610020
SHARRON MARRUJO
446 VARDON CIR
HEMET, CA. 92545

ASMT: 455610014, APN: 455610014
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HEMET, CA. 92545

ASMT: 455610021, APN: 455610021
MICHELLE UPEGUI, ETAL
456 VARDON CIR
HEMET, CA. 92545

ASMT: 455610015, APN: 455610015
CHERYLE HAMILTON
445 VARDON CIR
HEMET, CA. 92545

ASMT: 455610022, APN: 455610022
JAMES JIMENEZ, ETAL
468 VARDON CIR
HEMET, CA. 92545

ASMT: 455610016, APN: 455610016
BRENDA DEFRANCESCO, ETAL
435 VARDON CIR
HEMET, CA. 92545

ASMT: 455610023, APN: 455610023
JENNIE LOEBACH
474 VARDON CIR
HEMET, CA. 92545

ASMT: 455610017, APN: 455610017
CAROL PAGE, ETAL
425 VARDON CIR
HEMET, CA. 92545

ASMT: 455610024, APN: 455610024
FLEUR FONG
486 VARDON CIR
HEMET, CA. 92545

ASMT: 455610025, APN: 455610025
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C/O JAMES W FUTCHER
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ASMT: 455610026, APN: 455610026
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ASMT: 455610033, APN: 455610033
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HEMET, CA. 92545

ASMT: 455610027, APN: 455610027
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ASMT: 455610029, APN: 455610029
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HEMET, CA. 92545

ASMT: 455610036, APN: 455610036
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ASMT: 455610030, APN: 455610030
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610 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610041, APN: 455610041
ALICE HATCHER, ETAL
7555 WHITWORTH DR
HEMET, CA. 92545

ASMT: 455610048, APN: 455610048
MARVIN STCLAIR
618 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610042, APN: 455610042
CAROL KUVAKAS, ETAL
570 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610049, APN: 455610049
JACKIE LATTA, ETAL
626 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610043, APN: 455610043
NANCY WARTERS
578 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610050, APN: 455610050
BEVERLY BUCK JIMENEZ, ETAL
634 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610044, APN: 455610044
SHIRLEY CRAIG, ETAL
586 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610051, APN: 455610051
GERRI BURGER, ETAL
43180 SAN MATEO WAY
HEMET CA 92544

ASMT: 455610045, APN: 455610045
ALLETA ROBERTS, ETAL
594 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610052, APN: 455610052
JACULIN PETERSON, ETAL
SAME
650 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610053, APN: 455610053
ROBERT BEAUDREAU, ETAL
658 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610054, APN: 455610054
MARY HUGHES, ETAL
668 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610055, APN: 455610055
SUSAN AHLWEDE, ETAL
677 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610056, APN: 455610056
DEBRA KOSAKA
675 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610057, APN: 455610057
LYNN LAWSON, ETAL
673 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610058, APN: 455610058
MARY CHASE, ETAL
671 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610059, APN: 455610059
BRENDA BEERS, ETAL
667 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610060, APN: 455610060
MELISSA BELISLE, ETAL
659 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610061, APN: 455610061
FRANK FOX
3651 ARVILLE ST NO 513
LAS VEGAS NV 89103

ASMT: 455610062, APN: 455610062
LINDA HARMON, ETAL
625 ZAHARIAS CIR
HEMET CA 92545

ASMT: 455610063, APN: 455610063
SALLY FLEER, ETAL
609 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610064, APN: 455610064
JUDITH MCLEAN, ETAL
601 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610065, APN: 455610065
MARY CALDWELL
593 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610066, APN: 455610066
HERBERT BERNSTEIN
585 ZAHARIAS CIR
HEMET, CA. 92545



ASMT: 455610067, APN: 455610067
WENDY FARLEY, ETAL
577 ZAHARIAS CIR
HEMET, CA. 92545

ASMT: 455610068, APN: 455610068
MICHAEL BURT
7596 WHITWORTH DR
HEMET, CA. 92545

ASMT: 455610069, APN: 455610069
SANDRA MANN, ETAL
7608 WHITWORTH DR
HEMET, CA. 92545

ASMT: 455610070, APN: 455610070
SHERRY HUTSON, ETAL
7620 WHITWORTH DR
HEMET, CA. 92545

ASMT: 455610071, APN: 455610071
JOANNE DAVENPORT, ETAL
7636 WHITWORTH DR
HEMET, CA. 92545

ASMT: 455610075, APN: 455610075
K HOVNANIANS FOUR SEASONS HEMET
C/O K HOVNANIAN HOMES
2525 CAMPUS DR
IRVINE CA 92612





RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TENTATIVE TRACT MAP NO. 36337 AND CHANGE OF ZONE No. 07839

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: October 16, 2014

Applicant/Project Sponsor: Reinhart Canyon Association, LLC Date Submitted: December 10, 2010

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

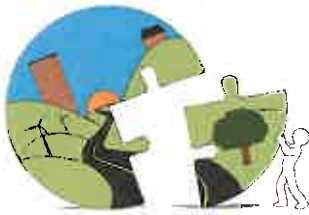
Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Matt Straite at 951-955-8631.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\TR36337\DH-PC-BOS Hearings\DH-PC\Nov 5th for approval\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42410 ZCFG5776

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

TR36337/CZ07809
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)

Reinhart Canyon Association, LLC
Project Applicant

8800 North Gainey Center, Suite 255, Scottsdale, AZ 85258
Address

The project is located northerly of Parry Drive, southerly of Jelanie Lane, and westerly of California Avenue.
Project Location

The project proposes a Schedule "B" subdivision of 176.62 acres into 332 residential lots with a minimum lot size of 3,500 square feet and 29 lettered lots. The proposed project will also change the zoning on a portion of the site from Controlled Development Areas (W-2) to Planned Residential (R-4) zoning.
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 NOT have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$50.00) and reflect the independent judgment of the Lead Agency.
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
6. Findings were made pursuant to the provisions of CEQA.

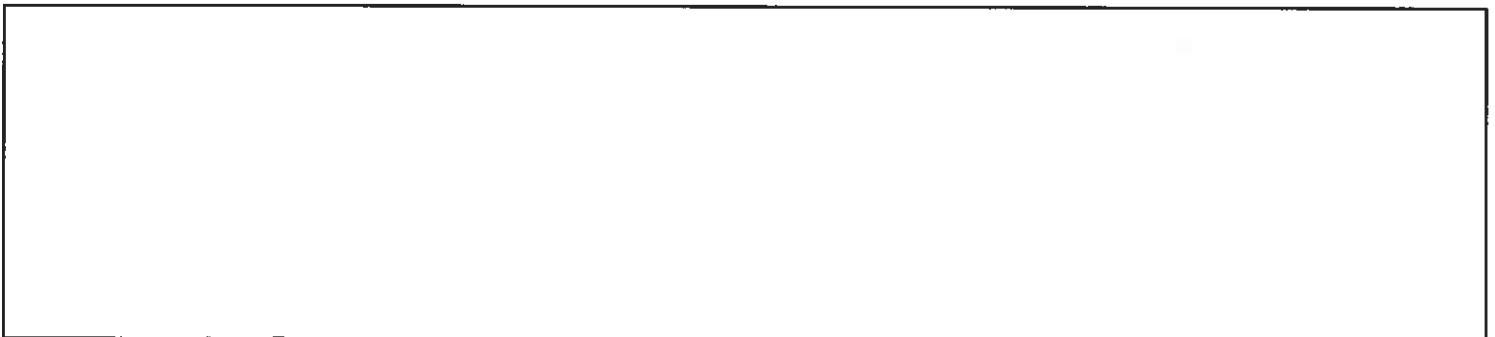
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

9/18/2014
Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1410793

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: REINHART CANYON ASSC LLC \$2,181.25
paid by: CK 1854
paid towards: CFG05776 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FEE FOR EA42410
at parcel #:
appl type: CFG3

By _____ Oct 02, 2014 13:34
MGARDNER posting date Oct 02, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1012905

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: REINHART CANYON ASSC LLC \$64.00
paid by: CK 2456
paid towards: CFG05776 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FEE FOR EA42410
at parcel #:
appl type: CFG3

By _____ Dec 01, 2010 16:55
GLKING posting date Dec 01, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org