



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

PLANNING COMMISSIONERS 2015

1st District

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Vice Chairman

2nd District

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3rd District

John Petty

4th District

Bill Sanchez

5th District

Mickey Valdivia
Chairman

Planning Director

Steve Weiss, AICP

Legal Counsel

Michelle Clack
Deputy
County Counsel

Phone

951 955-3200

Fax

951 955-1811

9:00 A.M.

APRIL 15, 2015

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 **ADOPTION OF THE REVISED 2015 PLANNING COMMISSION CALENDAR**

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 **GENERAL PLAN AMENDMENT NO. 973, CHANGE OF ZONE NO. 7855** – Intent to Adopt a Negative Declaration – Applicant: Betty and Leo Wesslink – Engineer/Representative: David Jeffers Consulting, Inc. – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) and

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Highway 79 Policy Area – Location: South of Stowe Road, north of Marvin Hull Road, east of El Callado, and west of California Avenue – 151.47 Acres – Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) – **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component and Land Use designations of the subject site from Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 151.47 acres. Change of Zone No. 7855 proposes to change the zoning on the 151.47 acre site from Heavy Agriculture - 10 Acre Minimum (A-2-10) to Industrial Park (IP). Continued from January 21, 2015. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org.

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

- 4.1 **SPECIFIC PLAN NO. 364, GENERAL PLAN AMENDMENT NO. 743, CHANGE OF ZONE NO. 7143, TENTATIVE TRACT MAP NO. 36450, and ENVIRONMENTAL IMPACT REPORT NO. 530** – Intent to Certify an Environmental Impact Report - Applicant: Colinas Del Oro Land Company, LLC - First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural - Rural Mountainous (R:RM), Community Development - Very Low Density Residential (CD:VLDR) – Location: Westerly of Highway 74 and southerly of Ethanac Road – 127.4 Gross Acres - Zoning: Rural Residential (R-R) – **REQUEST:** The Specific Plan proposes a split foundation master plan of 126.4 acres featuring residential and commercial designations as well as open space, trails and recreation space with a maximum dwelling unit count of 490 dwelling units. The Tentative Tract Map is a Schedule A subdivision of 126.4 acres into 245 residential lots with an average lot size of 6,518 sq. ft. The General Plan Amendment and Change of Zone propose to establish a Specific Plan on the site. The Environmental Impact Report proposes to study the possible impacts resulting from the project. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.
- 4.2 **GENERAL PLAN AMENDMENT NO. 928D1, CHANGE OF ZONE NO. 7863, and CONDITIONAL USE PERMIT NO. 3681** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Hennie Monteleone – Engineer/Representative: John Munroe - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Policy Areas/Overlays: Highway 79 Policy Area – Location: Northerly of Raven Court Road, southerly of Monteleone Meadows (formally Augie Court), Easterly of I-215, and westerly of Briggs Road – 9.09 Gross Acres – Zoning: Rural Residential (R-R). **REQUEST:** The General Plan Amendment proposes to change the General Plan from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Scenic Highway Commercial (CPS). The Change of Zone proposes a change from Rural Residential (R-R) to Commercial Tourist (CT). Conditional Use Permit No. 3681 is for the proposal to permit an existing weddings/receptions/special events facility comprised of outside and enclosed areas, including a 17,425 sq. ft. pond, a 3,600 sq. ft. caretaker's unit, a 340 sq. ft. gazebo, (2) two outdoor BBQ structures, an outdoor bar, a 4,100 sq. ft. reception center with storage and proposed kitchen, a 1,375.5 sq. ft. restroom and changing facility, a 600 sq. ft. restroom facility, a 280 sq. ft. office trailer with no restroom facilities, four corrals and 104 parking spaces. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.
- 4.3 **CHANGE OF ZONE NO. 7860** - No New Environmental Documentation is Required – Applicant: County of Riverside - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG) - Temecula Valley Wine Country Policy Area - Equestrian District – Location: The entire Equestrian District, generally south of Linda Rosea Road and north and south of De Portola Road, north and south of Highway 79 and near the intersection of Santa Rita Road and Anza Road – Approximately 3,032 gross acres (for the entire Equestrian District) - Zoning: Residential Agricultural – 2.5, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-

20), Rural Residential (RR), Light Agricultural - 10 and 20 Acre Minimum) (A-1-10, A-1-20) - **REQUEST:** The intent of this zone change is to have a voluntary General Plan consistency zone change, meaning landowners within the Equestrian District can opt into the Change of Zone. As a result, the actual parcels to be changed continues to evolve. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

- 4.4 **GENERAL PLAN AMENDMENT NO. 975** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Mary Etta Bollman – Engineer/Representative: David Jeffers Consulting, Inc. – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Buena Ventura Road, southerly of Auld Road, easterly of Pourroy Road, and westerly of Borel Road – 73.65 acres – Zoning: Light Agriculture 5 Acre Minimum (A-1-5) – **REQUEST:** The applicant proposes to amend the General Plan Foundation Component and Land Use designations of the subject site from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) on approximately 73.65 acres. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org.
- 4.5 **GENERAL PLAN AMENDMENT NO. 1058, CHANGE OF ZONE NO. 7672, CONDITIONAL USE PERMIT NO. 3599** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Fayez Sedrak - Engineer/Representative: W. Tan Engineering - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan - Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) Community Center Overlay (CCO) Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of the 215 Freeway – 3.1 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The General Plan Amendment proposes to change the project site's existing General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to Community Development: Commercial Office (CD:CO) (0.35 – 1.0 Floor Area Ratio). The Change of Zone proposes to change the site's existing zoning classification from Manufacturing – Service Commercial (M-SC) to Commercial Office (C-O). The Conditional Use Permit proposes to construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.
- 4.6 **RIVERSIDE COUNTY ORDINANCE NO. 348.4802 – MARIJUANA CULTIVATION** – All Supervisorial Districts – Pursuant to the Board of Supervisors' direction, Ordinance No. 348.4802 adds new provisions to Ordinance No. 348 (Section 3.4) clarifying that cultivation of marijuana is prohibited in all zone classifications throughout the unincorporated area of the County and that no permit of any type shall be issued for marijuana cultivation. Ordinance No. 348.4802 further provides that there shall be a limited exemption from enforcement for violations of the ordinance for marijuana cultivation in the following zone classifications in conjunction with a one-family dwelling if such marijuana cultivation complies with the conditions and standards set forth in a separate nuisance ordinance, Ordinance No. 925: Light Agriculture (A-1), Heavy Agriculture (A-2), Light Agriculture with Poultry (A-P), Citrus Vineyard (C/V), Natural Assets (N-A), One-Family Dwellings (R-1), One-Family Dwellings Mountain Resort (R-1A), Multiple-Family Dwellings (R-2), Limited Multiple-Family Dwellings (R-2A), General Residential (R-3), Village Tourist Residential (R-3A), Planned Residential (R-4), Residential Incentive (R-6), Residential Agricultural (R-A), Regulated Development (R-D), Rural Residential (R-R), Mobile Home Subdivisions and Mobile Home Parks (R-T), Mobile Home Subdivision Rural (R-T-R), Controlled Development Areas (W-2), Controlled Development Area with Mobile Homes (W-2-M), Wine Country – Winery (WC-W), Wine Country – Winery Existing (WC-WE), Wine Country – Equestrian (WC-E), Wine Country – Residential (WC-R), and Specific Plan (SP) when the underlying zone classification for that particular SP is one of the other zone classifications identified

above. Ordinance No. 348.4802 also amends Section 3.3 of Ordinance No. 348 to state that any use that is illegal under State or Federal law is not allowed under Ordinance No. 348. Additionally, Ordinance No. 348.4802 adds the previously adopted Wine Country zoning classifications to the list of zones set forth in Section 3.1 of Ordinance No. 348.

- 4.7 **TENTATIVE PARCEL MAP NO. 36574 (WAIVER OF FINAL MAP)** – Intent to Adopt Negative Declaration - Owner/Applicant: DBP Ventures – Fourth Supervisorial District – Bermuda Dunes Zoning District – Location: North of Las Montanas Road, south of Flora Road, and east of El Viento Road – 2.25 Acres – Zoning: Manufacturing - Service Commercial (M-SC) – **REQUEST:** Tentative Parcel Map No. 36574 is a Schedule E parcel map proposing to subdivide 2.25 acres into four (4) parcels with parcel sizes ranging from approximately 0.48 acres to 0.67 acres each within an existing industrial subdivision with Waiver of Final Map. The existing 2.25 acre site would re-subdivide Assessor's Parcel Number 626-420-084 which was previously combined under Certificate of Parcel Merger No. 1783 located within Parcel 4 of previously recorded Parcel Map No. 32544. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rctlma.org.
- 4.8 **CHANGE OF ZONE NO. 7649, TENTATIVE TRACT MAP NO. 34676** – Intent to Adopt a Mitigated Negative Declaration Applicant/Owner: L & J Ranch Development LLC – Engineer/Representative: Franco Enterprises, Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre) – Location: Southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** Change of Zone from Residential Agricultural – 10 Acre Minimum (R-A-10) to One Family Dwellings (R-1), and Proposed Schedule A subdivision of 10.27 acres into 22 single family residential lots with a minimum lot size of 10,000 sq. ft., and one (1) detention basin. Project Planner: Mark Corcoran at (951) 955-3025 or email mcorcora@rctlma.org.
- 4.9 **SPECIFIC PLAN NO. 286, AMENDMENT NO. 6, CHANGE OF ZONE NO. 7823, AND TENTATIVE TRACT MAP NO. 36722** – Consider an Addendum to Certified EIR – Applicant: French Valley Acres, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Very High Density Residential (CD: VHDR) (14-20 D.U./Ac.), Open Space: Conservation (OS:C), and Open Space: Recreation (OS:R) as reflected on the Specific Plan Land Use Plan of SP 286 – Location: Northerly of Safflower Street, southerly of Keller Road, easterly of Highway 79, and westerly of Washington Street – 1,656 Gross Acres (40.6 Acres for the Tentative Tract Map) - Zoning: Specific Plan (SP No. 286 [Winchester 1800]) – **REQUEST:** The Specific Plan Amendment proposes to amend the Winchester 1800 Land Use Plan as it applies to approximately 105.5 acres of the project site. As part of the amendment, Planning Areas 1, 5A, 6, and 7 would be renumbered as Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B. The amendment also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach and accommodate a proposed lower-density residential subdivision. The Change of Zone proposes text changes to the Specific Plan Zoning Ordinance and to formalize all the Planning Area boundaries for Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B needed for the Tentative Tract Map. The Tentative Tract Map is a Schedule "A" subdivision of 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space/landscape lots, three (3) open space/landscape/access lots, and on-site public roads. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

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


2015 PLANNING COMMISSION CALENDAR



Draft 03/25/15



JANUARY	
7	DARK
14	RCTC - DARK
21	Riverside CAC 1st Floor Board Room 
28	DARK
	DARK


FEBRUARY	
4	DARK
11	RCTC - DARK
18	Riverside CAC 1st Floor Board Room 
25	City of La Quinta City Council Chambers 



MARCH	
4	DARK
11	RCTC - DARK
18	Riverside CAC 1st Floor Board Room 
25	DARK



APRIL	
1	DARK
8	RCTC - DARK
15	Riverside CAC 1st Floor Board Room 
22	DARK
29	DARK



MAY	
6	DARK
13	Valley Wide Recreation 305 E. Devonshire, Hemet 
20	Riverside CAC 1st Floor Board Room 
27	DARK


JUNE	
3	DARK
10	RCTC - DARK
17	Riverside CAC 1st Floor Board Room 
24	City of La Quinta City Council Chambers 

JULY	
1	DARK
8	RCTC - DARK
15	Riverside CAC 1st Floor Board Room 
22	DARK
29	DARK

AUGUST	
5	DARK
12	RCTC - DARK
19	Riverside CAC 1st Floor Board Room 
26	CVWD Board Room 75515 Hovley Ln E, Palm Desert 

SEPTEMBER	
2	DARK
9	RCTC - DARK
16	Riverside CAC 1st Floor Board Room 
23	DARK
30	Riverside CAC 1st Floor Board Room 

OCTOBER	
7	DARK
14	RCTC - DARK
21	Riverside CAC 1st Floor Board Room 
28	CVWD Board Room 75515 Hovley Ln E, Palm Desert 


NOVEMBER	
4	Riverside CAC 1st Floor Board Room 
11	RCTC - DARK
18	DARK
25	DARK

DECEMBER	
2	Riverside CAC 1st Floor Board Room 
9	RCTC - DARK
16	DARK
23	DARK
30	DARK

3.1

Agenda Item No.:
Area Plan: Harvest Valley/Winchester
Zoning District: Hemet-San Jacinto
Supervisory District: Third
Project Planner: Larry Ross
Planning Commission: April 15, 2015
Continued from: January 21, 2015

General Plan Amendment No. 973
Change of Zone No. 7855
Environmental Assessment No. 41802
Applicant: Betty and Leo Wesslink
Engineer/Representative: David Jeffers
Consulting, Inc.


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component and Land use designations of the subject site from Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 151.47 acres. The application was submitted during the permitted time period to request foundation changes in 2008.

Change of Zone No. 7855 proposes to change the zoning on the 151.47 acre site from Heavy Agriculture 10 Acre Minimum (A-2-10) to Industrial Park (IP).

The project is located south of Stowe Road, north of Marvin Hull Road, east of El Callado, and west of California Avenue.

FURTHER PLANNING CONSIDERATIONS

March 25, 2015

On January 21, 2015, the project was continued by the Planning Commission to April 15, 2015 to allow the applicant to contact the surrounding community. In the intervening time, it was decided that workshop would be given to the Planning Commission on the Community of Winchester Community Plan. In order to accommodate the workshop, the applicant is requesting a further continuance to June 17, 2015.

RECOMMENDATIONS:

CONTINUE the project until June 17, 2015.

From: Dave Jeffers <dave4djc@yahoo.com>
Date: March 23, 2015 at 5:31:27 PM PDT
To: Juan Perez <jcperez@rctlma.org>, ""Weiss, Steven""
<SWeiss@rctlma.org>
Cc: leo wesselink <leohayday@gmail.com>
Subject: FW: Winchester Land Use Plan

Hi Juan,

Mr. Wesselink is OK with the continuance until June for his GPA 973.

Thanks for all your help. And if there is anything I can do to assist with the presentation, I'm at your service.

Dave

Agenda Item No.: 4.1
Area Plan: Elsinore
Zoning Area: Meadowbrook
Supervisorial District: First
Project Planner: Matt Straite
Planning Commission: April 15, 2015

SPECIFIC PLAN NO. 364
TENTATIVE TRACT MAP NO. 36450
CHANGE OF ZONE NO. 7143
GENERAL PLAN AMENDMENT NO. 743
ENVIRONMENTAL IMPACT REPORT NO. 530
Applicant: Colinas Del Oro Land Company, LLC
Engineer/Representative: Mike Naggar and Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

SPECIFIC PLAN NO. 364 proposes a master planned community of 126.4 acres for 490 single family homes on 59.8 acres, 11.3 acres for mixed use development, 48.8 acres for open space, and 8.2 acres for infrastructure development.

The residential aspect of the proposed Specific Plan will encompass 59.8 acres and will incorporate both single family and multi-family dwelling units at varying densities and designs. Proposed densities consist of Medium Density Residential (MDR), Medium High Density Residential (MHDR), and Very High Density Residential (VHDR).

- **Medium Density Residential (MDR)(2-5 du/ac):** A total of 80 Medium Density Residential units are proposed on 22.4 acres with an average density of 3.6 dwelling units per acre. Medium Density units will be located predominantly within Planning Area No. 5 of the Specific Plan. Designs of the residential units will consist of, but not limited to, traditional detached and paired single family residential and multi-family attached duplexes and triplexes.
- **Medium High Density Residential (MDHR)(5-8 du/ac):** A total of 163 Medium High Density Residential units are proposed on 25.6 acres with an average density of 6.4 dwelling units per acre. Medium High Density dwellings will be located within Planning Area No. 3 (PA3). Residential designs of the units will range from, but not limited to, paired single-family detached or multi-family attached duplexes and triplexes.
- **Very High Density Residential (VHDR)(14-20 du/ac):** A total of 198 Very High Density Residential units will be located on 11.5 acres within Planning Area No. 2 (PA 2). Proposed residential units for this planning area may consist of, but not limited to, clustered single-family detached dwellings or attached multi-family townhomes or courtyard homes.

The mixed-use area of the proposed Specific Plan will encompass 11.4 acres and be designated for commercial retail, office space, and residential land uses. The mixed-use planning area will allow for residential dwelling units to be horizontally or vertically integrated adjacent to office and commercial space. Overall, there will be a maximum of 49 residential units located within the mixed-use area of the Specific Plan. Residential units for this planning area may consist of, but not limited to, multi-family attached townhomes, courtyards or stacked flats and live/work units.

A total of 48.8 acres of the project area will be dedicated for the development of parks, recreational facilities, and open space. Located within Planning Area 6 (PA 6), 30 acres of the project site will be designated for the use of hillside preservation and recreation. The Rural Mountainous area of the proposed Specific Plan will consist of 10.4 acres within Planning Area 7 (PA7) and will be an extension of Planning Area 6 (PA6). In addition to the hillside preservation and rural mountainous land uses, a 5.9 acre community park will be located within Planning Area 4a (PA4a), 1.1 acre Community Center

located within Planning Area 4b (PA4b) and a 1.4 acre park will be located within Planning Area 3 (PA3).

TENTATIVE TRACT MAP NO. 36450 proposes a Schedule "A" subdivision of 126.4 acres into 245 residential lots with an average lot size of 6,518 square feet and eight (8) lettered lots. The lettered lots will be intended for water quality basins, open space, and landscaping features. The lettered lots will be distributed throughout the project site and range from 0.05 to 42.69 acres.

GENERAL PLAN AMENDMENT NO. 743 proposes to amend the Land Use Designation of the project site from Community Development: Very Low Density Residential (CD:VLDR), and Rural: Rural Mountainous (R:RM) to Medium Density Residential (MDR), Medium High Density Residential (MDHR), Mixed Use (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM) as illustrated by the proposed Colinas del Oro Land Use Plan.

CHANGE OF ZONE NO. 7143 proposes to change the zoning of the project area from Rural Residential (RR) to Specific Plan (SP) as well as formalize the Specific Plan Boundary and create a Zoning Ordinance for the proposed Project.

ENVIRONMENTAL IMPACT REPORT NO. 530 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, and rezoning approvals for the proposed Specific Plan.

The proposed project is located within the unincorporated area of Riverside County in the community of Meadowbrook. More specifically, the project is located westerly of Highway 74 and southerly of Ethanac Road.

PROJECT BACKGROUND:

General Plan Amendment No. 743 was initiated by the Board of Supervisors on June 16, 2009.

ISSUES OF POTENTIAL CONCERN:

Good Hope Mine:

The Good Hope Mine, founded in the 1880's and active until the 1950's, is located within the proposed site of the Colinas del Oro Specific Plan (SP 364). To determine whether historical or archeological items remain on site, a Phase 1 Cultural Resources Assessment was conducted by Professional Archaeological Services. Originally conducted in August, 2005 and revised in November, 2010, the assessment identified that the entrance to the Good Hope Mine had been closed and sealed, mine tailings had been primarily removed, and only remnants of the mining site remained. Remnants identified by the investigator, primarily broken bricks, were considered non-significant of historical or archeological value. Of what little remains of the Good Hope Mine, the investigator determined that the Good Hope Mine is not a significant or important historical resource under CEQA(Refer to Phase 1 Cultural Assessment of EIR 530). In order to reduce the potential impact of resources not identified during the Cultural Assessment, mitigation measures defined in EIR 530 require monitors to be present during the ground disturbing activities of the development.

Proposed Density:

Located within close proximity of the proposed Colinas Del Oro Specific Plan (SP364), are scattered single family residential homes to the east, vacant property to the west and north, and a tract housing subdivision to the southwest. Within the proposed development, the applicant is proposing residential densities of Very High Density Residential (14-20 dwellings per acre)(11.5 acres), Medium High Density Residential (5-8 dwellings per acre)(25.6 acres), and Medium Density Residential (2-5 dwellings per acre)(22.4 acres). The proposed project density, however, is consistent with the General Plan based mainly on the existing "Rural Village Overlay Study Area." Identified in the Elsinore Area Plan, this policy overlay (along State Highway 74) was identified in 2003 as an area with a mix of existing business and residential uses. The General Plan explains that the GP designations in this area required additional analysis due to the mix of existing uses in order to determine the most appropriate Land Use designations. Although the intent was to have the County do a larger area-wide analysis (which has not yet occurred), this Specific Plan has performed a more detailed analysis of the area as it relates to this proposed project.

The project lies between the City of Elsinore (1.7 miles south west), and the City of Perris (2.6 miles north east). There are currently several commercial designations up and down Highway 74. Additionally, the project is located along Highway 74 and near Ethanac, both Expressways (184' ROW) in the General Plan. Highway 74 is an Expressway intended to carry large volumes of connecting traffic between the two cities. The eventual buildout of these roadways would alter the character of the area (one for the reasons for the overlay). In addition, under the proposed General Plan Update, the character of the immediate vicinity of the proposed Project, on both sides of SR 74 would be altered, based on the recommended land uses. If approved by the Board of Supervisors, approximately 80 acres of Commercial Retail (CR) and 75 acres of Medium High Density Residential (MHDR) would be permitted within up to 1 mile of the proposed Project vicinity, adjacent to SR 74. Utilizing a CR floor area ratio of 0.25 this equates to roughly, 871,000 feet of CR uses. Utilizing the mid-range of the permitted density range of the MHDR designation of 6.5 d.u./acre, this equates to roughly 487 dwelling units in the MHDR development fabric, also within up to 1 mile from the proposed Project site. Lastly, according to the proposed General Plan Update, the proposed Project site is being recommended to be developed as Light Industrial (LI). The proposed Project is a mixed use, commercial, residential, recreational and open space project, which will be more compatible with the future development in the area than uses permitted under the LI designation.

Planning Area 4b Community Center:

Planning Area 4b is designated as a Community Center. The project applicant and the Specific Plan intend to have this property reserved for a possible future Community Center but the project does not envision actually building any structures on the site, just dedicating the land.

Potential Environmental Impacts:

Based on data provided in the DEIR/FEIR, it is concluded the Project could result in significant impacts to the following environmental issues: population and housing. All other potential impacts were determined to be less than significant without mitigation or can be reduced to a less than significant level with implementation of the mitigation measures.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Medium Density Residential (MDR), Medium High Density Residential (MHDR), Very High Density Residential (VHDR), Mixed-Use (MU), Rural Mountainous (RM), Open Space-Recreation (OS-R) as reflected on the Land Use Plan of the proposed Colinas del Oro Specific Plan.
2. Surrounding General Plan Land Use (Ex. #5): Rural Community-Very Low Density Residential (RC: VLDR) and Rural-Rural Mountainous (R:RM) to the north, Rural Community-Very Low Density Residential (RC:VLDR) and Community Development-Commercial Retail (CD: CR) to the east, Rural Community-Very Low Density Residential (RC: VLDR) and Community Development-Commercial Retail (CD:CR) to the south, and Rural-Rural Mountainous (R:RM), and Rural Community-Very Low Density Residential (RC: VLDR) to the west.
3. Proposed Zoning (Ex. #2): Specific Plan No. 364 (Colinas Del Oro)
4. Surrounding Zoning (Ex. #2): To the north and west of the project area is Rural Residential (R-R), and to the south and east is Rural Residential (R-R) and Scenic Highway Commercial (C-P-S).
5. Existing Land Use (Ex. #1): The project area is currently undeveloped.
6. Surrounding Land Use (Ex. #1): Vacant property to the west and north of the project site and scattered single family residential to the east and south.
7. Project Data:
Total Acreage: 126.4
Total Proposed Lots: 449
Proposed Min. Lot Size: 6,518 sq. ft.
Schedule: A
8. Environmental Concerns: Refer to Environmental Impact Report No. 530

RECOMMENDATIONS:

APPROVAL of the **PLANNING COMMISSION RESOLUTION NO. 2015-04** recommending adoption of General Plan Amendment No.743 and Specific Plan No. 364 to the Riverside County Board of Supervisors;

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 530**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures; pending final adoption of a Resolution for EIR530 and SP364; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 743**, amending the Land Use Designation of the project area from Community Development: Very Low Density Residential (CD:VLDR), and Rural: Rural Mountainous (R:RM) to Medium Density Residential (MDR), Medium High Density Residential (MDHR), Mixed Use (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM) as illustrated through the proposed Colinas del Oro Land Use Plan and to modify table 3 of the Elsinore Area Plan to include this Specific Plan; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7143**, amending the zoning designation of the project site from Rural Residential (RR) to Specific Plan (SP) as well as formalize the Specific Plan Boundary and create a Zoning Ordinance for the proposed project; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 364**, based on the findings and conclusions incorporated in the staff report and pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **TENTATIVE TRACT MAP NO. 36450**, based on the findings and conclusions incorporated in the staff report and pending adoption of the Specific Plan Resolution by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the EIR which is incorporated herein by reference.

1. The project site is designated Very Low Density Residential (VLDR) and Rural Mountainous (RM) on the Elsinore Area Plan.
2. The Project site is located within a "Rural Village Overlay" in the General Plan, which allows a concentration of development within rural areas. Rural Villages accommodate a range of residential and local-serving commercial, educational, cultural, and recreational opportunities. This policy requires additional analysis of the area to determine Land Use Designations. Such analysis was performed in the EIR.
3. This GPA would create a split foundation Specific Plan. Those areas in Community Development would become a Community Development section of the Specific Plan, changing the existing Land Use designations from VLDR to residential and mixed uses. The Rural Mountainous area is in the Rural Foundation of the General Plan and would remain in the Rural Foundation, but with a Specific Plan Land Use Designation of Rural Mountainous.
4. There are currently several commercial designations up and down Highway 74.
5. Highway 74 is an Expressway intended to carry large volumes of connecting traffic between the two cities. The eventual buildout of these roadways would alter the character of the area (one for the reasons for the overlay).

6. The proposed residential use with a minimum of 6,518 square feet, is permitted use in the Very Low Density Residential and Rural Mountainous designations.
 7. General Plan Amendment No. 743 falls into the Entitlement category, because it is changing from Community Development Very Low Residential to Community Development Specific Plan.
 8. General Plan Amendment No. 743 does not involve a change in or conflict with:
 - I. the Riverside County Vision;
 - II. any general planning principle set forth in General Plan Appendix B;
 - III. or any foundation component designation in the General Plan.
- a. Chapter 5 of the Draft EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR, the Project would be consistent with the applicable General Plan goals and policies.

Specifically, the Project is consistent with the vision for Riverside County as a "family of special communities in a remarkable environmental setting, as articulated in the General Plan Vision Statement." (General Plan). The Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Other Project attributes include the following:

- Land consumption has been minimized as a result of a clustered, more compact development pattern.
- The clustered development would result in higher densities, up to 14 units per acre on the Northeastern portion of the site, and more varied housing types than what is typically found in the Elsinore Area Plan.
- The Project will provide a wide range of pedestrian trails and interconnectivity.
- The project will also be bringing a range of residential and local-serving commercial, educational, cultural, and recreational opportunities to the area, thus being consistent with the Rural Village Area Policy which helps the project implement the intent of the General Plan.

Further, the Project is consistent with the planning principles in General Plan Appendix B for the reasons included in Draft EIR Table.

Finally, General Plan Amendment No. 743 does not involve a conflict in any foundation component designation as the existing foundation component designation of Rural will remain unchanged.

- b. General Plan Amendment No. 743 would contribute to the purposes of the General Plan. As noted above, the Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Specifically, since the current proposal to preserve the Northwestern

Site as open space will help, in part, the County achieve MSHCP conservation goals. Finally, the Project is consistent with the purposes of the General Plan as analyzed in Draft EIR.

- C. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- (a) GPA 743 would allow the Project to be planned in a comprehensive manner with clustered development such that the land uses and development intensity proposed for the eastern portion of the site would be an appropriate transition from the nonresidential uses to the west, while preserving property within the western portion of the site to buffer the open spaces west of the Project Site.
 - (b) New information about the Project Site's characteristics and the propriety of a specific plan, including the proposal to preserve the hillsides, has emerged since the General Plan was adopted. As background, the General Plan recognized that specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development.
 - (c) A detailed examination of the Project Site has revealed valuable information about the site's physical characteristics. The land plan created as a result of the site-specific analysis would cluster development to provide substantial new local and regional benefits as well as protect natural resources. The Specific Plan would preserve the hillsides in order to ensure protection of habitat and the wildlife travel route as well as to provide trails and passive recreational opportunities. Development density would be clustered on the eastern portion of the site where topography and access are most suitable for development and avoid the tailings area of the mine that was previously located on the site. In order to do so, a specific plan is necessary to implement the plan. The specific plan would allow for a comprehensive plan that would help achieve the County's vision of coordinated communities surrounded by aesthetically pleasing settings. Accordingly, the detailed analysis of the Project Site's resources and the propriety of a specific plan constitute new information that has emerged since the General Plan was adopted, thereby warranting GPA 743.
9. Substantial evidence in the form of the Environmental Impact report, technical studies and the Specific Plan demonstrate that the project would not create an internal inconsistency among the elements of the General Plan.
10. The proposed zoning for the subject site is Specific Plan No. 364 (SP).
11. The project site is surrounded by properties which are designated Rural Residential (R-R) to the north and west and Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) to both the south and east.

12. To the south and east is single family residential and to the north and west is vacant property.
13. The proposed project site is not located within a Criteria Cell of the Western Riverside Multiple Species Conservation Plan (MSHCP) and as such, is not targeted for long term conservation by the MSHCP.
14. The proposed project site is not located within a City Sphere of Influence. The closest city influence sphere would be that of the City of Perris which is located slightly north of the project area.
15. This land division is located within a CAL FIRE state responsibility area.
16. 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 a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhand the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
17. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
18. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
19. The following impact could not be mitigated to a level of less than significance after the implementation of relevant conditions of approval, regulations, or mitigation measures identified in both the Draft EIR and Final EIR.

Population/Housing:

The project represents 0.09 percent of the forecasted population for the SCAG Subregion in 2008 and 0.06 percent in 2035. As a percent of Project area forecast compromised of the surrounding cities and the Meadowbrook Community, the Project represents 0.31 percent in 2008 and 0.18 percent by 2035. Additionally, the Project represents 0.31 percent of the forecasted population for the Elsinore Area Plan as projected for the area buildout in the General Plan for Riverside County. The project compromises less than one-quarter of a percent of the SCAG's projections through 2035, and more than .08 percent of the County's projections through 2030. Any Project impacts are considered less than significant. However, the Project does not improve the region's job/housing balance. Therefore, the residential population growth from the Project is considered cumulatively considerable and significant, only in terms of the job-housing balance.

CONCLUSIONS:

1. The Colinas del Oro Specific Plan (SP) No. 364 is in conformance with the Specific Plan Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "A" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. City Sphere of Influence;
 - b. Agriculture Preserve;
 - c. A Fault Zone;
 - d. A Western Riverside MSHCP Criteria Area;
 - e. Airport Influence Area;
 - f. County Service Area; or a
 - g. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
 - a. State Responsibility Fire Area;
 - b. Low Liquefaction Area; and
 - c. Perris and Perris High Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 345-190-016 and 345-200-013.

**SPECIFIC PLAN NO. 364
TENTATIVE TRACT MAP NO. 36450
CHANGE OF ZONE NO. 7143
GENERAL PLAN AMENDMENT NO. 743
ENVIRONMENTAL IMACT REPORT NO. 530
Planning Commission Staff Report: April 15, 2015
Page 10 of 10**

Date Revised: 02/05/15

RESOLUTION No. 2015-004
RECOMMENDING ADOPTION OF
SPECIFIC PLAN NO. 364 AND GPA 743

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on February 18, 2015, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on April 15, 2015, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the environmental document, EIR 530;

APPROVAL of Specific Plan No. 364; and,

APPROVAL of General Plan Amendment No. 0743.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07143 GPA00743 SP00364

Supervisor Jeffries
District 1

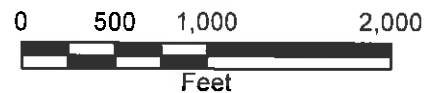
Date Drawn: 01/21/2015
Exhibit 1

LAND USE



Zoning Area: Meadowbrook

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)963-8277 (Eastern County) or Website <http://planning.crlta.org>

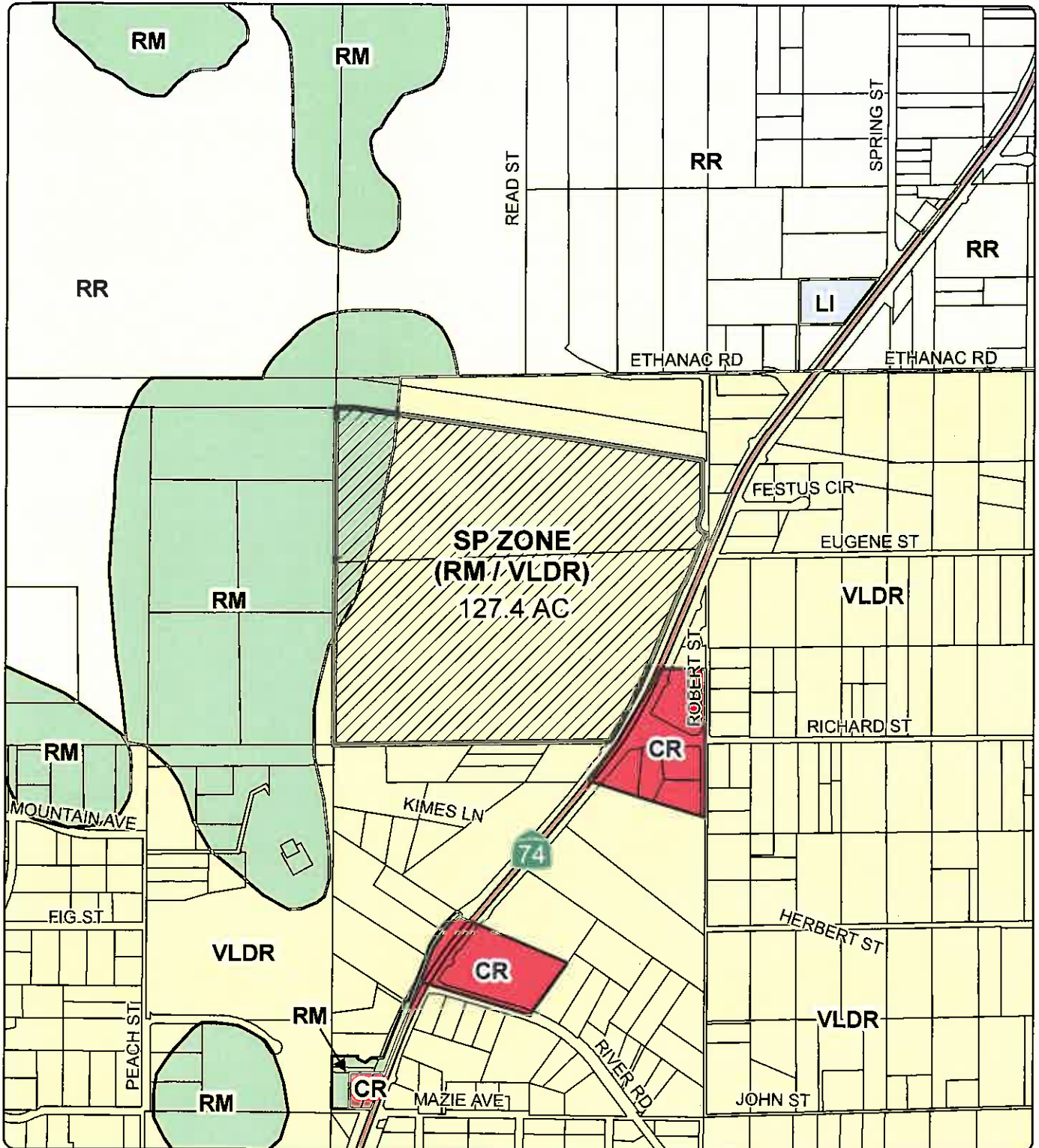
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07143 GPA00743 SP00364

PROPOSED GENERAL PLAN

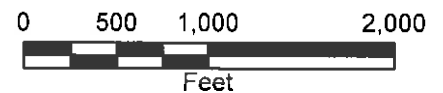
Supervisor Jeffries
District 1

Date Drawn: 01/21/2015
Exhibit 6



Zoning Area: Meadowbrook

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.usdharma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

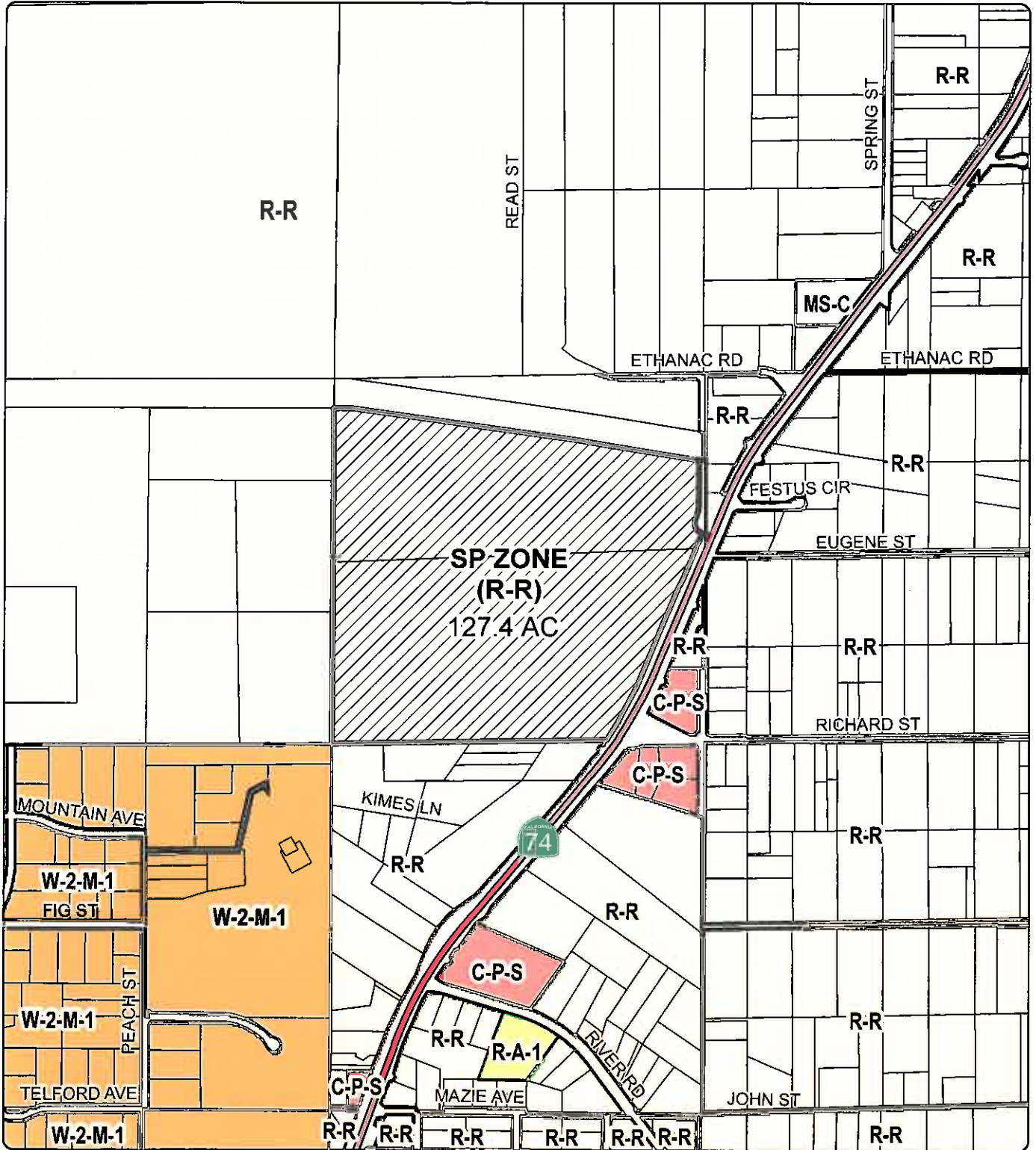
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Date Drawn: 01/21/2015

Supervisor Jeffries
District 1

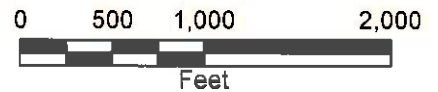
PROPOSED ZONING

Exhibit 3



Zoning Area: Meadowbrook

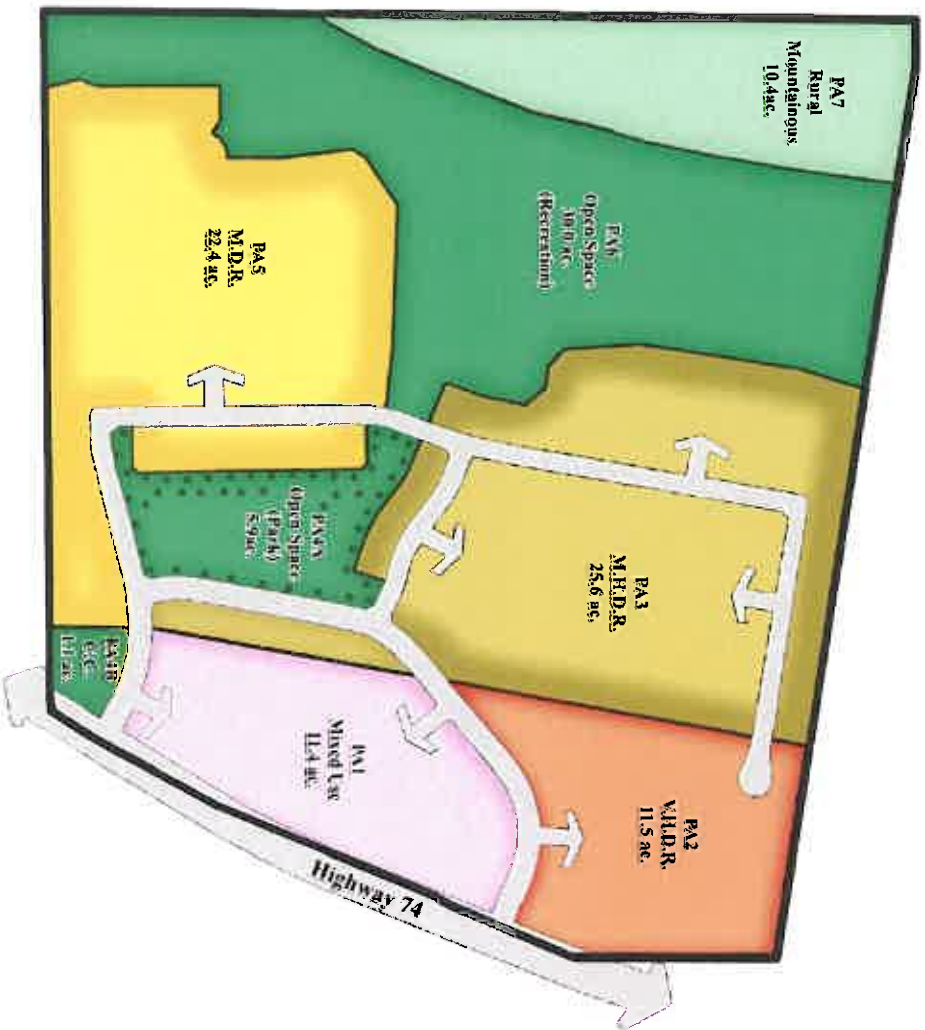
Author: Vinnie Nguyen



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Section I - Executive Summary

Table I-1
Specific Plan Land Use Summary



Land Use	Acres	Target Density	Target Dwelling Units	Project Density Range
Residential				
Medium Density Residential – PA 5	22.4	3.6	80	43-107
2-5 dwelling units per acre				
Medium High Density Residential – PA 3	25.6 ¹	6.4	163	120-193
5-8 dwelling units per acre				
Very High Density Residential – PA 2	11.5	—	198 ²	139-198
14-20 dwelling units per acre				
- Residential Subtotals	59.8	7.4	441	
Non-Residential				
Mixed-Use – PA 1	11.4	—	49 ³	N/A
Residential, Commercial				
Open Space – Recreation – PA 3	—	—	—	N/A
Mini-Parks				
Open Space – Recreation – PA 4A & 4B	7.0	—	—	N/A
Community Park/ Recreation Center/ Community Center				
Open Space – Recreation – PA 6	31.0	—	—	N/A
Open Space Park				
Rural Mountainous – PA 7	10.4	—	—	N/A
Open Space Park				
Major Circulation	8.1	—	—	N/A
SR 74, Streets A, V, E ⁴				
Project Totals	66.6	3.9	—	N/A
- Non-Residential Subtotals	120.4		490	N/A

1 Includes Open Space – Recreation PA 3 Mini-Parks (±1.4) acres.
 2 The target density within the Very High Density Residential and Mixed Use areas will be determined at the Plot Plan stage of development; however, the total number of units cannot exceed 247 overall, and cannot exceed the target range for each of the respective Planning Areas. A minimum of 49 units shall be constructed in PA1.



Section I - Executive Summary



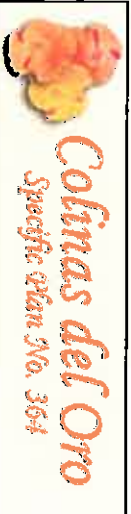
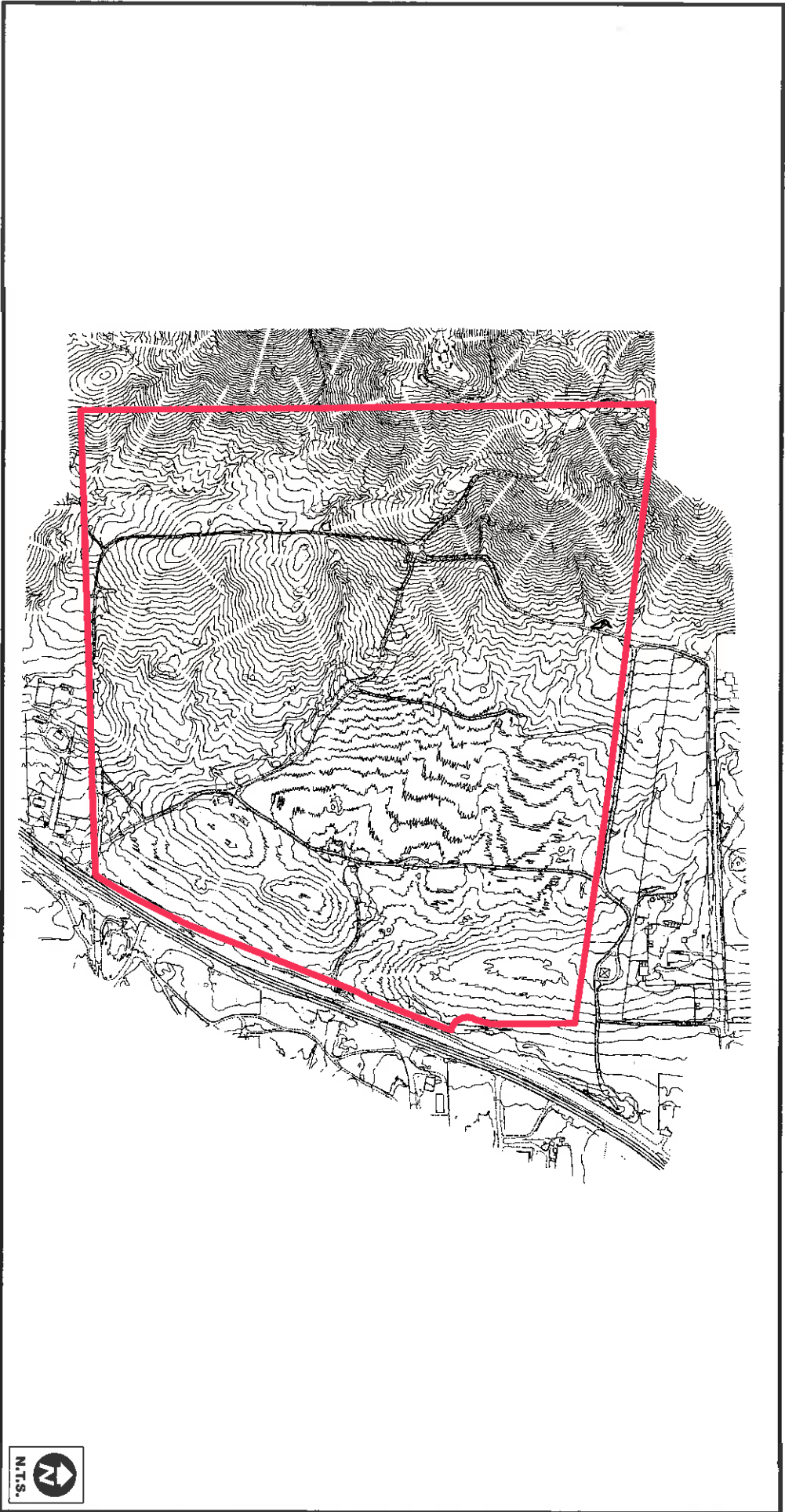
AERIAL PHOTOGRAPH - FIGURE 14



Section I - Executive Summary

ASSESSOR'S PARCEL NUMBER MAP - FIGURE I-5

Section I - Executive Summary



TOPOGRAPHIC MAP - FIGURE I-6

SPECIFIC PLAN Case #: SP00364

Parcel: 345-200-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP- Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 364 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 364 Screencheck No. 2.

CHANGE OF ZONE = Change of Zone No. 7143.

GPA = Comprehensive General Plan Amendment No. 743.

EIR = Environmental Impact Report No. 530.

10. EVERY. 2 SP- SP Document

RECOMMND

Specific Plan No. 364 shall include the following:

a. Specific Plan Document, which shall include:

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

b. Final Environmental Impact Report No. 530 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

SPECIFIC PLAN Case #: SP00364

Parcel: 345-200-013

10. GENERAL CONDITIONS

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

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

10. EVERY. 3 SP - Ordinance Requirements RECOMMND

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

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

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

10. EVERY. 5 SP - HOLD HARMLESS RECOMMND

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

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

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly

SPECIFIC PLAN Case #: SP00364

Parcel: 345-200-013

10. GENERAL CONDITIONS

10. EVERY. 5 SP - HOLD HARMLESS (cont.) RECOMMND

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

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

BS GRADE DEPARTMENT

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

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

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

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

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 EVMWD WATER AND SEWER SERVICE RECOMMND

All projects within the Specific Plan shall be required to connect to Elsinore Valley Municipal Water District (EVMWD). It is the responsibility of the each project to

SPECIFIC PLAN Case #: SP00364

Parcel: 345-200-013

10. GENERAL CONDITIONS

10.E HEALTH. 1 EVMWD WATER AND SEWER SERVICE (cont.) RECOMMND

ensure that all requirements to obtain water and sewer service are met with EVMWD as well as all other applicable agencies.

10.E HEALTH. 2 RETENTION BASINS - NO VECTORS RECOMMND

Any proposed retention basin shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

PLANNING DEPARTMENT

10.PLANNING. 3 SP - MAINTAIN AREAS & PHASES RECOMMND

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

10.PLANNING. 4 SP - NO P.A. DENSITY TRANSFER RECOMMND

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

10.PLANNING. 5 SP - UNANTICIPATED RESOURCES RECOMMND

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

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

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

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to

SPECIFIC PLAN Case #: SP00364

Parcel: 345-200-013

10. GENERAL CONDITIONS

10.PLANNING. 5 SP - UNANTICIPATED RESOURCES (cont.) RECOMMND

convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

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

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

10.PLANNING. 6 SP - MM-5.3-1 RECOMMND

Construction emissions will not exceed adopted significance thresholds with the application of watering exposed surfaces three times a day.

10.PLANNING. 7 SP - MM-5.3-2 RECOMMND

Operational emissions will not exceed adopted significance thresholds for NOx and ROG with the application of allowing gas hearths only.

10.PLANNING. 8 SP - MM-5.3-4 RECOMMND

Where heavy equipment will be used within 160 feet of odor sensitive uses, heavy equipment shall be fueled by alternative fuels, such as natural gas or biodiesel.

SPECIFIC PLAN Case #: SP00364

Parcel: 345-200-013

10. GENERAL CONDITIONS

10.PLANNING. 9 SP - MM-5.6-12 RECOMMND

In as much as rapid draw-down of the water table would cause a sudden change in the stress field conditions within the mine, pumping groundwater for irrigation or other purposes is not recommended.

10.PLANNING. 10 SP - MM-5.11-2 RECOMMND

All construction equipment shall be required to minimize noise from construction activities. Equipment mufflers shall be maintained in proper operating order. All equipment shall be operated in the quietest manner feasible.

10.PLANNING. 11 SP - MM-5.11-3 RECOMMND

To the extent feasible, the noisiest operations shall be scheduled to occur simultaneously in the construction program to avoid prolonged periods of annoyance.

10.PLANNING. 12 SP - MM-5.11-4 RECOMMND

During construction, best efforts should be made to locate stockpiling and/or stationary noise-generating construction equipment from the property line of existing sensitive receptors, when and where feasible.

10.PLANNING. 13 SP - MM-5.11-5 RECOMMND

To reduce noise impacts associated with noise-generating construction equipment, temporary diesel-or gasoline-powered generators, and where a portable diesel-or gasoline-powered generator is necessary, it shall have a maximum noise muffling capacity and be located as far as technically feasible placed from noise sensitive uses.

10.PLANNING. 14 SP - MM-5.11-6 RECOMMND

No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

10.PLANNING. 15 SP - MM-5.11-7 RECOMMND

All Project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for

SPECIFIC PLAN Case #: SP00364

Parcel: 345-200-013

10. GENERAL CONDITIONS

10.PLANNING. 15 SP - MM-5.11-7 (cont.) RECOMMND

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.

10.PLANNING. 16 SP - MM-5.11-8 RECOMMND

If blasting is required, blasts should be restricted to the hours of 8 a.m. to 4 p.m.

10.PLANNING. 17 SP - MM-5.16.3-5 RECOMMND

Gas service shall remain available to all existing customers during construction of new and replacement gas lines within the project site.

TRANS DEPARTMENT

10.TRANS. 1 GEN - SP LANDSCAPING PLANS RECOMMND

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

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 SP - INDUSTRIAL HYGIENE RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) a noise study shall be required.

20.E HEALTH. 2 ENVIRONMENTAL CLEANUP PROGRAM RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the project applicant shall submit to the Department of Environmental Health, Environmental Cleanup

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20. PRIOR TO A CERTAIN DATE

20.E HEALTH. 2 ENVIRONMENTAL CLEANUP PROGRAM (cont.) RECOMMND

Programs (ECP) an original copy of an Environmental Site Assessment (ESA), Phase 1 study. An ESA Phase 2 study may be required at the discretion of ECP if the information provided in the ESA Phase 1 indicates the requirements.

PLANNING DEPARTMENT

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

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

30. PRIOR TO ANY PROJECT APPROVAL

BS GRADE DEPARTMENT

30.BS GRADE. 1 SP - CONTAMINATED SOIL RECOMMND

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

Prior to the issuance of a grading permit, the applicant/ developer shall provide a soils report addressing the site conditions including but not limited to the following:

1-Indicate all contaminates in the soil and provide remediation requirements to mitigate any hazardous conditions on the site.

2-Indicate whether any remediation efforts will be conducted as part of the grading permit process.

3-If remediation is required by any other department or agency provide documentation from those departments or agencies stating that the remediation efforts have been satisfied.

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30. PRIOR TO ANY PROJECT APPROVAL

30.BS GRADE. 2 SP - MINE TAILINGS, SHAFTS RECOMMND

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

Prior to the issuance of a grading permit, the applicant/ developer shall provide a soils report addressing the existing mine tailing and final sealing of the test excavation, shafts, and/or stopes and proper closure of the previous mine located onsite. The existing conditions shall be clearly delineated on the grading plan.

30.BS GRADE. 3 SP - SOIL REMEDIATION COMPL RECOMMND

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

Prior to issuance of any building permit, the applicant/ developer shall provide documentation that the soil remediation has been completed and is safe for the intended use.

30.BS GRADE. 4 SP - MINE TAILINGS, SHAFTS RECOMMND

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

Prior to issuance of any building permit, the applicant/ developer shall provide documentation that the existing mine tailings and final sealing of the test excavations, shafts, and/or slopes and proper closure of the previous mine located onsite has been completed. Provide documentation from any State Agencies indicating that remediation efforts have been completed.

EPD DEPARTMENT

30.EPD. 1 SP - 30 DAY BURROEING OWL RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 SP - 30 DAY BURROEING OWL (cont.)

RECOMMND

shall be placed on the implementing project:

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.

30.EPD. 2 SP - MBTA SURVEY

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PARKS. 1 SP - TRAIL MAINT (cont.) RECOMMND

trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

30.PARKS. 2 SP - SP & TRACT MAP CONSIST RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application: "PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

The applicant shall submit a final map that indicates all trail(s) within the specific plan are consistent with the tract map to the Regional Park and Open-Space District for review and approval.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) RECOMMND

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

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS (cont.) RECOMMND

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

30.PLANNING. 3 SP - DURATION OF SP VALIDITY RECOMMND

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended.] [the issuance of the 613th building permit.]) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS RECOMMND

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

"Five (5) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP -

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS (cont.) RECOMMND

Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
Clerk of the Board of Supervisors	1 copy

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

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

30.PLANNING. 5 SP- PROJECT LOCATION EXHIBIT RECOMMND

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

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

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

30.PLANNING. 6 SP- ACOUSTICAL STUDY REQD RECOMMND

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

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP- ACOUSTICAL STUDY REQD (cont.) RECOMMND

Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

30.PLANNING. 12 SP - EA REQUIRED RECOMMND

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

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

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

30.PLANNING. 13 SP - ADDENDUM EIR RECOMMND

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP - ADDENDUM EIR (cont.)

RECOMMND

Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 14 SP - SUPPLEMENT TO EIR

RECOMMND

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

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

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

30.PLANNING. 15 SP - SUBSEQUENT EIR

RECOMMND

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - SUBSEQUENT EIR (cont.)

RECOMMND

relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS

RECOMMND

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

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

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

30.PLANNING. 17 SP - AMENDMENT REQUIRED

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - AMENDMENT REQUIRED (cont.) RECOMMND

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

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

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

30.PLANNING. 18 SP- PARK AGENCY REQUIRED RECOMMND

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of a County Service Area, shall be annexed into the County Service Area or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department. Should the CSA indicate a desire not to annex the area, this COA can be set to "NOT APPLY."

30.PLANNING. 20 SP- PA PROCEDURES RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP- PA PROCEDURES (cont.)

RECOMMND

tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

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

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

30.PLANNING. 21 SP- CC&R RES PUB COMMON AREA

RECOMMND

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP- CC&R RES PUB COMMON AREA (cont.)

RECOMMND

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

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

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

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

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

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP- CC&R RES PUB COMMON AREA (cont.) (cont.) RECOMMND

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

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

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

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

30.PLANNING. 22 SP- CC&R RES PRI COMMON AREA RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

RECOMMND

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

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP- CC&R RES PRI COMMON AREA (cont.) (cont.) RECOMMND

other document creating the assessment lien.

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

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

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

30.PLANNING. 28 SP - SKR FEE CONDITION RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 126.4 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - SKR FEE CONDITION (cont.) RECOMMND

subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 29 SP - POST GRADING REPORT RECOMMND

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

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

30.PLANNING. 30 SP- SCHOOL MITIGATION RECOMMND

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

"PRIOR TO BUILDING PERMITS, impacts to the Perris and Perris Union High School District shall be mitigated in accordance with state law."

30.PLANNING. 32 SP - IF HUMAN REMAINS FOUND RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

The Project applicant(s) shall include the following wording on all construction contract documentation:

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 a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32 SP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 34 SP *- ENTRY MONUMENTATION RECOMMND

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

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

- 1.An entry monument shall be shown on the Exhibit ____.
- 2.The entry monument shall be in substantial conformance to the design guidelines of Planning Area __ of the SPECIFIC PLAN, as shown on pages __ to __.
- 3.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 35 SP - CULTURAL RESOURCE PRO RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - CULTURAL RESOURCE PRO (cont.)

RECOMMND

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

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

30.PLANNING. 36 SP - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor 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 appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36

SP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

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

30.PLANNING. 37

SP - MM-5.3-5

RECOMMND

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

Prior to issuance of building permits:

The project shall incorporate Energy Efficient Project Design (consistent with Section II.J, Energy Efficiency, of Specific Plan No. 364), which includes photovoltaic solar roofs.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP -MM-5.3-3

RECOMMND

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

Prior to project approval:

A construction activity management plan shall be prepared and implemented if any levels of heavy metals exist in the tailings piles that may be of concern if they become airborne. The plan will identify necessary stabilization measures to be undertaken and a monitoring program that verifies the effectiveness of those measures.

30.PLANNING. 39 SP - MM-5.4-1

RECOMMND

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

Prior to the issuance of a grading permit:

To mitigate the direct effects on 0.622 acres of onsite Riparian/Riverine Areas, the applicant shall purchase 1.244 acres (or at a ratio determined by the appropriate resource agency(s) of compensatory mitigation credits at a 2:1 ratio or ratio determined by the appropriate resource agency(s).

30.PLANNING. 40 SP - MM-5.4-2

RECOMMND

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

Prior to the issuance of a grading permit:

A Waste Discharge Report (WDR) shall be required prior to impacting areas under the jurisdiction of the RWQCMB.

30.PLANNING. 41 SP - MM-5.4-3

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - MM-5.4-3 (cont.)

RECOMMND

on the implementing project:

Prior to the issuance of grading permits:

Vegetation removal should be planned outside the nesting season for raptors (February 1 to June 30) and outside the peak nesting season for birds (March 1 to June 30) if practicable. If vegetation removal would occur during those time periods, a pre-construction survey for active nests would be required. Restrictions may be placed on construction activities in the vicinity of any active nest observed until the nest is no longer active, as determined by a qualified Biologist.

30.PLANNING. 42 SP - MM-5.4-4

RECOMMND

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

Prior to the issuance of building permits:

Construction of the off-site water improvements will have an unavoidable temporary impact on Riverine Areas. To reduce unavoidable temporary impacts to insignificant levels, the off-site water improvements will be confined to the area located within the disturbed streambed where the dam-like structure was constructed and native riparian resources were removed. Construction of the off-site water improvements will include normal trenching and backfill activities. Replacement of like materials and stabilization will occur immediately after the water line is placed in the trench. Removal of the dam-like structure will be an improvement to existing conditions. The channel and banks of the blue-line stream will be recontoured to correspond with existing conditions up- and downstream, thus restoring the natural flow regime in the blue-line stream.

30.PLANNING. 43 SP - MM-5.5-1

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - MM-5.5-1 (cont.)

RECOMMND

Prior to the issuance of grading permits:

Grading and other ground-disturbing construction activities be monitored for the presence of buried prehistoric or historic features and sites. Such resources might include one or more of the following: 1) prehistoric remains associated with the "Indian hut" noted on the 1880 GLO Plat map; 2) prehistoric features or sites buried under alluvium in the eastern part of the site; 3) buried historic trash deposits and/or privies associated with the Good Hope Mine site; and, 4) possible human remains/burials.

30.PLANNING. 44 SP - MM-5.5-2

RECOMMND

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

Prior to issuance of a grading permit:

The Project applicant(s) shall include the following wording in all construction contract documentation:
If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery and the Developer, the project archaeologist and the Pechanga appropriate Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the County Planning Director and a qualified, neutral archeologist hired by the applicant and the Tribe for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the County Planning Commission and/or Board of Supervisors. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, as defined by relevant state and local law, mitigation would be required pursuant to and consistent with Public Resources Code Section

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - MM-5.5-2 (cont.) RECOMMND

21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.
(Revised per Planning Department).

30.PLANNING. 45 SP - MM-5.5-3 RECOMMND

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

Prior to the issuance of grading permits:

At least 30 days prior to issuance of a grading permit, the Project applicant(s) shall contact the appropriate Tribe to notify the Tribe of grading, excavation, and the adopted monitoring program to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for Tribal monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.

30.PLANNING. 46 SP - MM-5.6-1 RECOMMND

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

Prior to the grading permit final inspection approval:

Removal of all undocumented artificial fill, colluvium/topsoil, younger alluvial deposits, and the surficial weathered older alluvial-channel deposits and bedrock materials will be necessary prior to fill placement. On a preliminary basis, remedial grading is estimated to consist of the removal of the upper 2 to 20 feet, or greater, of undocumented artificial fill,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 46 SP - MM-5.6-1 (cont.) RECOMMND

potentially compressible native soils and/or weathered surficial older alluvium/bedrock materials, below existing grades.

30.PLANNING. 47 SP - MM-5.6-2 RECOMMND

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

Prior to grading permit final inspection approval:

Due to the potentially compressible, and collapsible nature of Quaternary Alluvium - Younger soils, they are considered unsuitable for support of structures and/or improvements in their existing state and therefore, will be need to be removed and recompacted, in areas proposed for development.

30.PLANNING. 48 SP - MM-5.6-3 RECOMMND

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

Prior to grading permit final inspection approval:

Topsoil/Colluvium soils shall be removed and recompacted, if not removed by planned excavation, should settlement sensitive improvements be proposed within their influence.

30.PLANNING. 49 SP - MM-5.6-4 RECOMMND

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

Prior to grading permit final inspection approval:

The weathered near surface (upper 2 to 3 feet) channel deposits of Quaternary Very Old Alluvial-Channel Deposits are unsuitable for support of settlement sensitive improvements in their existing state, and will require removal and recompaction, if not removed by planned

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 49 SP - MM-5.6-4 (cont.) RECOMMND
 excavation.

30.PLANNING. 50 SP - MM-5.6-5 RECOMMND

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

Prior to grading permit final inspection approval:

The weathered near surface (upper 1 to 2 feet) of the bedrock is unsuitable for support of settlement-sensitive improvements, and will require removal and recompaction, if not removed by planned excavation, should settlement-sensitive improvements be proposed within their influence.

30.PLANNING. 51 SP - MM-5.6-6 RECOMMND

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

Prior to the issuance of a grading permit:

The Project site will be subject to strong seismic ground shaking and will expose people or structures to potential substantial adverse effects. The Project design and construction shall comply with the recommendations contained within the 2012 Geo Report, or the 2014 Geo Report, if applicable, as it pertains to strong seismic ground shaking.

30.PLANNING. 52 SP - MM-5.6-7 RECOMMND

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

Prior to the issuance of a building permit:

The developer shall obtain a geotechnical study for the reservoir that addresses the maximum amount of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 52 SP - MM-5.6-7 (cont.) RECOMMND

acceleration forecast from the maximum credible earthquake; incorporate this information into the design of a new reservoir. The design must prevent a catastrophic tank failure, yet allow stored water to be released in a controlled manner that can be captured on the site and conveyed to a nearby stream channel or drainage facility.

30.PLANNING. 53 SP - MM-5.6-8 RECOMMND

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

Prior to the issuance of grading permits:

Debris/impact walls and/or diversion devises should be constructed, where reentrant canyons intercept the proposed development and/or cut slopes. The actual location and need for such devises would best be evaluated at the 40-scale plan stage, when design grades are semi-finalized or finalized. The effects of surface flooding should be evaluated by the design engineer at that time.

30.PLANNING. 54 SP - MM-5.6-9 RECOMMND

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

Prior to grading permit final inspection approval:

Due to the potential for the introduction of stormwater pollutants directly into the local groundwater table, stormwater basins will need to sealed and lined.

30.PLANNING. 55 SP - MM-5.6-10 RECOMMND

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

Prior to the issuance of grading permits:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 55 SP - MM-5.6-10 (cont.) RECOMMND

It shall be determined that stormwater basins are not located over the Good Hope and San Jacinto "Claim" line and/or large shaft opening areas, and/or at the toe of descending structural fill slopes.

30.PLANNING. 56 SP - MM-5.6-11 RECOMMND

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

Prior to map recordation:

The CC&R's shall indicate the potential for perched groundwater conditions, and this shall be disclosed to all interested/affected parties, homeowners, and any homeowners association.

30.PLANNING. 57 SP - MM-5.6-13 RECOMMND

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

Prior to the issuance of grading permits:

The Project shall comply with the recommendations contained within the 2012 Geo Report for those areas identified on Figure 5.6-1, as it pertains to areal subsidence or ground fissures. The potential for areal subsidence or ground fissures is deemed low, except as indicated on Figure 5.6-1.

30.PLANNING. 58 SP - MM-5.6-14 RECOMMND

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

Prior to the issuance of grading permits:

Should features such as perched boulders, core stones, etc. exist in natural or cut slopes above the proposed

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 58 SP - MM-5.6-14 (cont.)

RECOMMND

residential or commercial development, and not be removed by the proposed grading, then debris/impact walls and/or diversion devices should be constructed, where these features intercept the proposed development and/or cut slopes. The actual location and need for such devices would best be evaluated prior to the issuance of a grading permit, at the 40-scale plan stage, when design grades are finalized and following a supplemental review.

30.PLANNING. 59 SP - MM-5.6-15

RECOMMND

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

Prior to issuance of grading permits:

Appropriate safety considerations for potential caving and sloughing, such as shoring or layback cuts, should be incorporated into the construction design details, which shall be submitted to, and approved by, the County, in order to assure stability.

30.PLANNING. 60 SP - MM-5.6-17

RECOMMND

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

Prior to grading permit final:

The Project will be developed in compliance with the "Fill Placement" and "Rock Placement Guidelines" contained in the 2012 Geo Report. Oversized materials exist on-site and will be generated during some bedrock excavations, which will require specialized placement techniques during grading. No oversized materials greater than 8 inches in diameter, should be placed within 10 feet of finish grade. This will necessitate the need for scraper/dozer pits and/or rockfill blankets if the oversized materials cannot be reduced in size, during grading. Additionally, proper disclosure to all interested/affected parties, homeowners, and any homeowners association, will be required regarding the potential for difficult excavation, hard rock, oversize

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 60 SP - MM-5.6-17 (cont.) RECOMMND

materials and their hold-down distances from finish grade, etc. Local utility entities may require a more stringent backfill grain size restriction (i.e., less than 4 inches in maximum size), which may require impact or select grading during utility backfill.

30.PLANNING. 61 SP - MM-5.6-16 RECOMMND

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

Prior to the final grading permit:

In order to facilitate foundation construction and trenching of utilities, as well as to mitigate rock hardness, over excavation of cut pads in hard rock areas should be performed to a minimum depth of 3 feet below finish grade, or 2 feet below foundations, whichever is greater, and subsequently replaced with properly compacted fill.

30.PLANNING. 62 SP - MM-5.6-18 RECOMMND

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

Prior to grading permit final inspection approval:

Entire cut areas of affected lots should generally be over excavated to a minimum depth of 3 feet below finish grade, or 2 feet below the foundation, whichever is greater, and/or a maximum ratio of fill thickness on the lot of 3:1 (maximum: minimum), and replaced with compacted fill. The County of Riverside requires that the minimum fill thickness beneath a lot be at least half of the maximum fill thickness on the lot. Removal bottoms should be sloped toward the street, or other approved areas. In areas of hard rock, the over excavation should be performed such that a minimum 1 percent gradient is maintained toward the front of the lot in order to reduce the potential for the accumulation of water (from irrigation or rainfall) in the fill caps. A minimum of 2 feet of compacted fill is

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 62 SP - MM-5.6-18 (cont.) RECOMMND

recommended below all foundations.

30.PLANNING. 63 SP - MM-5.6-19 RECOMMND

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

Prior to grading permit final inspection approval:

Fill slopes should be properly built and compacted to a minimum relative compaction of 90 percent throughout, including the slope surfaces. Any cut slopes proposed should be designed at gradients of 2:1 and should not exceed 30 feet in height, without a specific slope stability evaluation. While stabilization of such cut slopes is not currently anticipated, locally adverse geologic conditions (e.g., adverse joints and/or fractures, discontinuities, etc.) may be encountered which may require remedial grading or laying back of the slope to an angle flatter than the adverse geologic condition. In addition, existing natural slopes that remain outside areas of proposed development, may be prone surficial instability, as was noted during our previous investigation of the property (GSI, 2006). These natural slopes should have drainage directed away from their tops and bottoms, and will also require regular and periodic maintenance. General guidelines for slope construction are presented in Appendix E. At a minimum, the proposed slopes should be constructed in accordance with 2010 CBC (CBSC, 2010) requirements. Irrigation of natural slopes is not recommended.

30.PLANNING. 64 SP - MM-5.6-20 RECOMMND

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

Prior to the issuance of grading permits:

The post-tensioned slab zone should be delineated or indicated on all grading plans. In addition, based on

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 64 SP - MM-5.6-20 (cont.) RECOMMND

preliminary evaluation of the proposed finish grade elevations, and the relatively steep subsurface topography on portions of the site, post-tensioned foundations are also specifically recommended for proposed fill areas that equal or exceed about 25 feet in thickness, at the conclusion of grading. Additional evaluations will be conducted prior to the issuance of a grading permit, at the 40-scale plan stage, when design grades are semi-finalized or finalized.

30.PLANNING. 65 SP - MM-5.6-21 RECOMMND

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

Prior to the issuance of grading permits:

Based on engineering analyses, post-tensioned foundations will be recommended for engineered fills with low expansive materials. Expansion Index [E.I.] >21 and <51) exhibiting plasticity indices greater than 15, -200 >10% and medium to medium expansive soils (E.I.51 to 90). Additional E.I. and Plasticity Index (P.I.) testing should be performed during site development to further evaluate the preliminary test results obtained.

30.PLANNING. 66 SP - MM-5.6-22 RECOMMND

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

Prior to the issuance of grading permits:

The off-site Project components shall comply with the recommendations contained within the 2012 Geo Report, and 2014 Geo Report, where applicable. Additional evaluations will be conducted prior to the issuance of a grading permit, at the 40-scale plan stage, when design grades are semi-finalized or finalized.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 67

SP - MM-5.7-1

RECOMMND

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

Prior to grading permit final inspection approval:

Should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Site Cleanup Program. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area.

30.PLANNING. 68

SP - MM-5.7-2

RECOMMND

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

Prior to grading permit final inspection:

If an unknown contaminated area is exposed during construction, the following actions will be implemented: any contamination found during construction will be reported to the Riverside County Site Cleanup Program and all of the sampling or remediation related to the contamination will be conducted under the oversight of the Riverside County Site Program; construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 68 SP - MM-5.7-2 (cont.)

RECOMMND

professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define appropriate remediation strategies; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area.

30.PLANNING. 69 SP - MM-5.7-3

RECOMMND

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

Prior to the issuance of grading permits:

The County shall verify and approve the construction Traffic Management Plan incorporates adequate measures to ensure emergency access and availability of SR 74 should an evacuation be needed. To the extent feasible, the length of time that construction activities occur within the SR 74 right-of-way shall be limited. To the extent that construction activities must occur within the SR 74 right-of-way, the Traffic Management Plan prepared for construction activities shall provide adequate emergency access to all parcels of land at all times, and shall include measures to ensure that during an evacuation, the right-of-way is accessible for this purpose.

30.PLANNING. 70 SP - MM-5.7-4

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 70 SP - MM-5.7-4 (cont.)

RECOMMND

Prior to the issuance of grading permits:

The underground storage tank shall be removed from the site and the soil in the area be analyzed for possible contamination. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

30.PLANNING. 71 SP - MM-5.7-5

RECOMMND

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

Prior to the issuance of grading permits:

If buried drums or any other storage canisters are discovered at the site during future site development, it is recommended that they be documented, properly disposed of offsite, and that the soil around such structures be properly assessed and possibly analyzed for contaminants.

30.PLANNING. 72 SP - MM-5.7-6

RECOMMND

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

Prior to the issuance of grading permits:

If buried drums or any other storage canisters are discovered at the site during future site development, it is recommended that they be documented, properly disposed of offsite, and that the soil around such structures be properly assessed and possibly analyzed for contaminants.

30.PLANNING. 73 SP - MM-5.7-7

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 73 SP - MM-5.7-7 (cont.)

RECOMMND

Prior to the issuance of grading permits:

Additional site characterization of the tailings shall be conducted to further determine if these wastes are considered hazardous to human health or the environment. All tailings will be specially handled. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

30.PLANNING. 74 SP - MM-5.7-8

RECOMMND

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

Prior to grading permit final inspection approval:

If any materials are discovered at the site during any future soil moving activities that may contain asbestos, it is recommended that a qualified contractor be contacted to remove such materials. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

30.PLANNING. 75 SP - MM-5.7-9

RECOMMND

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

Prior to grading permit final inspection approval :

If any materials are discovered at the site during any future soil moving activities that may contain lead, it is recommended that a qualified contractor be contacted to remove such materials. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 76

SP - MM-5.7-10

RECOMMND

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

Prior to grading permit final inspection approval:

Tailing deposits shall be transported to the proposed commercial area of the site and deposited in an engineered underground enclosure. This enclosure should be designed to accomplish the following parameters:

All pathways where surface or ground water can migrate into and through the tailing deposits will be eliminated. The top of the enclosure which will be entirely water proof will be designed to cause water entering the subsurface to be directed to the edges of the structure and away from the tailings. This will preclude any leaching of heavy metals into the native soils and groundwater;

All site utilities will be located above the top of the enclosure. This will preclude the need to expose the tailings in the event of a need to repair a utility. Thus, once deposited, there will be no reason for any future personnel to be exposed to the tailing deposits.

A deed restriction will be recorded that documents the existence of the enclosure.

30.PLANNING. 77

SP - MM-5.7-11

RECOMMND

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

Prior to issuance of grading permits:

A blasting report shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:

Explosive handling

Chemical exposure

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 77

SP - MM-5.7-11 (cont.)

RECOMMND

Compliance with 2010 California Fire Code Chapter 33 and the California Code of Regulations, Title 19, Subchapter 4, Article 6.

The following shall be required:

The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.

Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.

No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.

Authorized containers or Class II magazines shall be used for taking detonators and other explosives from storage magazines to the blasting area.

When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.

Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.

Blasting operations, except by special written permission of the County, shall be conducted during daylight hours.

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30.PLANNING. 77

SP - MM-5.7-11 (cont.) (cont.)

RECOMMND

Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or steam facilities, and flammable liquid and any similar lines, the blaster shall notify the appropriate representatives of such facilities, at least 24 hours in advance of blasting, specifying the location and intended time of such blasting. In an emergency this time limit may be waived by the County.

Due precautions shall be taken to prevent accidental discharge of electric blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, sand or dust storms, or other sources of extraneous electricity. These precautions shall include:

- 1.The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm.
- 2.The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA-NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting.
- 3.No electric blasting shall be done under overhead electric lines, or at such distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut-off or unless show blow deflectors, hold downs, mats, logs, or other material are placed over the charge to confine the blast.
- 4.When blasting near overheard electric lines, and when placing the lead and leg wires near these lines, the lead and leg wires shall not be placed parallel to the power line, and they shall be securely anchored.
- 5.Before a blast is fired, the person in charge shall make certain the surplus explosive materials are in a safe place, that persons and vehicles are at a safe distance or under sufficient cover, and that a loud warning signal has been sounded. It shall also be ascertained that all entrances to the place or places where charges are to be fired are properly guarded.
- 6.Tools used for the opening of containers of explosive materials shall be made on non-sparking materials.
- 7.Empty boxed and paper, plastic or fiber packaging

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 77 SP - MM-5.7-11 (cont.) (cont.) (cont.) RECOMMND

material which has previously contained explosive materials shall not be reused, and shall be disposed of in an appropriate manner.

8.Explosive materials shall not be abandoned.

9.Temporary storage for use in connection with approved blasting operations shall comply with NFFPA 495.

30.PLANNING. 78 SP - MM-5.8-1 RECOMMND

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

Prior to grading permit final inspection approval:

With the exception of the area set aside for conservation, future development shall include the construction of all onsite and offsite drainage facilities as required by the County Flood Control and Water Conservation District as described in this Subchapter of the EIR.

30.PLANNING. 79 SP - MM-5.10-1 RECOMMND

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

Prior to the issuance of grading permits:

The open test shaft (approximately 15 feet in depth) should be located and temporarily fenced, prior to clean-out and proper backfill, to keep equipment and construction/field personnel away from the open test shaft, in accordance with CAL/OSHA (2011) requirements.

30.PLANNING. 80 SP - MM-5.10-2 RECOMMND

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

Prior to grading permit final inspection approval:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 80 SP - MM-5.10-2 (cont.) RECOMMND

Any unidentified open test excavations, shafts, or stopes shall be identified and properly filled.

30.PLANNING. 81 SP - MM-5.10-3 RECOMMND

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

Prior to grading permit final inspection approval:

For shafts, the anticipated remedial measure would consist of the removal of all near surface loose soil and rock within the shaft opening, the placement of a lean concrete slurry plug and/or concrete cap, in-turn capped with a minimum of 5 feet of compacted fill, and incorporating structural setbacks near the shaft opening. These recommendations assume that the shaft is poorly backfilled. If the quality (relative compaction) of the shaft backfill is better than anticipated, these remedial recommendations may be modified somewhat, based on review and approval by the controlling authorities. The preliminary remedial measures for stope areas might consist of, but may not be limited to, backfilling the near surface workings with onsite materials, imported crushed rock, or a lean concrete slurry. All test excavations, shafts, and/or stopes identified onsite, should be surveyed and properly abandoned following local and State requirements can be refined based on the requirements of the controlling authorities and conditions exposed in the field prior to and/or during earthwork construction. If additional concealed mine workings or other subsurface structures are uncovered/revealed during grading, they will need to be further evaluated on a case-by-case basis to determine what, if any, remedial measures or recommendations, consistent with the Mitigation Measures, are considered warranted.

30.PLANNING. 82 SP - MM-5.10-4 RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 82 SP - MM-5.10-4 (cont.)

RECOMMND

Prior to issuance of grading permits:

Due to the potential for slope instability, potential problems with required keyway construction, and the potential to disturb proposed sealed shaft/stoped areas, descending slopes greater than 15 feet in vertical height should not toe-out on the Good Hope and San Jacinto "Claim" line and/or at large shaft opening areas. Descending slopes within these areas will need to be set-back from the Good Hope and San Jacinto "Claim" line (previously established setback lines) and/or large shaft opening areas by an approximate lateral distance of 40 feet.

30.PLANNING. 83 SP - MM-5.10-5

RECOMMND

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

Prior to issuance of grading permits:

All proposed building pads (commercial and residential) will need to be located outside the "restricted zone." Based on the actual surveyed locations of the shaft/stoped areas encountered during the closure of the mine and sealing of the mine's test excavations, shafts, and/or stopes, additional restricted areas and/or shaft setbacks zones may be required.

30.PLANNING. 84 SP - MM-5.10-6

RECOMMND

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

Prior to issuance of grading permits:

Due to the potential for settlement and associated distress within the areas where any Project roadways cross the "restricted zone" onsite, should be constructed at high angles in order to minimize the amount of damage should settlement occur. Appropriately located up-gradient and down-gradient cut-off valves for the utilities, to

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 84 SP - MM-5.10-6 (cont.) RECOMMND

facilitate repair, should be incorporated into the design.

30.PLANNING. 85 SP - MM-5.11-1 RECOMMND

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

Prior to building permit final inspection approval:

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.

30.PLANNING. 86 SP - MM-5.11-9 RECOMMND

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

Prior to the issuance of grading permits:

The applicant shall retain a qualified contractor/consultant and have that contractor/consultant prepare a comprehensive Blasting Plan for this grading activity, as appropriate, and to the extent blasting required. This plan shall include, at a minimum, the following aspects/information:

- 1.Type of blasting media to be used (TNT, ANFO, etc.).
- 2.Drilling method. Bore hole diameter, depth of bore hole, number of holes per shot, stemming, burden, weight/volume of explosives, accelerants, fuse types, etc.
- 3.Amount of material expected to be produced per blast.
- 4.Monitoring plans for blast-induced ground vibrations and air overpressure (sound).

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 86 SP - MM-5.11-9 (cont.)

RECOMMND

- 5.Monitoring plans for drilling-induced ground vibrations and noise impacts on all surrounding uses, including wildlife.
- 6.Monitoring plans for potential adverse effects caused by blasting relative to slope stability.
- 7.Monitoring plans for potential adverse effects caused by blasting relative to the hydrologic characteristics of the rock body.
- 8.Recommendations for minimizing any potential drilling and blasting impacts, as appropriate.
- 9.All necessary blasting permits.

30.PLANNING. 87 SP - MM-5.11-10

RECOMMND

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

Prior to issuance of building permits:

Future traffic noise levels for sensitive uses adjacent to SR 74 could result in exterior noise loading is greater than 65 dB CNEL. Mixed Use Planning Area 1 and residential Planning Area 2 are both adjacent to SR 74 and sensitive uses within these development areas may be exposed to high traffic noise levels. In order to meet the Riverside County exterior noise compatibility guideline at the closest Project lots under General Plan build-out traffic noise, one or more of the following mitigation measured will be required to ensure residential uses in PA 1 and PA 2 adjacent to the SR 74 are adequately protected from roadway noise sources:

Sensitive uses adjacent to SR-74 could achieve the 65 dB CNEL noise contour by setting homes further than the setback distances indicated previously.

A 6-0 foot high perimeter wall or berm at homes backing up to or abutting SR-74 could provide up to 6 dB attenuation.

Mixed use area PA 1, adjacent to SR-74, could place commercial structures immediately adjacent to the roadway to acoustically shield interior residential uses. Such design strategies could eliminate any needed noise

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 87 SP - MM-5.11-10 (cont.)

RECOMMND

mitigation in PA 1.

Recreational space such as a noise protected community park or pool may be considered to meet noise protection standards such that individual residential balconies or patios would not require to be mitigated below the 65 dB CNEL threshold.

Sensitive uses adjacent to SR-74 could achieve the 65 dB CNEL noise contour by setting homes further than the setback distances at least 50 feet from Project access roadways.

30.PLANNING. 88 SP - MM-5.11-11

RECOMMND

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

Prior to building permit final inspection approval:

Interior noise levels can achieve the 45 dB CNEL building code standard with standard construction features such as dual paned windows and the ability to close windows. Supplemental ventilation, in conjunction with air conditioning, is required in any livable space where window closure to shut out roadway noise is needed to meet interior standards. This shall be reflected on the plans and inspected for compliance, prior to building final inspection.

30.PLANNING. 89 SP - MM-5.11-12

RECOMMND

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

Prior to the issuance of building permits:

Verification of code compliance for any future residential uses within PA 1 and PA 2 shall be provided to the Building Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 90 SP - MM-5.13.2-1

RECOMMND

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

To assure that the future project development incorporates defensible space concepts, the design of each tract shall be reviewed with the Sheriff Department prior to submittal of any tract maps, conditional use permits or other entitlements.

30.PLANNING. 91 SP - MM-5.16.3-1

RECOMMND

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

Prior to issuance of building permits:

The applicant shall provide evidence that the following has been addressed.

To utilize energy efficiently, all residential buildings, large public buildings (library, public community center, schools, and joint-use facilities), large private recreation buildings and large commercial buildings (retail and office) shall exceed the 2008 California Energy Code - Title 24, Part 6 energy efficiency standards by 35%. To meet this rating standard, combinations of the following energy efficiency design elements or future elements shall be used to achieve at least a 35% energy savings compared to the 2008 Building Energy Standards:

- i) Tankless water heaters
- ii) High efficiency lighting
- iii) Low energy HVAC systems with tighter HVAC ducts
- iv) Improved drywall, insulation and sealing installation
- v) "Cool roofs" reflect the sun's light back to the sky
- vi) Heat-repelling radiant barrier roof foil reflect the sun's heat back to the sky
- vii) Double-paned windows
- viii) Dual-glazed, Lo E2 windows
- ix) Other energy conservation measures developed between 2011 and 2017 when the propose project is envisioned to begin actual construction.

2. To utilize energy efficiently, homebuilders shall

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 91 SP - MM-5.16.3-1 (cont.)

RECOMMND

install Energy Star-rated model appliances, if the homebuilder chooses to install major appliances such as a dishwasher, washing machine, and refrigerator in the new residential units.

3. To utilize energy efficiently, major appliances installed in large public buildings (library, public community center, schools, and joint-use facilities) and large private recreation buildings shall be Energy Star-rated .

4. To utilize energy efficiently, street lights shall be installed with energy-efficient lighting, such as approved LED lights the meet the requirements of County Ordinance No. 655.

5. To increase renewable energy sources and reduce greenhouse gas emissions, large public buildings (library, public community center, schools, and joint-use facilities) and large private recreation buildings shall be installed with solar panels, photovoltaic cells, solar thermal systems or other renewable energy generating technology.

6. To increase renewable energy sources and reduce greenhouse gas emissions, homebuilders shall offer to home buyers solar panels, photovoltaic cells, solar thermal systems or other renewable energy generating technology as part of the homebuilder's option program.

7. Where professional management is available, such as an HOA, recycled water shall be used in residential front-yards and backyards, i.e. private common area, and in adjacent street parkways, subject to EVMWD and County approvals.

8. Where professional management is not available, grass turf (live not artificial) shall be limited to 33% of the landscaped area of a conventional single-family detached lot.

30.PLANNING. 92 SP - MM-5.16.3-2

RECOMMND

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

Prior to recordation of a map:

The current or subsequent project applicant shall construct, or enter into an agreement and post security,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 92 SP - MM-5.16.3-2 (cont.) RECOMMND

in a form and amount acceptable to the Building and Safety Department, guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County standards and the County's Capital Improvement Policy.

30.PLANNING. 93 SP - MM-5.16.3-3 RECOMMND

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

Prior to issuance of grading permits:

Tentative tract maps shall be conditioned to require that all electrical service lines (excluding transmission lines) serving development within the project will be installed underground. This includes existing service facilities that may have to be relocated temporarily during grading.

30.PLANNING. 94 SP - MM-5.16.3-4 RECOMMND

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

Prior to grading permit final inspection approval:

The contractor shall temporarily relocate existing overhead facilities, as necessary to maintain service, while grading and installing the new underground system is underway.

30.PLANNING. 95 SP - MM-5.16.4-1 RECOMMND

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

Prior to issuance of building permits:

The project proponent shall recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 95 SP - MM-5.16.4-1 (cont.)

RECOMMND

the project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program - Form B and Form C to ensure compliance. Form B - Recycling Plan must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety, Form C - Reporting Form must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior building final inspection.

30.PLANNING. 96 SP - MM-5.16.4-2

RECOMMND

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

Prior to recordation of a map:

The Homeowners Association established for the proposed development shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively. Homeowners shall be notified of such in the CC&Rs.

30.PLANNING. 97 SP - MM-5.16.4-3

RECOMMND

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

Prior to issuance of building permits:

To assure compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 97 SP - MM-5.16.4-3 (cont.)

RECOMMND

local jurisdiction to require adequate areas for collecting and loading recyclable materials, for any multi-unit residential, commercial or industrial facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with AB 1327 in terms of installation of recycling access areas at these facilities.

30.PLANNING. 98 SP - MM-5.5-6

RECOMMND

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

Prior to issuance of grading permits:

The Project shall comply with the provisions and recommendations of the PRIMP in order to monitor, identify, and preserve any paleontological resources encountered during ground disturbance activities.

30.PLANNING. 99 SP - MM-5.5-5

RECOMMND

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

PRIOR TO GRADING PERMIT FINAL INSPECTION APPROVAL:

Prior to grading permit final, trenching and other ground-disturbing construction activities associated with the sewer and water line improvements along existing roadways shall be monitored for the presence of buried prehistoric or historic features and sites.

TRANS DEPARTMENT

30.TRANS. 1 SP - LC LANDSCAPE CONCEPT PLAN

RECOMMND

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

Provide two (2) sets of plans on 24" x 36" sheets at 20

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - LC LANDSCAPE CONCEPT PLAN (cont.) RECOMMND

scale that include a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859.2 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The Conceptual Landscape Plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

The Conceptual Landscape Plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

30.TRANS. 2 SP LC LNDSCP CMN AREA MNTNNC RECOMMND

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

"PRIOR TO MAP RECORDATION, the following procedures for

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2

SP LC LNDSCP CMN AREA MNTNNC (cont.)

RECOMMND

common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.
- d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859.2 (as adopted and any amendments thereto). Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859.2 (as adopted and any amendments thereto). to, the following: Planning Area(s) Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP LC LNDSCP CMN AREA MNTNNC (cont.) (cont.) RECOMMND

requirements of Ordinance No. 859.2 (as adopted and any amendments thereto).

30.TRANS. 4 SP - SP364/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.

Central Avenue (NS) at:
Collier Avenue (EW) - #1

SR?74 (NS) at:
I?15 Freeway SB Ramps (EW) - #2
I?15 Freeway NB Ramps (EW) - #3
Dexter Avenue (EW) - #4
Cambern Avenue (EW) - #5
Rosetta Canyon Drive (EW) - #6
Riverside Street (EW) - #7
Greenwald Avenue (EW) - #8
River Road (EW) - #9
Richard Street/Project North Access (EW) - #10
Project North Access (EW) - #11
Ethanac Road (EW) - #12
Theda Street (EW) - #13
Ellis Avenue (EW) - #14

Perris Boulevard (NS) at:
SR?74 (EW) - #15

Redlands Avenue (NS) at:
SR?74 (EW) - #16

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4 SP - SP364/TS CONDITIONS (cont.) RECOMMND

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

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

30.TRANS. 5 SP - SP364/IMPROVEMENTS RECOMMND

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

30.TRANS. 6 SP - SP364/WRCOG TUMF RECOMMND

Prior to the issuance of the certificates of occupancy of final building inspection (whichever occurs first), the developer shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with Ordinance No. 824. Fees may also be paid at the time application is made for building permit pursuant to Ord. 824.

30.TRANS. 7 SP - SP364/TS REQUIRED RECOMMND

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 364 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 8 SP - SP364/TS GEOMETRICS RECOMMND

The intersection of SR-74 (NS) at Project South Access (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes

Southbound: one left-turn lane, two through lanes, one right-turn lane

Eastbound: one right-turn lane

Westbound: one shared left-turn/right-turn lane

NOTE: The southbound right-turn lane may utilize the project frontage improvements on SR-74 to establish

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8 SP - SP364/TS GEOMETRICS (cont.) RECOMMND

a right-turn lane if sufficient pavement is provided. The project access shall be restricted to right-in/right-out turning movements while maintaining the existing southbound left-in and westbound left-out at Richard Street. The project shall provide a raised median design that shall enforce these turning provisions.

The intersection of SR-74 (NS) at Project North Access (EW) shall be signalized and improved to provide the following geometrics:

- Northbound: one left-turn lane, two through lanes
- Southbound: one left-turn lane, two through lanes, one right-turn lane
- Eastbound: one left-turn lane, one shared through/right-turn lane
- Westbound: N/A

NOTE: The southbound right-turn lane may utilize the project frontage improvements on SR-74 to establish a right-turn lane if sufficient pavement is provided. The northbound left-turn lane shall be a minimum of 200' and shall accommodate the deceleration transition from the adjacent through lane.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

30.TRANS. 9 SP - SP364/TS INSTALLATION RECOMMND

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of the traffic signal(s) at the following intersections or as approved by the Transportation Department:

Signals not eligible for fee credit:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 9 SP - SP364/TS INSTALLATION (cont.) RECOMMND
 SR-74 (NS) at Project North Access (EW)

30.TRANS. 10 SP - SP364/TS INTERCONNECT RECOMMND

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for traffic signal interconnect along the project frontage of SR-74.

or as approved by the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PA4A PLANS REQUIRED (1) NOTAPPLY

PRIOR TO THE ISSUANCE OF THE ____th building permit within the SPECIFIC PLAN, the park designated as Planning Area ____ shall be constructed and fully operable.

{NOTE TO PLANNER: this condition will probably need to be repeated several times.}

100.PLANNING. 2 SP - COUNT RES BUILD PERMITS RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 490 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 3 SP - PA4A PLANS REQUIRED(1) RECOMMND

PRIOR TO THE ISSUANCE OF THE 1st Building Permit within the SPECIFIC PLAN, detailed park plans shall be submitted to the Planning Department and the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the portion of the park site designated within Planning Area 4A, specifically the portion that is on top of the hill between Planning Areas 3 and 5, such that a park is available with a tot lot and grass area for the first residents of the SPECIFIC PLAN.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP - PA4A PLANS REQUIRED(1) (cont.) RECOMMND

The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 4 and with the requirements of the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - PA4A PARK CONST(1) RECOMMND

PRIOR TO THE 25th BUILDING PERMIT within the SPECIFIC PLAN, the portion of the park site designated within Planning Area 4A, specifically the portion that is on top of the hill between Planning Areas 3 and 5, such that a park is available with a tot lot and grass area for the first residents of the SPECIFIC PLAN, shall be constructed and operational; or to the satisfaction of the Planning Director.

100.PLANNING. 5 SP - PA4A PLANS REQUIRED(2) RECOMMND

PRIOR TO THE ISSUANCE OF THE 196th Building Permit within the SPECIFIC PLAN, detailed park plans shall be submitted to the Planning Department and the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the remainder of the park site designated within Planning Area 4A. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 4A and with the requirements of the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 6 SP - PA4A PARK CONST(2) RECOMMND

PRIOR TO THE 294th BUILDING PERMIT within the SPECIFIC PLAN, the remainder of the park site designated within Planning Area 4A, shall be constructed and operational; or to the satisfaction of the Planning Director.

100.PLANNING. 7 SP - PA4B LAND DEDICATION RECOMMND

PRIOR TO THE ISSUANCE OF THE 294th Building Permit within the SPECIFIC PLAN, the land for a Community Center shall be dedicated to a public agency.

100.PLANNING. 9 SP - PA6 TRAIL PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 100th Building Permit within the SPECIFIC PLAN, detailed trail plans shall be submitted to the Planning Department, Regional Parks and the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the trails designated within Planning Area 6. The detailed trail plans shall conform with the design criteria in the specific plan document for Planning Area 6 and with the requirements of the Regional Parks , CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the trail and its facilities.

100.PLANNING. 10 SP - PA6 TRAIL CONST RECOMMND

The trails in Planning Area 6 shall be constructed and operational prior to the 300th Building Permit within the SPECIFIC PLAN or to the satisfaction of the Planning Director.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule A subdivision of 126.4 acres into 241 residential lots with an average lot size of 6,500 sq. ft, basins, open space and a park.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36450 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36450, Amended No. 1, dated 2/20/2014.

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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.

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or 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

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

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

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10. GENERAL CONDITIONS

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES (cont.) RECOMMND

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 EVMWD WATER AND SEWER SERVICE RECOMMND

Tract Map 36450 is proposing to receive potable water and sanitary sewer service from Elsinore Valley Municipal Water District (EVMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water and sanitary sewer service are met with EVMWD as well as all other applicable agencies. Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Hans Giroux and Associates
1820 E. Garry Street, Suite 211
Santa Ana, CA 92705

Noise Study: "Noise Impact Analysis, Colinas Del Oro, Perris, Riverside County, CA" dated January 2, 2013, PN: P12-027N

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tentative Tract No. 36365 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated March 11, 2013 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

For further information, please contact the Office of Industrial Hygiene at (951) 955-8980.

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10. GENERAL CONDITIONS

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

Any proposed retention basin shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

PARKS DEPARTMENT

10.PARKS. 5 MAP - PARKS STANDARDS RECOMMND

The Regional Park and Open-Space District has identified that the proposed project is located in the Elsinore Area Plan. The Area Plan identifies a Regional and Community trail(s) impacted by the proposed project. The applicant is required to prepare an amended exhibit/trail plan showing the trail alignment(s) and easement areas. If a trail is adjacent to a roadway, it is to be located entirely outside of the road right-of-way (unless prior approval is granted from the Riverside County Transportation Department and Regional Park and Open-Space District). The amended exhibit plan shall be submitted to the Regional Park and Open-Space District for review and approval. The amended exhibit/trail plan is to provide: alignments, easement, widths, typical cross sections, fencing, trail separations, pavement markings, street crossings, signage bollards (if applicable), and landscaping and irrigation plans. The applicant is required to schedule an appointment with the Park District at 951.955.4300 in order to review trail(s) issues and development standards. Additionally, the applicant can obtain trail requirement assistance in the Riverside County Regional Park and Open-Space Trail Standards, available on the District's website at <http://www.riversidecountyparks.org> and following heading marked "Trails" and following the links to the Standards and Area Plan Trail Maps or Riverside County Planning website at <http://rctlma.org/planning/index.html>.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring 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. 4 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 7 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. 9 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

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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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. 10 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

10.PLANNING. 11 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.

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan.

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

10.PLANNING. 13 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes.

10.PLANNING. 14 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. 16 SP - PDA04781 RECOMMND

County Archaeological Report (PDA) No. 4781 submitted for this project (TR36450) was prepared by Philip DE Barros, Ph.D. of Professional Archaeological Services and is entitled: "Phase I Cultural Resources Survey and Assessment of TTM 36450, A 120-acre parcel West of State HWY 74 and Associated Off-site Sewer and Water Line Improvements within and near the Community of Meadowbrook Riverside County, California, dated January 9, 2014.

(PDA) No. 4781 concluded;

1)No prehistoric resources were encountered on the property.

2)One historic mining site (CA-RIV-3352H), the Good Hope

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10. GENERAL CONDITIONS

10.PLANNING. 16 SP - PDA04781 (cont.)

RECOMMND

Mine, consisting of six very disturbed scattered loci of historic debris is located on the property.

3)One prehistoric isolate (P-33-020981) consisting of a quartzite core was identified along the proposed water line.

4)Two historic period road segments (CA-RIV-10356 and 10357) have been recorded on the same side of HWY 74 as the proposed sewer line.

5)None of the historic sites or the prehistoric isolate are significant or important historical resources under CEQA.

(PDA) No. 4781 recommended that grading and other ground-disturbing construction activities within the project area as well as activities associated with the sewer and water line improvements along existing roadways be monitored by a County Certified professional archaeologist and by a Tribal Monitor.

This report, County Archaeological Report (PDA) No. 4781 was accepted and the document is herein incorporated as a part of the record for this project.

10.PLANNING. 17 MAP - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

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 by the Coroner within the period specified by law (24 hours) . 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.

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10. GENERAL CONDITIONS

10.PLANNING. 18

SP - UNANTICIPATED RESOURCES

RECOMMND

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

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

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

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

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

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

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10.PLANNING. 19 MAP - PDP01461

RECOMMND

County Paleontological Report (PDP) No. 1461, submitted for this case (TR36450), was prepared by Paul A. Principe, Principe and Associates, and is entitled: "Paleontological Resource Impact Mitigation Program, Tentative Tract 36450, Colinas del Oro Specific Plan 364", dated November 5, 2013.

PDP01461 concluded:

1.The Quaternary Very Old Alluvial-Channel Deposits on the site are considered to have the possibility of high paleontological sensitivity.

2.Cut-grading activities occurring in the northeast corner of the site has the potential to have a direct adverse impact on the Quaternary Very Old Alluvial-Channel Deposits.

3.As the proposed cut-grading activities that will occur in the Quaternary Very Old Alluvial-Channel Deposits geologic unit has the potential to impact significant nonrenewable paleontological resources, implementing a Paleontological Resource Impact Mitigation Program is then required under the California Environmental Quality Act.

PDP01461 recommended a Paleontological Resource Impact Mitigation Program for grading of this site.

PDP01461 satisfies the requirement for a Paleontological Resource Impact Mitigation Program (PRIMP) and is herein accepted for the purpose of monitoring grading activities for and mitigation of the presence of significant paleontological resources. All grading activities shall be monitored for these resources in accordance with PDP01461.

10.PLANNING. 20 MAP - GEO01730

RECOMMND

County Geologic Report (GEO) No. 1730, submitted for this project (SP00364 and TR36450), was prepared by Geo Soils, Inc. (GSI) and is entitled: "Update Geotechnical Evaluation and 100-scale Grading Plan Review, Tentative Tract 32022, off of Highway 74, Riverside County, California, 92570" dated October 6, 2006. In addition, the following documents were submitted for this GEO:

Carlin Environmental Consulting, Inc., January 23, 2006, "Request for oversight and results of a limited soil survey

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10.PLANNING. 20

MAP - GEO01730 (cont.)

RECOMMND

conducted at the property currently referred to as Tentative Tract No. 32022 in the County of Riverside, California".

GSI, November 1, 2010, "Response to County of Riverside Transportation and Land management Agency Review and Planning Department Review. County Geologic Report No. 1730, Tentative Tract 32022, Off Highway 74, Perris Area of Riverside County, California".

GSI, December 5, 2012, "Update Geotechnical Evaluation and 100 Scale Grading Plan Review, Tentative Tract 36450, Off of Highway 74, Perris Area of Riverside County, California".

GSI, May 6, 2014, "Response to County of Riverside Land Management System (LMS) Conditions of Approval and Development Review Team (DRT) Geologists comments, County Report No. 01730, Tentative Tract 36450)Colinas del Oro), Off of Highway 74, Perris Area of Riverside County, California"

These documents are herein incorporated as a part of GEO01730.

GEO01730 concluded:

- 1.The proposed site development is feasible from a geotechnical viewpoint, provided the recommendations presented in the GSI 12/05/12 report, and in other applicable reports for the site by GSI are properly implemented during project planning, design, and construction, as appropriate.
- 2.No known active faults are crossing the site area, and the site is not within a Fault-Rupture Hazard Zone.
- 3.The potential for liquefaction or seismically-induced dynamic settlement is considered low in the areas proposed for development at the site.
- 4.The site may be characterized as being underlain by undifferentiated bedrock, principally meta-sedimentary rocks assigned to the Jurassic-age Bedford Canyon Formation and Cretaceous-age granitic rocks. Localized undocumented fill (associated with past mining activities),

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10.PLANNING. 20

MAP - GEO01730 (cont.) (cont.)

RECOMMND

colluvium/topsoil, older alluvial-channel deposits, and younger alluvial materials mantle the bedrock materials onsite.

5.The site was previously utilized for gold mining. Mining was periodically conducted onsite from around 1870 through the mid 1960's. The approximate locations of test excavations performed by GSI and others, and the known test excavations shafts, and stopes for mining, which were advanced onsite, are presented on Plate 1 of GSI's 12/05/12 report.

6.Only one test shaft (west of Lot 117) has not been subsequently backfilled. However, other open test excavations, shafts, or stopes may exist onsite.

7.Specific recommendations for remedial work to properly seal the test excavations, shafts, and/or stopes onsite can be refined based on the requirements of the controlling authorities and conditions exposed in the field prior to and/or during earthwork construction.

8.Descending slopes greater than 15 feet in vertical height should not toe-out on the Good Hope and San Jacinto "Claim" line and/or at large shaft opening areas.

9.The descending slopes within the area of the Good Hope and San Jacinto "Claim" line and/or at large shaft opening areas will need to be set-back from the Good Hope and San Jacinto "Claim" line (previously established setback lines) and/or large shaft opening areas by an approximate lateral distance of ~~40~~40 feet. In addition, all proposed building pads (commercial and residential) will need to be located outside the "restricted zone;"

10.Based on the actual surveyed locations of the shaft/stoped areas encountered during the closure of the mine and sealing of the mine's test excavations, shafts, and/or stopes, additional restricted areas and/or shaft setbacks zones may be required.

11.Due to the potential for the introduction of stormwater pollutants directly into the local groundwater table, stormwater basins should be relocated and/or the basins will need to sealed/lined.

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10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - GEO01730 (cont.) (cont.) (cont.)

RECOMMND

12.Stormwater basins should not be located over the Good Hope and San Jacinto "Claim" line and/or large shaft opening areas, and/or at the toe of descending structural fill slopes.

13.It is anticipated that blasting, overexcavation, and/or line shooting will be necessary for bedrock cuts and utility corridors across much of the western portion of the site. It is likely that very difficult ripping to possible blasting (e.g., "line-shooting") may be necessary for trenching of utilities along some proposed roadway alignments (i.e., utility corridors).

14.Oversized materials exist onsite and will be generated during some bedrock excavations, which will require specialized placement techniques during grading.

15.Evidence of significant mass wasting (i.e., rockfall, landsliding, debris flows, etc.), was not noted during our review of aerial photographs, or during our geologic field mapping of the site. However, small localized earth failures (i.e., slumps, slopewash, etc.), were noted generally associated with reentrant canyons onsite. The small slumps/slopewash are generally anticipated to lie outside of the areas proposed for residential or commercial development, and/or will be completely removed by the proposed grading, and as such, should not pose a major constraint to development.

16.If additional unknown mine workings are encountered, or survey locations provided amend the actual locations of the test excavations, shafts, and/or stopes, additional restricted areas and/or shaft setbacks zones may be required.

17.Regional seismic shaking, ranging from moderate to severe, may occur on the site associated with nearby and/or regional faults.

18.Cut and fill slopes, up to about 70 and 50 feet high, respectively, were previously analyzed and a calculated gross factor-of-safety of 1.5 or 1.1, or greater, was obtained.

19.While stabilization of cut slopes is not currently anticipated, locally adverse geologic conditions (e.g.,

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - GEO01730 (cont.) (cont.) (cont.) (cont.RECOMMND

adverse joints and/or fractures, discontinuities, etc.) may be encountered which may require remedial grading or laying back of the slope to an angle flatter than the adverse geologic condition.

20.Regional groundwater is not expected to be a major factor in development of the site; however, as with all similar projects, perched groundwater may not be precluded from occurring both during grading and after site development.

21.The depth to the regional groundwater table is estimated at greater than 43 feet. However, groundwater was encountered at depths as shallow as 13 feet in previous excavations conducted at lower elevations onsite. Areas of seepage may also develop after site grading due to seeps, springs, irrigation, and/or heavy rainfall, and should be anticipated. This potential will increase on any cut lots and cut slopes.

GEO01730 recommended:

1.Removal of all undocumented artificial fill, colluvium/topsoil, younger alluvial deposits, and the surficial weathered older alluvial-channel deposits and bedrock materials will be necessary prior to fill placement. On a preliminary basis, remedial grading is estimated to consist of the removal of the upper 2 to 20 feet, or greater, of undocumented artificial fill, potentially compressible native soils and/or weathered surficial older alluvium/bedrock materials, below existing grades.

2.The open test shaft (approximately 15 feet in depth) should be located and temporarily fenced, prior to clean-out and proper backfill, to keep equipment and construction/field personnel away from the open test shaft, in accordance with CAL/OSHA (2011) requirements.

3.Additional subsurface investigations and/or environmental studies are considered warranted to properly evaluate the locations, conditions, and mitigative measures required to properly evaluate identified mine tailings, by Carlin Environmental Consulting, Inc. (Carlin Environmental), and to seal the previous test excavations, shafts, and/or stopes located onsite.

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - GEO01730 (cont.) (cont.) (cont.) (cont.RECOMMND

4.Governmental officials may need to be involved with the remediation of the existing mine tailings and final sealing of the test excavations, shafts, and/or stopes and proper closure of the previous mine located onsite.

5.For shafts, the anticipated remedial measure would consist of the removal of all near surface loose soil and rock within the shaft opening, the placement of a lean concrete slurry plug and/or concrete cap, in-turn capped with a minimum of 5 feet of compacted fill, and incorporating structural setbacks near the shaft opening.

6.The preliminary remedial measures for stope areas might consist of, but may not be limited to, backfilling the near surface workings with onsite materials, imported crushed rock, or a lean concrete slurry.

7.All test excavations, shafts, and/or stopes identified onsite, should be surveyed and properly abandoned following local and State requirements.

8.If additional concealed mine workings or other subsurface structures are uncovered/revealed during grading, they will need to be further evaluated by this office, the controlling authorities, and/or Carlin Environmental, on a case-by-case basis to determine what, if any, remedial measures or recommendations are considered warranted.

9.Based on the actual surveyed locations of the shaft/stoped areas encountered during the closure of the mine and sealing of the mine's test excavations, shafts, and/or stopes, additional restricted areas and/or shaft setbacks zones may be required.

10.Based on the controlling authorities and Carlin Environmental's final review and evaluation of the mine tailings (undocumented artificial fill) that exist on portions of the site, after appropriate analysis/remediation, the materials are proposed to be utilized for onsite fill materials underlying the commercial areas of the site. Provided such soils are not susceptible to adverse leaching, additional recommendations for proper handling and placement of the materials based on final evaluations by the controlling authorities and/or Carlin Environmental should be provided.

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - GEO01730 (cont.) (cont.) (cont.) (cont.RECOMMND

11.As an alternate to blasting for utilities, overexcavation of street areas during mass grading to 1 foot below the depth of the lowest utility should be considered.

12.In order to facilitate foundation construction and trenching of utilities, as well as to mitigate rock hardness, overexcavation of cut pads in hard rock areas should be performed to a minimum depth of 3 feet below finish grade, or 2 feet below foundations, whichever is greater, and subsequently replaced with properly compacted fill.

13.No oversized materials greater than 8 inches in diameter, should be placed within 10 feet of finish grade. Local utility entities may require a more stringent backfill grain size restriction (i.e., less than 4 inches in maximum size) which may require impact or select grading during utility backfill.

14.Proper disclosure to all interested/affected parties, homeowners, and any homeowners association, will be required regarding the potential for difficult excavation, hard rock, oversize materials and their hold-down distances from finish grade, etc. as outlined in the "Fill Placement" and "Rock Placement Guidelines" sections of the GIS 12/05/12 report.

15.Should perched boulders, corestones, etc. exist in natural or cut slopes above the proposed residential or commercial development, and not be removed by the proposed grading, then debris/impact walls and/or diversion devices should be constructed, where these features intercept the proposed development and/or cut slopes. The actual location and need for such devices would best be evaluated at the 40-scale plan stage, when design grades are semi-finalized or finalized and additional geotechnical review is provided.

16.In order to reduce the potential for differential settlement within transition lots, mitigate non-uniform subgrade soils, and reduce the potential for perched water conditions, the entire cut areas of the affected lots should generally be overexcavated to a minimum depth of 3 feet below finish grade, or 2 feet below the foundation,

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10.PLANNING. 20 MAP - GEO01730 (cont.) (cont.) (cont.) (cont.RECOMMND

whichever is greater, and/or a maximum ratio of fill thickness on the lot of 3:1 (maximum:minimum), and replaced with compacted fill.

17. Removal bottoms should be sloped toward the street, or other approved areas. In areas of hard rock, the overexcavation should be performed such that a minimum 1 percent gradient is maintained toward the front of the lot in order to reduce the potential for the accumulation of water (from irrigation or rainfall) in the fill caps. A minimum of 2 feet of compacted fill is recommended below all foundations.

18. If additional unknown mine workings are encountered, or survey locations provided amend the actual locations of the test excavations, shafts, and/or stopes, additional restricted areas and/or shaft setbacks zones may be required.

19. The proposed structures and foundations should be designed to resist seismic forces in accordance with the criteria contained in the 2010 CBC (CBSC, 2010), and the updated seismic design parameters provided herein.

20. Fill slopes should be properly built and compacted to a minimum relative compaction of 90 percent throughout, including the slope surfaces.

21. Any cut slopes proposed should be designed at gradients of 2:1 and should not exceed 30 feet in height, without a specific slope stability evaluation.

22. Existing natural slopes that remain outside areas of proposed development, may be prone surficial instability.

23. Natural slopes should have drainage directed away from their tops and bottoms, and will also require regular and periodic maintenance.

24. At a minimum, the proposed slopes should be constructed in accordance with 2010 CBC (CBSC, 2010) requirements.

25. Irrigation of natural slopes is not recommended.

26. The post-tensioned slab zone and restricted zone, indicated in the GSI 2006 report, should be accurately

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10.PLANNING. 20 MAP - GEO01730 (cont.) (cont.) (cont.) (cont.RECOMMND

located and shown on the tract map and all grading plans.

27.Post-tensioned foundations are specifically recommended for proposed fill areas that equal or exceed about 25 feet in thickness, at the conclusion of grading.

28.Additional evaluations will be conducted at the 40-scale plan stage, when design grades are semi-finalized or finalized.

29.Two roadways are proposed to cross the "restricted zone" onsite. Due to the potential for settlement and associated distress within this area, utilities constructed within the "restricted zone" should be constructed at high angles to the restricted zone in order to minimize the amount of damage should settlement occur. Appropriately located up-gradient and down-gradient cut-off valves for the utilities, to facilitate repair, should be incorporated into the design.

30.Post-tensioned foundations will be recommended for engineered fills with low expansive materials (Expansion Index [E.I.] >21 and <51) exhibiting plasticity indices greater than 15, -200 >10% and medium to medium expansive soils (E.I. 51 to 90). Additional E.I. and Plasticity Index (P.I.) testing should be performed during site development to further evaluate the preliminary test results obtained.

31.Proper disclosure to all interested/affected parties, including homeowners and homeowner associations, should be made including the potential for perched groundwater to occur after grading, and potential for expansive and corrosive soils to exist onsite.

32.Areas of seepage may also develop after site grading due to seeps, springs, irrigation, and/or heavy rainfall. Minimizing site irrigation will lessen this potential.

33.Subdrainage systems for canyon areas, where filled, are specifically recommended for the control of localized seepage and/or perched groundwater.

34.Inasmuch as rapid draw-down of the water table would cause a sudden change in the stress field conditions within the mine, pumping groundwater from the mine workings for

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10.PLANNING. 20 MAP - GEO01730 (cont.) (cont.) (cont.) (cont.RECOMMND

irrigation or other purposes is not recommended.

GEO No. 1730 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 1730 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the presence of the mine workings, set-back zones, special foundation zones and groundwater related issues as described elsewhere in this conditions set.

TRANS DEPARTMENT

10.TRANS. 1 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, 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.

50. PRIOR TO MAP RECORDATION

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL MAINT REGIONAL RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PARKS. 1 MAP - TRAIL MAINT REGIONAL (cont.) RECOMMND

than the District) that trail maintenance will be provided.

50.PARKS. 2 MAP - TRAIL MAINT COMMUNITY RECOMMND

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

50.PARKS. 3 MAP - SP & TRACT MAP CONSISTEN RECOMMND

The applicant shall submit a final map that indicates all trail(s) within the specific plan are consistent with the tract map to the Regional Park and Open-Space District for review and approval.

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 4,000 sq ft for planning area 3 and 5,000 sq ft for planning area 5.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 743, Specific Plan No. 364, and Change of Zone No. 7143 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zone ultimately applied to the property.

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 9 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for a series of eight to 10 foot (8'-10') wide regional trails through Planning Areas 4A, 4B, 6 and 7 shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 10 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a series of eight to ten foot (8'-10') wide regional trails located within Planning Areas 4A, 4B, 6 and 7. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 26 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 MAP - FEE BALANCE

RECOMMND

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

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA

RECOMMND

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

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

or other document creating the assessment lien.

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 36 MAP - ECS PALEO RESOURCES RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped as having a high potential to contain paleontological resources (i.e. significant nonrenewable fossil material) as described in County Paleontological Report PDP01461. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the County Paleontological Report PDP01461, portions of this site have been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 36 MAP - ECS PALEO RESOURCES (cont.) RECOMMND

mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required pursuant to the recommendations of PDP01461.

Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution."

50.PLANNING. 37 MAP - ECS GOOD HOPE MINE RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the presence of the former Good Hope mine beneath the ground surface and shall indicate the area of the project site that is underlain by this mine. In addition, a note shall be placed on the ECS as follows:

"This site is underlain by the mine workings of a former gold and silver mine known as the Good Hope Mine. Construction of habitable structures above these mine workings and immediately adjacent to these workings is prohibited. See County Geologic Report No. GEO01730 for further details on this mine, construction limitations, and associated engineering designs and mitigation (mine shaft closer requirements, set-back zones, special foundation zones, etc.) required for construction on this site."

50.PLANNING. 38 MAP - ECS GROUNDWATER RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the limitation of extracting ground water from this site. A note relative to this limitation shall be placed on the ECS as follows:

"In accordance with the findings and recommendations contained in County Geologic Report No. GEO01730, pumping groundwater from the mine workings on this site for irrigation or other purposes is not recommended."

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1

MAP - LC LNDSCP COMMON AREA

RECOMMND

Project is a candidate for a County CFD administered by the Transportation Department. Request a meeting with Transportation Department's LMD/Landscape Staff to discuss options further. WQMP BMPs (basins, etc) shall be CFD maintained or other Transportation Department approved maintenance entity.

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5 MAP - SLOPE STABIL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

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

60.BS GRADE. 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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 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. 16 MAP - RESTRICTED AREAS RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMIT, THE APPLICANT MUST CLEARLY DELINEATE RESTRICTED AREAS AS INDICATED IN THE GEO-TECHNICAL REPORT.

E HEALTH DEPARTMENT

60.E HEALTH. 1 USE - DTSC CLEARANCE LETTER RECOMMND

Prio to the issuance of a grading permit, the applicant shall provide to the Department of Environmental Health (DEH) a Clearance Letter from the State of California, Department of Toxic Substances Control (DTSC).

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

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 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 EPD-MITIGATION RECOMMND

In the document entitled Determination of Biologically Equivalent or Superior Preservation Colinas Del Oro Specific Plan 364 and TR36450, it is stated that to mitigate the direct effects on 0.622 acres of onsite Riparian/Riverine Areas, Lansing Industries Inc., proposes to purchase 0.622 acres of compensatory mitigation credits. This would be a 1:1 ratio of mitigation credits. The Environmental Programs Division will be requiring that mitigation credits be purchased at a 2:1 ratio. The 2:1 ratio is the standard minimum for impacts to riparian/riverine areas.

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60. PRIOR TO GRADING PRMT ISSUANCE

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPROVAL REGI RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its regional 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.

60.PARKS. 2 MAP - TRAIL PLAN APPROVAL COMM RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its community 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. 6 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 n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 7 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

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. 15 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 126.4 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 743, Specific Plan No. 364 and Change of Zone No. 7143 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 23 MAP - CULTURAL RESOURCE PRO RECOMMND

PRIOR TO GRADING PERMIT: The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits.

The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - CULTURAL RESOURCE PRO (cont.) RECOMMND

appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

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

60.PLANNING. 24 MAP - NATIVE AMERICAN MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor 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 appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

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

60.PLANNING. 25

MAP - PALEO PRIMP & MONITOR

RECOMMND

County Paleontological Report (PDP) No. 1461, prepared by Paul A. Principe concluded the project has the potential to impact significant paleontological resources. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

12.Procedures for reporting of findings.

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

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for 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. 26 MAP - GEOLOGIST'S REQ RECOMMND

Prior to issuance of grading permits, the location of all set-back zones and special foundation zones required as a matter of the existence of the Good Hope Mine workings shall be indicated clearly on the grading plans. Further, the grading plans shall indicate the necessary level of detail required to safely guide the grading contractor through the required closure/backfill of the existing mine workings.

These grading plans shall be submitted to the County Geologist for review and approval prior to issuance of grading permits.

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70. PRIOR TO GRADING FINAL INSPECT

E HEALTH DEPARTMENT

70.E HEALTH. 1 DTSC REMEDIAL ACTION CERT LTR RECOMMND

Prior to Grading Final, the applicant shall provide to the Department of Environmental Health (DEH) an original copy of a "Remedial Action Certification Letter" from the State of California, Department of Toxic Substances Control (DTSC).

PARKS DEPARTMENT

70.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.

70.PARKS. 2 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. 3 MAP - PHASE IV MONITOR REPORT RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3

MAP - PHASE IV MONITOR REPORT (cont.)

RECOMMND

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 4

MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

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

80. PRIOR TO BLDG PRMT ISSUANCE

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

80.BS GRADE. 3 MAP - RESTRICTED AREAS RECOMMND

PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT AND/OR DEVELOPER SHALL CLEARLY DELINEATE IN THE FIELD ALL RESTRICTED AREAS PER THE GEO-TECHNICAL REPORT.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 4 MAP - MINE REMEDIATION RECOMMND

PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL PROVIDE DOCUMENTATION OF MINE REMEDIATION INCLUDING MINE TAILINGS, CLOSURE OF SHAFTS, STOPES, AND FINAL SEALING OF TEST EXCAVATIONS.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Perris & Perris Union High School District shall be mitigated in accordance with California State law.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 MAP - FEE BALANCE

RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

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

The plot plan shall contain the following elements:

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

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

80.PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for 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. PRIOR TO BLDG PRMT ISSUANCE

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 SPECIFIC PLAN.

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 from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.)

RECOMMND

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, the SPECIFIC PLAN, and the TENTATIVE MAP conditions of approval (no conceptual wall and fence plan was approved with the Tentative Map, please use the SPECIFIC PLAN Figure IV-47).

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.) RECOMMND

Department.

C. 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.

D. Side yard gates are required on one side of front yard, and shall be constructed of as outlined in the SPECIFIC PLAN. Chain link fencing is not permitted (except the dog park). All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. 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, or as outlined in the SPECIFIC PLAN. The maximum height of walls or fencing shall be six (6) feet in height.

F. 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, or as outlined in the SPECIFIC PLAN.

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

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

TRANS DEPARTMENT

80.TRANS. 1 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP#

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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

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

When applicable, plans shall include the following components:

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

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

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

80.TRANS. 2 MAP - LC LANDSCAPE SECURITY RECOMMND

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

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 3 MAP - LC LNDSCPNG PROJ SPECIFI RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- 1.Landscape Plans must comply with Riverside County Comprehensive Landscape Guidelines. These can be downloaded from the following web site:
<http://rctlma.org/trans/Land-Development/Special-Assessment-Districts/Landscape-Guidelines-and-Standards>
- 2.Provide complete package including but not limited to:
 - a.County of Riverside standard title block as available in Appendix D at the above website
 - b.Cover sheet standard format as available in Appendix D at

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 MAP - LC LNDSCPNG PROJ SPECIFI (cont.) RECOMMND

the above website
c. Water Budget Calculations per Ordinance 859.2as available
in Appendix D at the above website
d. Irrigation Plans, Legend, Details & Specifications,
including Smart Controller, ET Gauge / Rain Sensor per
Ordinance 859.2
e. Landscape Plans, Legend, Details and Specifications

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION (cont.) RECOMMND

Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 8 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. 9 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. 10 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 10 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 101 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 101 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

All required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI (cont.) RECOMMND

coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 6 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. 10 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 126.4 acres

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 MAP - SKR FEE CONDITION (cont.) RECOMMND

(gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 11 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Impact Report No. 530.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 12 MAP - ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - LC LNDSCP INSPECT DEPOSI RECOMMND

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

90.TRANS. 2 MAP - LNDSCP INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

MAP - LNDSKP INSPECTION RQMT (cont.)

RECOMMND

INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS. _____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. _____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 3

MAP - LC COMPLY W/LNDSKP/IRR

RECOMMND

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

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION RECOMMND

Prior to the issuance of the 101 building permit, the applicant shall begin construction of the trail 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 MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 101 building permit, 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 CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 101 building permit, the applicant shall complete construction of the trail(s) as shown on the exhibit/trail plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

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

DATE: February 13, 2013

TO:

Riv. Co. Transportation Dept.	P.D. Archaeology Section	Western Municipal Water District
Riv. Co. Surveyor	Riv. Co. Sheriff's Dept.	Eastern Municipal Water
Riv. Co. Environmental Health Dept.	Riv. Co. Waste Resources Mgmt. Dept.	Southern California Edison Co.
Riv. Co. Public Health Dept. - Ind. Hygiene	1st District Supervisor	Southern California Gas Co.
Riv. Co. Flood Control District	1st District Planning Commissioner	Verizon
Riv. Co. Fire Department	5th District Supervisor	Eastern Information Center- UCR
Riv. Co. Building & Safety – Grading	5th District Planning Commissioner	U.S. Postal Service- San Bernardino
Regional Parks & Open Space District	Riverside Transit Agency	Reg. Water Quality Control Board-Santa Ana
Riv. Co. Environmental Programs Division	Caltrans #8	Air Quality Mgmt. Dist. - South Coast
P.D. Geology Section	City of Perris Planning Dept.	California Dept. of Fish and Game
P.D. Landscaping Section	Perris Union High School District	Pechanga

GENERAL PLAN AMENDMENT NO. 743, SPECIFIC PLAN NO. 364, CHANGE OF ZONE NO. 7143, TENTATIVE TRACT MAP NO. 36450, and ENVIRONMENTAL IMPACT REPORT NO. 530 – Applicant: Golden Valley Land Company LLC - First/First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural- Rural Mountainous (R:RM), Community Development- Very Low Density Residential (CD:VLDR) – Location: Westerly of Highway 74, southerly of Ethanac Road – 127.4 Gross Acres - Zoning: Rural Residential (R-R) – **REQUEST:** The **General Plan Amendment** proposes to change the Land Use Designation from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Mountainous (R:RM) to a multi foundation Specific Plan featuring designations including Medium Density Residential (MDR), Medium High Density Residential (MHDR), Mixed Use (MU), Open Space- Recreation (OS-R), and Rural Mountainous (RM) as illustrated on the Land Use Plan. The **Specific Plan** proposes a split foundation master plan of 126.4 acres featuring residential and commercial designations as well as open space, trails and recreation space with a maximum dwelling unit count of 490 dwelling units. The **Change of Zone** proposes to change the zoning on the site from Rural Residential (RR) to Specific Plan (SP) as well as formalize the Specific Plan Boundary and create a Zoning Ordinance for the Project. The **Tentative Tract Map** is a Schedule A subdivision of 126.4 acres into 245 residential lots with an average lot size of 6,518 sq. ft. and 8 open space/ basin lots. The **Environmental Impact Report** proposes to study the possible impacts resulting from the project. – APN's: 345-190-016 and 345-200-013

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 14, 2013**. All LDC/DRT 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 / MAILSTOP# 1070.

Public Hearing Path: DH: PC: BOS:

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.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Raymond Basquez, Sr.
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Stephanie Gordin

Monitor Supervisor:
Aurelia Marruffo

May 26, 2005

FILE COPY

Ms. Vanessa Ng, Project Planner
Riverside County Planning Department
PO Box 1409
4080 Lemon Street
9th Floor, CAC
Riverside, CA 92502-1409

**Re: Comments on Tentative Tract Map No. 32022, General Plan
Amendment No. 00743, Change of Zone No. 07143**

Dear Ms. Ng,

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "Pechanga Tribe"), a federally recognized Indian tribe and sovereign government. The Pechanga Tribe is formally requesting, 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").

We submit the following comments on the above listed document for the Project. Additional comments may be submitted directly by Pechanga or through their attorneys. We request that all such comments be part of the official record for the approval of this Project.

We also request that the County provide us with copies of all archeological studies, reports, site records, proposed testing plans, and proposed mitigation measures, and conditions as soon as they become available, for our comment.

**THE LEAD AGENCY MUST INCLUDE AND CONSULT WITH THE TRIBE IN ITS
REVIEW PROCESS**

It has been the intent of the Federal Government¹ and the State of California² 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 such as approval of Specific Plans and EIRs. In this case, it is undisputed that the project lies within the Luiseño tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the Lead Agency and the Project applicant 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.

PROJECT IMPACTS TO CULTURAL RESOURCES

The Pechanga Tribe is not opposed to this development project. The Pechanga Tribe's primary concerns stem from the project's likely impacts on Native American cultural resources. The Pechanga Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites and archaeological items which would 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 would also like to point out that a preferred method of treatment for archeological sites according to the CEQA is avoidance (California Public Resources Code §21083.1), and that this is in agreement with the Tribe's practices and policies concerning cultural resources.

The Pechanga Tribe asserts that the Project area is part of the Pechanga Tribe's aboriginal territory, as evidenced by the existence of Luiseño place names rock-art pictographs, petroglyphs, and an extensive artifact record in the vicinity of the Project. In addition, there is one recorded archeological site on the project property. Given this threshold for scope of Pechanga traditional territory, the Pechanga Tribe is concerned about the potential impacts to Luiseño/Pechanga resources which may occur throughout the Project area. The Pechanga Tribe contends that the Project area contains cultural resources due to the fact that approximately two sites are recorded within a 1-mile radius. Given all the information, there is a very strong likelihood of locating sub-surface resources during ground disturbing activities.

The Pechanga Tribe's knowledge of the continuous occupation of the Luiseño people in this geographical area for thousands of years, through their stories and songs, are cultural

¹ See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

² See California Public Resource Code §5097.9 et seq.

evidence that subsurface sites may exist in this Project area. Therefore, the Pechanga Tribe requests that in the case of discovery of new or additional sites or resources, that the Lead Agency re-evaluate the Project impacts to cultural resources and adopt appropriate mitigation measures to address such. The Pechanga Tribe intends to assert its legal rights with respect to additional finds of significant sites or cultural resources which are of sacred and ceremonial significance to the Pechanga Tribe.

Given that Luiseno cultural resources will likely be affected by the Project, the Pechanga Tribe must be allowed to be involved and participate with the Lead Agency and the Project Applicant in developing all monitoring and mitigation plans for the duration of the Project. Further, given the potential for archaeological resources within the Project area, it is the position of the Pechanga Tribe that Pechanga tribal monitors should be required to be present during all ground-disturbing activities conducted in connection with the project, including any archeological testing performed. It is further the position of the Pechanga Tribe that an Agreement regarding appropriate treatment of cultural resources be drafted and entered into.

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. And, accordingly, the Pechanga Tribe further requests that the Lead Agency work with the Tribe to draft an agreement which would address any inadvertent discoveries of cultural resources, including human remains.

Also, surveys and grading may reveal significant archaeological resources and sites which may be eligible for inclusion in the historic site register, and may contain human remains or sacred items. Therefore, we request that the Lead Agency commit to evaluating Project environmental impacts to any cultural sites that are discovered during archeological testing and grading, and to adopt appropriate mitigation for such sites, in consultation with the Pechanga Tribe.

REQUESTED MITIGATION

The Tribe requests that appropriate assessment of the archeological and cultural resources on the Project property be evaluated to determine significant and appropriate treatment by a qualified archeologist in conjunction with the Pechanga Tribe. Any such testing should involve the Tribe, and all tests to determine impacts should be completed prior to Project approval.

For the reasons above, the Pechanga Tribe requests the following mitigation measures be adopted at the present time. Upon completion of a thorough archeological assessment additional mitigation measures may be necessary.

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

1. Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Pre-Excavation Agreement with the Pechanga Band of Luiseño Indians. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction as well as provisions for tribal monitors.

2. Tribal monitors from the Pechanga Band of Luiseño Indians shall be allowed to monitor all grading, excavation and ground-breaking activities within native soils in the Tribe's aboriginal territory, including further surveys, to be compensated by the Project Applicant/Developer. The Pechanga Tribal monitors will have the authority to temporarily stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in conjunction with the archeologist and the Lead Agency.

4. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the Project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.

5. All sacred sites within the Project area are to be avoided and preserved.

The Pechanga Tribe looks forward to working together with Riverside County Planning Department, the Lead Agency and other interested agencies in protecting the invaluable Luiseño cultural resources found in the Project area. If you have any questions, please do not hesitate to contact me at (951) 308-9295 or Laura Miranda at (951) 676-2768, Ext. 2137. Thank you for the opportunity to submit these comments.

Sincerely,



Stephanie Gordin
Analyst



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

July 14, 2008

VIA E-Mail and USPS

Ms. Leslie Mouriquand
Riverside County Archaeologist
Riverside County TLMA
4080 Lemon Street, 9th Floor
Riverside, CA 92502

Re: Pechanga Tribe Comments Concerning SB 18 Consultation for the Proposed Specific Plan 364, General Plan Amendment 743, Change of Zone 7143 and Tentative Tract Map 32022

Dear Ms. Mouriquand;

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government, in response to the request for consultation from your office dated April 21, 2008. The Tribe is formally requesting, pursuant to Cal. Govt. Code §65352, to be consulted with concerning the impacts the above listed Project will or may have on Traditional Tribal Cultural Places and Luiseño cultural resources. Further, the Tribe requests consultation with the County of Riverside as a sovereign governmental entity. We request that all the Tribe's comments, including this letter, be incorporated into the official record of approval for this Project.

The Pechanga Tribe is also formally requesting, 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"), including addition of the Tribe to your distribution list(s) for public notices and public 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.

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 this Project entails a General Plan Amendment and a Specific Plan, 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). Such consultation shall be for

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
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Director:
Gary DuBois

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Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Aurelia Marruffo

the purposes of identifying any Native American sacred places and any geographical areas which could potentially yield sacred places, identifying 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)). All consultations shall be government-to-government, meaning they shall be 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 such 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. Such information shall not be subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

PECHANGA CULTURAL AFFILIATION TO THE PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of the Tribe's aboriginal territory, as evidenced by the existence of Luiseño place names and village complexes, rock art, pictographs, petroglyphs and an extensive Luiseño artifact record in the vicinity of the Project. The Tribe further asserts that this culturally sensitive area is affiliated specifically with the Pechanga Band of Luiseño Indians because of the Tribe's specific cultural ties to this area. The Tribe considers any resources located on this Project property to be Pechanga cultural resources.

The 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 presented boundaries of the Luiseño traditional territory include this region in their descriptions (Drucker 1937; Heiser and Whipple 1957; Kroeber 1925; Smith and Freers 1994), and such territory descriptions correspond with what was communicated to the Pechanga people by our elders. While historic accounts, anthropological and linguistic theories are important in determining traditional Luiseño territory; the 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 originates with the creation of all things at *'éxva Teméeku*, known today as the City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the Luiseño deity *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore (*'iténgvu Wumówmu*) after visiting many of the hot springs located within Luiseño and Cahuilla territory. From Elsinore, the people spread out, establishing villages and marking their territories. 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 *Montivol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors, several of which are located near 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, what anthropologists include in their definition of a "village territory", to an area extending from Rawson Canyon near Lake Skinner on the east, over to Lake Mathews on the northwest, through the Corona area and down Temescal Canyon, and back to the Temecula area.

Rock art is also an important element in the determination of Luiseño territorial boundaries. Rock art can consist of petroglyphs-incised elements, or pictographs-painted elements. The science of archaeology tells us that places can be described through these rock art 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. Gerald Smith and Steve Freers book "Fading Images" describes this style of rock art as being, "Generally associated with late prehistoric and historic Luiseño populations, with extensions into neighboring territories. This type site is the major locus of the style, on the San Luis Rey River, San Diego County" (Smith, Freers: 26). The San Luis Rey style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, 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 marking, identified by archaeologists also as rock art or petroglyphs, is known as 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 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).

Numerous ethnographers make mention of the fact that the Luiseño were highly territorial, and that territories were marked and jealously guarded. Trespassing was cause for conflict and at times outright warfare between groups. The young were taught never to trespass on the land of others in pursuit of game or the gathering of food without permission (Sparkman 1908:190).

Thus, our songs and stories, as well as academic works, demonstrate that the Luiseño people who occupied what we know today as the western portion of the County of Riverside are ancestors of the present-day Pechanga Band of Luiseño Indians, and as such, Pechanga is the appropriate culturally affiliated tribe for projects that impact this geographic area.

The Tribe would welcome to opportunity to meet with the County to further explain and provide documentation concerning our specific cultural affiliation to lands associated with this Project.

PROJECT IMPACTS TO CULTURAL RESOURCES
AND
REQUESTED TRIBAL INVOLVEMENT

The Tribe is aware of a large archaeological site previously recorded on the property. This site (CA-RIV-3352), the Good Hope Mine, while considered historic, may contain evidence of prior prehistoric use. As many mining activities impact rock outcrops that were attractive to prehistoric inhabitants of the area, such as quartz and chalcedony, there may be evidence in the form of lithic debitage and/or formed artifacts indicating prehistoric usage of the area. The Tribe requests that an archaeological study be completed for this project that includes participation by a Pechanga tribal monitor to identify whether this site may have a prehistoric component. The Tribe further requests that the archaeological study encompass the entire Project property in order to ascertain complete Project impacts to cultural resources and the possibility for inadvertent discoveries of cultural resources.

The Pechanga Tribe officially requests to continue consultation with the County and to receive official notice of all actions concerning this Project pursuant to the Tribal Traditional Cultural Properties law and CEQA. To date, no environmental documents, including archaeological studies or proposed mitigation measures, have been made available to the Tribe for review. The Tribe requests copies of all documents pertaining to the cultural resource and archaeological impacts of this Project, including environmental documents, archaeological reports, proposed mitigation measures and conditions of approval, a map depicting the Project property, and archaeological site records. Without such documents the Tribe cannot commence

Pechanga Comment Letter to the County of Riverside

Re: Pechanga Tribe Comments and SB 18 Consultation Request for GPA 743 & TR 32022

July 14, 2008

Page 5

or complete its consultation with the County that it is entitled to by law. The Pechanga Tribe may be requesting that the County adopt specific procedures and policies concerning the protection, preservation and mitigation of sacred places, and all cultural resources pertaining to this Project.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Luiseño cultural resources found in the Project area. Please contact us once you have had a chance to review these comments so that we might address any outstanding issues regarding this Project. If you have any questions, please do not hesitate to contact Deputy General Counsel Laura Miranda at 951-676-2768 X2137 or myself at (951) 308-9295.

Sincerely,



Anna M. Hoover
Cultural Analyst

cc: Jim Phithayanukarn, Project Planner
Laura Miranda, Pechanga Office of the General Counsel



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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Richard B. Searce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Jim McPherson

January 28, 2011

VIA E-Mail and USPS

RE: Request for Information for TR 32022, A 127.4-acre Project Located North of Highway 74, Community of Good Hope (Professional Archaeological Services)

Dear Mr. de Barros;

The Pechanga Band of Luiseño Indians ("the Tribe") appreciates your request for information regarding the above referenced Project. After reviewing the provided maps and internal documents, we have determined that the Project area is not within reservation lands although it is within our ancestral territory.

At this time, we are interested in commenting and participating on this Project based upon traditional knowledge of the area, the proximity of this Project to a known Village Complex and existing tribal reservation lands (Meadowbrook area) as well as previously recorded sites less than 300 feet from the Project area boundaries. Although a large portion of this Project has been disturbed by the historic mining operations, the existence of cultural sites within the area and the presence of the Tribe's ancestors in the region (1860 Plat Map; "Indian Huts") are indicators that significant cultural resources may be disturbed during earthmoving.

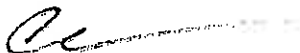
Currently the Tribe requests the following:

- 1) Notification once the Project begins the entitlement process, if it has not already;
- 2) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (EA/IS/MND/EIR, etc);
- 3) Government-to-government consultation with the Lead Agency; and
- 4) The Tribe believes that monitoring by a Riverside County qualified archaeologist and a professional Pechanga Tribe monitor will be required during earthmoving activities. The Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed. Further, in the event that subsurface cultural resources are identified, the Tribe requests consultation with the Project proponent and Lead Agency regarding the treatment and disposition of all artifacts.

As a sovereign governmental entity, the Tribe is entitled to appropriate and adequate government-to-government consultation regarding the proposed Project. We would like you and your client to know that the Tribe does not consider initial inquiry letters from project consultants to constitute appropriate government-to-government consultation, but rather tools to obtain further information about the Project area. Therefore, the Tribe reserves its rights to participate in the formal environmental review process, including government-to-government consultation with the Lead Agency, and requests to be included in all correspondence regarding this Project.

Please note that we are interested in participating in surveys within Luiseño ancestral territory. Prior to conducting any surveys, please contact the Cultural Department to schedule specifics. If you have any additional questions or comments, please contact me at ahover@pechanga-nsn.gov or 951-770-8100.

Sincerely,



Anna M. Hoover
Cultural Analyst

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
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Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



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Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

April 8, 2013

RECEIVED
APR 15 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

VIA E-Mail and USPS

Mr. Matt Straite
Project Planner
Riverside County TLMA
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Re: Pechanga Tribe Comments Regarding the Request for SB 18 Consultation for the Proposed Specific Plan 364, General Plan Amendment 743, Change of Zone 7143 and Tentative Tract Map 36450

Dear Mr. Straite;

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government, in response to the Land Development Committee (LDC) Case Transmittal from your office dated February 13, 2013. The Tribe formally requested to initiate government-to-government consultation pursuant to SB 18 on July 14, 2008 in response to the County's request on April 21, 2008. Because this Project was stalled for a long period of time and is now active again, the Tribe once again requests to initiate government-to-government consultation for this Project. The comments submitted herein are not offered in lieu of formal consultation, but to provide the County some information on our involvement with this Project and our extensive knowledge of the area. We look forward to meeting face to face with the County on this Project under SB 18.

Further, 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 also incorporate these comments into the record of approval for this Project.

The Tribe has commented extensively and requested numerous times to be involved and to consult on this Project (see attached comment letters from 2005, 2008, 2011). Our concerns as outlined in those letters are still valid and we request that all the Tribe's comments, including this letter, be incorporated into the official record of approval for this Project.

**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 Government¹ and the State of California² 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 knowledge base 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 the Project requires both a General Plan Amendment and a Specific Plan for 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)).

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), and an extensive Luiseño artifact record in the vicinity of 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 both this Project and other projects

¹See 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.

²See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

within the area. During our consultation we will provide more specific, confidential information on the resources located on and near this Project.

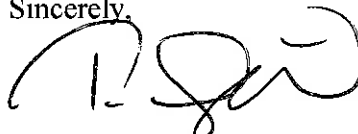
The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is culturally affiliated with the geographic area, which comprises the Project property. Furthermore, the Tribe holds Federal Reservation lands approximately 0.90 miles from the proposed Project and knows that there are human remains buried in this area. The Tribe has been named the Most Likely Descendent (Cal. Pub. Res. C. §5097.98) on Projects in the nearby vicinity of the proposed Project and has specific knowledge of cultural resources and sacred places near the proposed Project. The Tribe has submitted information regarding cultural affiliation to the County in previous comment letters for this Project.

CONTINUED TRIBAL INVOLVEMENT

The Pechanga Tribe officially requests to continue consultation with the County and to receive official notice of all actions concerning this Project pursuant to the Tribal Traditional Cultural Properties law and CEQA. To date, no environmental documents, including archaeological studies have been made available to the Tribe for review. The Tribe requests copies of all documents pertaining to the cultural resource and archaeological impacts of this Project, including environmental documents, archaeological reports, proposed mitigation measures and conditions of approval, development and grading plans, and archaeological site records. Without such documents the Tribe cannot commence or complete its consultation with the County that it is entitled to by law. The Pechanga Tribe may request that the County adopt specific procedures and policies concerning the protection, preservation and mitigation of sacred places, and all cultural resources pertaining to 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 impact. The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Luiseño cultural resources found in the Project area. Please contact me at 951.770.8113 or at eozdil@pechanga-nsn.gov once you have had a chance to review these comments so that we might begin our consultation per SB18. Thank you.

Sincerely,



Tuba Ebru Ozdil
Tribal Planner

cc: Pechanga Office of the General Counsel
Ruth Rhoades, County TAP Archaeologist

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!
Be energy efficient!*

February 27, 2013

Matt Straite
Land Development Committee
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



Colinas Del Oro Tentative Tract Map No. 36450 (Riv 74 PM 21.75)

Mr. Straite,

We have completed our review for the above mentioned proposal to change the Land Use Designation from Community Development to Very Low Density Residential to a multi foundation Specific Plan. To split foundation master plan of 126.4 acres with a maximum dwelling unit count of 490 dwelling units. The map proposes a Schedule A subdivision of 126.4 acres into 245 residential lots with average lot size of 6,518 sq. ft. and 8 open space/basin lots.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:

http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

- The data used in the TIS should not be more than 2 years old.

- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Hydrology

- All existing tributary areas, area drainage patterns and runoff volumes having an impact to adjacent SR 74 drainage facilities must be identified and analyzed in a project hydrology study. With regard to any on-site detention area proposed, basin calculations should be included to verify that the basin volume is sufficient to detain necessary runoff flows.

Encroachment

- Issuance of a Caltrans Encroachment Permit will be required to any construction within State R/W. In addition, all undertaken within SR 74 R/W shall be in compliance to all current design standards, applicable policies, and construction practices. Detailed information regarding permit application and submittal requirements is available at:

Office of Encroachment Permits
California Department of Transportation
464 West Fourth Street, 6th Floor, MS 619
San Bernardino, CA 92401-1400
(909) 383-4526

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY
Office Chief
Community and Regional Planning

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

152112

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

March 19, 2013

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501



Attn: Mr. Matt Straite

Ladies and Gentlemen:

Re: Change of Zone 07143
Area: Meadowbrook

We have reviewed this case and have the following comments:

It is proposed to change the existing zoning of the project site from Rural Residential (RR) to Specific Plan (SP). The site currently has significant flood hazards and some flood control facilities; flood proofing may be required to develop the site to the implied density proposed in the specific plan. The District does not object to this Change of Zone.

Questions concerning this matter may be referred to Tina Hanson of this office at 951.955.2511.

Very truly yours,

A handwritten signature in black ink, appearing to read "H. Olivo".

HENRY OLIVO
Engineering Project Manager

c: SP 364
EIR 530 (Colinas del Oro)

TH:bjj



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department



Richard K. Lashbrook
Agency Director

Robert C. Johnson
Planning Director

APPLICATION FOR AMENDMENT TO RIVERSIDE COUNTY COMPREHENSIVE GENERAL PLAN

SECTIONS I, II, V, AND VII BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE OPEN SPACE AND CONSERVATION MAP OR A COMMUNITY PLAN LAND USE ALLOCATION MAP. FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING APPLICATION.

I. GENERAL INFORMATION

A. APPLICANT INFORMATION

APPLICANT NAME: Rio Bravo Development Company, LLC **PHONE:** 805.568.0300

MAILING ADDRESS: P.O. Box 540

No. Santa Barbara	Street/P.O. Box CA, 93102	Apt. No./Suite No. 805.456.0210
----------------------	------------------------------	------------------------------------

City Rio Bravo Development Company, LLC	State/Zip	Fax	Email
OWNER'S NAME:		PHONE: <u>805.568.0300</u>	

MAILING ADDRESS: P.O. Box 540

No. Santa Barbara	Street/P.O. Box CA, 93102	Apt. No./Suite No. 805.456.0210
----------------------	------------------------------	------------------------------------

City Hunsaker & Assoc. (Dan H./Leah M.)	State/Zip	Fax	Email
REPRESENTATIVE:		PHONE: <u>949.768.2532</u>	

MAILING ADDRESS: 3 Hughes

No. Irvine	Street/P.O. Box CA 92618	Apt. No./Suite No. 949.583.0759 danh@hunsaker.com
---------------	-----------------------------	--

City	State/Zip	Fax	Email
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- NOTE:**
1. If more than one person is involved in the ownership of the property, a separate page must be attached to this application which lists the names and addresses of all persons having an interest in the ownership of the property.
 2. The Planning Department will primarily mail correspondence regarding a General Plan Amendment application to the person identified above as the applicant's "representative." The representative may be the land owner, an engineer, or a consultant.

FOR OFFICE USE ONLY

CGPA NO.: 00743 Team: _____

Module No.: _____ Case Rec'd By: _____

DATE STAMP PURPOSES ONLY

MAR 30 2005

RIVERSIDE COUNTY *CM*

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

Murrieta Office
39493 Los Alamos Road
Murrieta, CA 92562
(909) 600-6170 Fax (909) 600-6145

Indio Office
82675 Highway 111, Room 209
Indio, California 92201
(760) 863-8277 Fax (760) 863-7040

B. PROPERTY INFORMATION: (required for amendments to Open Space and Conservation Map and Community Policy Area Land Use Allocation Maps; may be required for amendments to other maps if determined necessary by the Planning Department staff):

1. Property Description:

- a. **Location:** Northwest of Highway 74 and Robert St.

- b. **Size of Area to be Amended:** 127.4± acres
- c. **Assessor's Parcel No(s):** 345-190-015, 345-200-009

- d. **Section(s), Township(s), and Range(s):** 15, T5S, R4W
- e. **Zoning: Existing:** R-R
- f. **Existing Property Use:** Vacant

- g. **Proposed Project or Land Use:** See attached,

2. Utilities and Services:

	Name Agency Serving Area: (if none, write "none")	Are Facilities present at site?:
a. Electric Company:	<u>So. CA Edison</u>	_____
b. Gas Company:	<u>So. CA Gas Company</u>	_____
c. Telephone Company:	_____	_____
d. Water Company/ District:	<u>E.V.M.D.</u>	_____
e. Sewer District:	<u>Septic Tank</u>	_____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.



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



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Colinas Del Oro Land Co. hereafter "Applicant" and Colinas Del Oro Land Co. "Property Owner".

Description of application/permit use:

TTM 36450

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 345-190-016 & 345-200-013

Property Location or Address:

NWC of Richard Street and Highway 74

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Greg Lansing

Phone No.: (858) 523-0719

Firm Name: Colinas Del Oro Land Co, LLC

Email: glansing@lansingcompanies.com

Address: 12671 High Bluff Drive, Suite 150

San Diego, CA 92130

3. APPLICANT INFORMATION:

Applicant Name: Same as Property owner

Phone No.: _____

Firm Name: _____

Email: _____

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: _____

Date: 9/7/12

Print Name and Title: Greg Lansing

Signature of Property Owner: _____

Date: 9/7/12

Print Name and Title: Greg Lansing

Signature of the County of Riverside, by _____

Date: 9/13/12

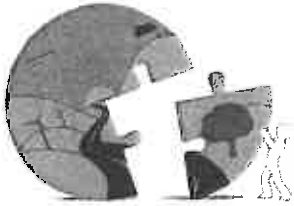
Print Name and Title: CATHERINE MORALES, LAND USE TECHNICIAN III

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: TR30450

Set #: CC003057

Application Date: 9/13/12



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR36450 DATE SUBMITTED: 9/13/12

APPLICATION INFORMATION

Applicant's Name: Colinas Del Oro Land Co. E-Mail: mike@mikenaggar.com

Mailing Address: 12671 High Bluff Drive, Suite 150

	<small>Street</small>	
<u>San Diego</u>	<u>CA</u>	<u>92130</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 657-8594 Fax No: ()

Engineer/Representative's Name: United Engineering Group E-Mail: cmorgan@unitedeng.com

Mailing Address: 3595 Inland Empire Blvd., Suite 2200

	<small>Street</small>	
<u>Ontario</u>	<u>CA</u>	<u>91764</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 466-9240 x2 Fax No: (909) 989-8401

Property Owner's Name: Same as Applicant E-Mail: glansing@lansingcompanies.com

Mailing Address: 12671 High Bluff Drive, Suite 150

	<small>Street</small>	
<u>San Diego</u>	<u>CA</u>	<u>92130</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (858) 523-0719 Fax No: ()

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Richard Street, South of Ethanac Road, East of Open Space, West of Highway 74.

Thomas Brothers map, edition year, page number, and coordinates: 2010; Pg 836, J2 & J3; Pg 837, A2 & A3

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):

Tentative Map containing 243 SF lots, with an average lot size of 6,518sf.
2 Commercial Parcels, trail network and nearly 50 acres of open space. Project
includes processing of a Specific Plan and EIR.

Related cases filed in conjunction with this request:

Previously filed under TTM #32022.

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

If yes, provide Case No(s). TR32022 (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: EIR being prepared by Matt Fagan Consulting

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) 1.5 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) 1.5 Miles

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 710,000 cubic yards

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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:

SPECIFIC PLAN NO. 364, GENERAL PLAN AMENDMENT NO. 743, CHANGE OF ZONE NO. 7143, TENTATIVE TRACT MAP NO. 36450, and ENVIRONMENTAL IMPACT REPORT NO. 530 – Applicant: Colinas Del Oro Land Company, LLC - First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural- Rural Mountainous (R:RM), Community Development- Very Low Density Residential (CD:VLDR) – Location: Westerly of Highway 74, southerly of Ethanac Road – 127.4 Gross Acres - Zoning: Rural Residential (R-R) – **REQUEST:** The Specific Plan proposes a split foundation master plan of 126.4 acres featuring residential and commercial designations as well as open space, trails and recreation space with a maximum dwelling unit count of 490 dwelling units. The Tentative Tract Map is a Schedule A subdivision of 126.4 acres into 245 residential lots with an average lot size of 6,518 sq. ft. The General Plan Amendment and Change of Zone propose to establish a Specific Plan on the site. The Environmental Impact Report proposes to study the possible impacts resulting from the project.

TIME OF HEARING: **9:00 A.M.** or as soon as possible thereafter.
DATE OF HEARING: **APRIL 15, 2015**
PLACE OF HEARING: **COUNTY ADMINISTRATIVE CENTER
1ST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501**

For further information regarding this project, please contact, 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 the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 530, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, 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, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I Matt Strate, certify that on 2/5/15
the attached property owners list was prepared by Matt
APN(s) or case numbers SP 364
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 600'

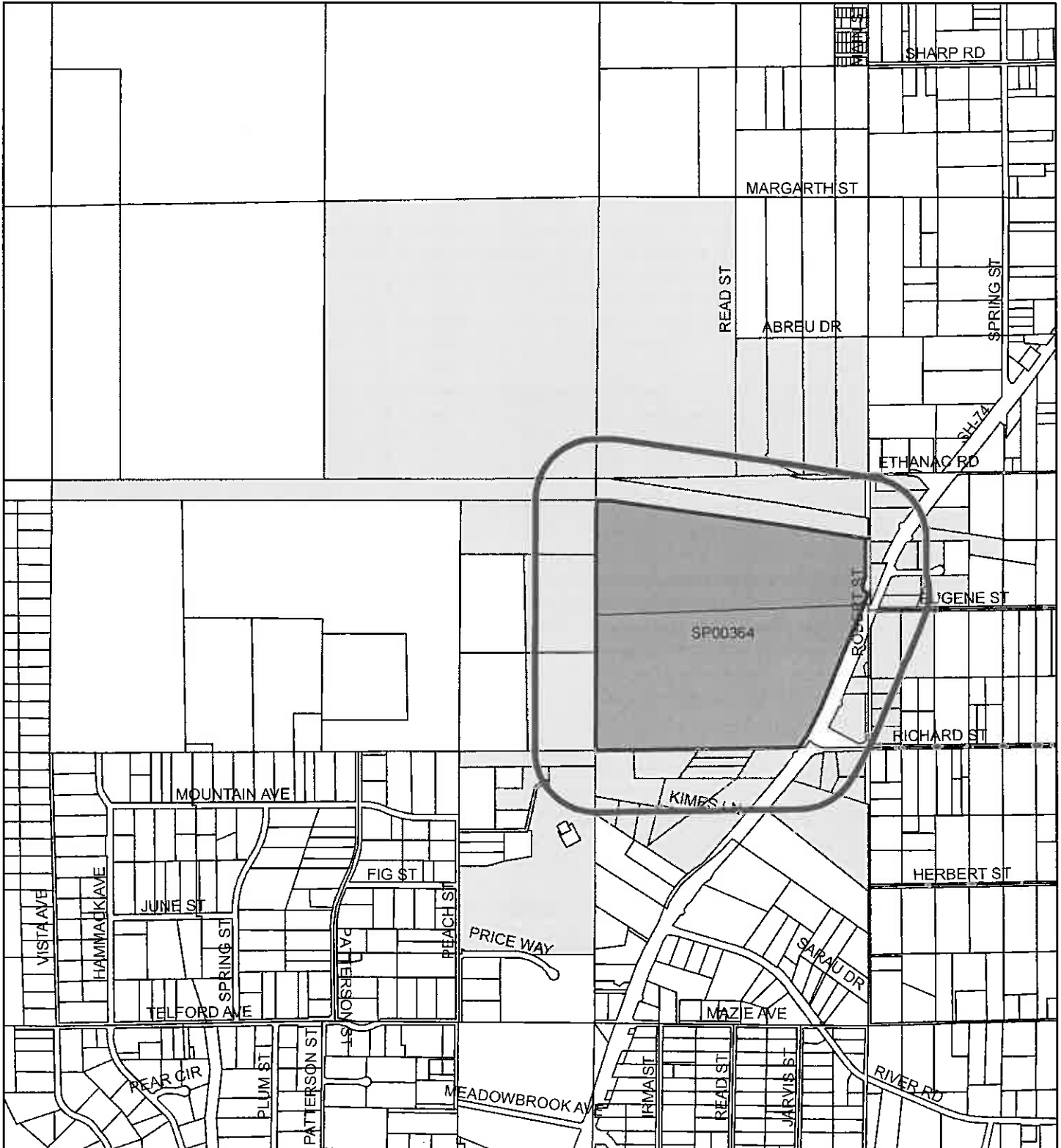
Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners,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

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

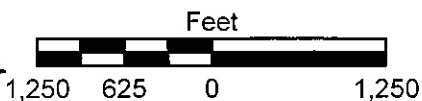
NAME: Matt Strate
TITLE: Planner
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501
TELEPHONE: 58631

Checked by me
2/4
2/5/15

SP00364 (600 Foot Buffer)



- Case Owner Buffer
- Case Boundary
- Parcel Boundaries
- Surrounding Owner Parcels



Printed by mstrait on 5/7/2014

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.

JUAN A ABREU
2519 HOPE ST
HUNTINGTON BEACH, CA. 90255

JOHN BECK
13741 MILTON AVE
WESTMINSTER, CA. 92683

SANDRA JEAN BRETTO
21451 ETHANAC RD
PERRIS, CA. 92570

ROSA CASTRO
881 E HEATHER DR
QUEEN CREEK, AZ. 85140

ODILON CHAVEZ
26689 SPRING ST
PERRIS, CA. 92570

COLINAS DEL ORO LAND CO
C/O RIO BRAVO DEV CO
P O BOX 540
SANTA BARBARA, CA. 93102

LARRY G CUNNINGHAM
20121 CORONA ST
CORONA, CA. 92881

TY DOBRY
9763 HIBISCUS AVE
FOUNTAIN VALLEY, CA. 92708

JAMES E DOMANN
21588 APPALOOSA CT
CANYON LAKE, CA. 92587

EVMWD
P O BOX 3000
LAKE ELSINORE, CA. 92531

JOHN EDWARD FANTZ
14057 E CHESTNUT ST
WHITTIER, CA. 90605

FREEMAN A FONTENOT
410 N BOWEN
COMPTON, CA. 90221

JORGE GARCIA
2733 WEBSTER AVE
LONG BEACH, CA. 90810

VALERIE C GERSCH
9780 KIWI MEADOW LN
ESCONDIDO, CA. 92026

WILLIE CHARLES GIVENS
27105 JARVIS ST
PERRIS, CA. 92570

CICERO GREEN
C/O EDDIE FRANKLIN
P O BOX 2054
PERRIS, CA. 92570

NORM GRITTON
C/O LYNN R GRITTON
27245 HIGHWAY 74
PERRIS, CA. 92570

PRESTON E GRITTON
14455 LIVE OAK RD
LODI, CA. 95240

JOSEPH GUIBERSON
21105 KIMES LN
PERRIS, CA. 92570

ABEL HERNANDEZ
21145 KIMES LN
PERRIS, CA. 92570

TRAM BICH HUYNH
10562 BEACON AVE
GARDEN GROVE, CA. 92843

KENNETH PAUL JAMES
1126 N GRAND AVE STE A
COVINA, CA. 91724

SHAPLEIGH KIMES
2112 LA COLINA DR
SANTA ANA, CA. 92705

SHAPLEIGH H KIMES
2112 LA COLINA DR
SANTA ANA, CA. 92705

CHANG B LEE
2501 REATA PL
DIAMOND BAR, CA. 91765

EDWARD ANTHONY LIZARRAGA
13179 BALBOA LN
MORENO VALLEY, CA. 92553

LOW CAL INC
26734 PEACH ST
PERRIS, CA. 92570

STEPHEN PAUL MADOLORA
40055 LOS ALTOS RD
HEMET, CA. 92544

JOHN C MARRELLI
3160 LIONSHEAD AVE NO 1
CARLSBAD, CA. 92010

MICHAEL MULLINS
27800 GREENWALD AVE
PERRIS, CA. 92570

JULIAN NAVARRO
1502 E CREST LN
ANAHEIM, CA. 92805

TUAN ANH NGUYEN
25269 NOBLE CANYON ST
CORONA, CA. 92883

JOSE NUNEZ
26420 ROBERT ST
PERRIS, CA. 92570

SUNG JUN PAIK
3133 STEVENS ST
LA CRESCENTA, CA. 91214

STEPHANIA OLAMENDI PARDO
24288 SWARTZ DR
LAKE FOREST, CA. 92630

JANG BU PARK
1216 LAKESHORE DR
BEAVER DAM, WI. 53916

ANGEL PENA
21630 FESTUS CIR
PERRIS, CA. 92570

RIVERSIDE COUNTY TRANSPORTATION COMMISSION
PO BOX 12008
RIVERSIDE, CA. 92502

RIVERSIDE COUNTY TRANSPORTATION COMMISSION
C/O DEPT OF FACILITIES MANAGEMENT
PO BOX 12008
RIVERSIDE, CA. 92502

DILIP SHETH
1905 VIA CORONEL
PALOS VERDES EST, CA. 90274

SOUTHERN CALIFORNIA EDISON CO
2ND FLOOR
2131 WALNUT GROVE AVE
ROSEMEAD, CA. 91770

SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD, CA. 91770

THEO HOLDINGS
8251 WESTMINSTER STE 205
WESTMINSTER, CA. 92683

WILLIAM JAY TIEN
C/O VINCENT J TIEN
23531 ESTELLE MOUNTAIN RD
PERRIS, CA. 92570

1st Supervisor District
Robert Buster, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

5th Supervisor District
Marion Ashley, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1005

California Department of Toxic
Substance Control, Brownfields and
Environmental Restoration
9211 Oakdale Ave.
Chatsworth, CA 91311

California State
Dept. of Parks & Recreation
1416 9th St., Rm 1435
P.O. Box 942896
Sacramento, CA 95814

California State
Water Resources Control Board
1001 I St.
Sacramento, CA 95814-2828

CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Canyon Lake City Hall
31516 Railroad Canyon Rd.
Canyon Lake, CA 92587

Center for Biological Diversity
351 California St., Suite 600
San Francisco, CA 94104

City of Lake Elsinore
130 Main St.
Lake Elsinore, CA 92530

City of Perris
101 N. D St.
Perris, CA 92570-1917

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Elsinore Valley
Municipal Water District
31315 Chaney St.
P.O. Box 3000
Elsinore, CA 92531

Elsinore-Murrieta-Anza
Resource Conservation District
PMB 165
23905 Clinton Keith Rd., Suite 114
Wildomar, CA 92595

Endangered Habitats League
8424 Santa Monica Blvd., Suite A592
Los Angeles, CA 90069-4267

Lake Elsinore Chamber of Commerce
132 W. Graham Ave.
Lake Elsinore, CA 92530-4121

Lake Elsinore Unified School District
545 Chaney St.
Lake Elsinore, CA 92530

Garry Grant
27068 Jarvis Ave.
Perris, CA 92570

Mining & Geology Board
California Dept. of Conservation
801 K St., Mail Stop 20-15
Sacramento, CA 95814

Native American Heritage Commission
915 Capitol Mall, Rm 364
Sacramento, CA 95814-4801

Natural Resources Conservation
Services
950 N. Ramona Blvd., Suite 6
San Jacinto, CA 92582-2567

Office of Mine Reclamation
California Dept. of Conservation
801 K St., Mail Stop 09-06
Sacramento, CA 95814

Pechanga Cultural Resource Dept.
P.O. Box 1583
Temecula, CA 92593

Perris Valley Chamber of Commerce
11 S. D St.
Perris, CA 92570-2126

ATTN: Jan Zuppardo
Planning Commission, Riverside
County
Mail Stop 1070

ATTN: John Roth
Planning Commission, Riverside
County
Mail Stop 1070

Ramona Band of Mission Indians
3940 Cary Rd.
P.O. Box 391670
Anza, CA 92539

Resource Conservation District,
Riverside-Corona
4500 Glenwood Dr., Building A
Riverside, CA 92501

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

Sierra Club
4079 Mission Inn Avenue
Riverside, CA 92501-3204

1/15/2013 2:05:37 PM

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

South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Perris Valley MAC
Perris Senior Center
100 North "D" Street
Perris CA 92570

Western Municipal Water District
Administrative Office
14205 Meridian Parkway
Riverside CA 92518

Perris Library
163 E. San Jacinto
Perris 92570

Lake Elsinore Library
600 W. Graham
Lake Elsinore 92530



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: SP 364/TR36450/GPA00743/CZ07143

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: 11/13/2014

Applicant/Project Sponsor: Colinas Del Oro Land Company, LLC Date Submitted: 9/12/2006

ADOPTED BY: Planning Commission

Person Verifying Adoption: Matt Straite Date: 11/13/2014

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.

Please charge deposit fee case#: ZEA40120 ZCFG03569

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.

SP00364/GPA0743/TR36450/CZ7143

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)

Colinas Del Oro Land Company, LLC

Project Applicant

12671 High Bluff Drive Street, San Diego, CA 92130

Address

The project site is located west of SH-74, south of Ethnac Road, and north of the intersection of Richard Street and SH-74.

Project Location

The Colinas Del Oro Specific Plan proposes a split foundation master planned community of 126.4 acres into 490 residential dwelling units of varying density and design on 59.8 acres, 11.3 acres for mixed-use development, 48.8 acres of open space for trails, recreational spaces, and preservation areas, and 8.2 acres for infrastructure development. The project proposal also incorporates a General Plan Amendment, Tentative Tract Map, and a Change of Zone request. The Change of Zone proposes to change the zoning of the proposed project site from Rural Residential (RR) to Specific Plan (SP) as well as formalize the Specific Plan boundary and create a Zoning Ordinance for the Project. The General Plan Amendment proposes to amend the Land Use Designation from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Mountainous (R:RM) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), Very High Density Residential (VHDR), Mixed Use (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM). Finally, the Tentative Tract Map proposal requests a Schedule "A" subdivision of the 126.4 acre project site into 245 residential lots with an average lot size of 6,518 square feet and 8 open space/basin lots.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Program Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,029.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

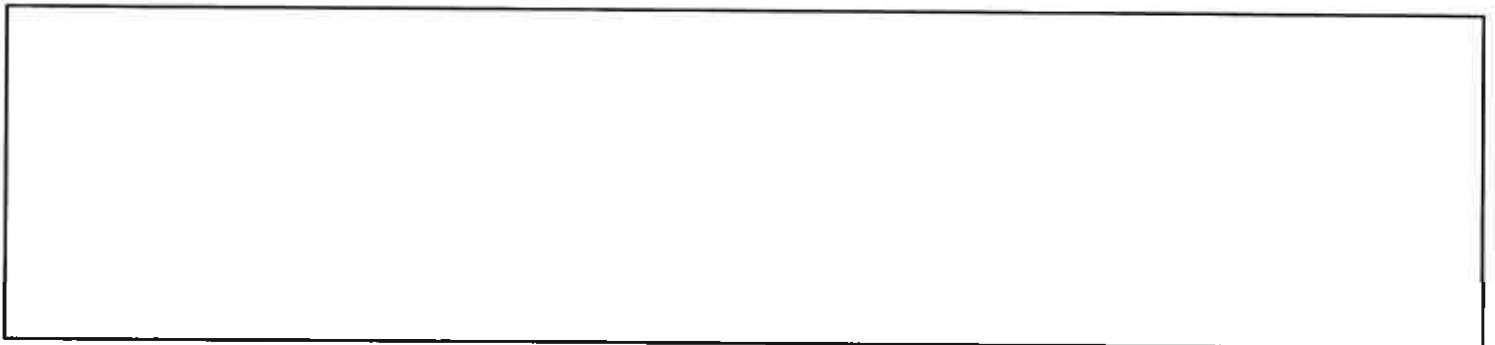
Project Planner

Title

10/31/2014

Date

Date Received for Filing and Posting at OPR: _____



Please charge deposit fee case#: ZEA40120 ZCFG03569 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1500953

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: COLINAS DEL ORO LAND COMPANY \$3,069.75
paid by: CK 1141
paid towards: CFG03569 CALIF FISH & GAME: DOC FEE
CFG FOR GPA00743 CZ07143 TR32022 AND EA40120
at parcel #:
appl type: CFG3

By _____ Jan 29, 2015 15:05
MGARDNER posting date Jan 29, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$3,069.75

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 * R0506459

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: COLINAS DEL ORO LAND COMPANY \$64.00
paid by: CK 4523
paid towards: CFG03569 CALIF FISH & GAME: DOC FEE
CFG FOR GPA00743 CZ07143 TR32022 AND EA40120
at parcel #:
appl type: CFG3

By _____ Mar 30, 2005 15:02
DFOGLE posting date Mar 30, 2005

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

4.2

Agenda Item No.:
Area Plan: Southwest Area Plan
Zoning Area: Rancho California District
Supervisory District: Third
Project Planner: Matt Straite
Planning Commission: April 15, 2015

GENERAL PLAN AMENDMENT NO. 928D1
CHANGE OF ZONE NO. 7863
CONDITIONAL USE PERMIT NO. 3681
ENVIRONMENTAL ASSESSMENT NO. 42499
Applicant: Michael and Hendrika Monteleone
Engineer/Representative: John Munroe


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The **General Plan Amendment** proposes to change the General Plan from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) (2-5 D.U./Acre). The **Change of Zone proposes** a change the zoning from Rural Residential (R-R) to Scenic Highway Commercial (CPS). The **Conditional Use Permit** proposes to permit an existing weddings/receptions/special events facility comprising of outside and enclosed areas including a 17,425 square foot pond, a 3,600 square foot caretakers unit, a 340 square foot gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 square foot reception center with storage and proposed kitchen, a 1,375.5 square foot restroom and changing facility, a 600 square foot restroom facility, a 280 square foot office trailer with no restroom facilities, four corrals and 104 parking spaces.

The project is located in the French Valley area, more specifically it is northerly of Raven Court Road, southerly of Monteleone Meadows Drive, easterly of I-215, and westerly of Briggs Road.

ISSUES OF POTENTIAL CONCERN

ADA Compatibility

The project is existing. Most of the site is currently ADA (American Disability act) compatible. They will be required to pour a concrete parking pad for vehicles that require ADA parking. The pad will be located such that it will connect to the existing flat work already on the site. There is a concrete path of travel throughout the property connecting all the features used by attendees to the site.

General Plan Amendment

The proposed project is located on a portion of the property originally submitted for General Plan Amendment No. 928. The application was submitted with several property owners. The owners agreed to split the application into individual applications, therefore, this project is now being proposed as GPA. 928D1. The "D" stands for disassembled. Any actions by the Commission will be in regards to the D1 portion of the General Plan Amendment only. In essence this project is a stand alone General Plan Amendment, apart from the other properties involved in the original GPA. All required findings are located below in the findings section of this Staff Report. Planning Staff is in support of the disassembled, because the use proposed on the applicant's parcel is quite different from the uses that

were proposed on the larger GPA928, which was all Medium Density Residential (MDR) and thus required a different kind of analysis.

General Plan Findings

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

Foundation Findings

General Plan Amendment No. 928D1 falls into the Foundation Component- Regular category, 2008 Cycle, because the request to change foundations was made during the permitted 5 year (now 8 year) General Plan Review Cycle as outlined the General Plan.

The Administration Element of the General Plan and Article II of Ordinance No. 348 explains that two findings must be made to justify a Foundation Component- Regular amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) And that the change would not create an internal inconsistency among the elements of the General Plan.
- b. New conditions or circumstances disclosed during the review process justify modifying the General Plan.

Foundation Consideration Analysis:

The first finding per the General Plan Administrative element explains that the proposed Amendment does not involve a change in or conflict with the Riverside County Vision and must not create an internal inconsistency among the elements of the General Plan.

A. The proposed change does not conflict with the Riverside County Vision, or create an internal inconsistency.

The County General Plan vision section is structured such that values create the vision of the county. This project embodies these values. The project is consistent with all of the values, however, some select values that are especially pertinent to the project are outlined below.

- Community- the proposed project will act as a location for community gatherings such as weddings, which strengthens the self sufficiency of the community.
- Inter-relatedness- The land use change, which will make the project consistent, will help the community archive mutually beneficial results in as much as the community will be able to host events closer to their homes.
- Balance- The Land Use designation will work in harmony with the surrounding rural uses, as this is proposed to be a rural event facility, capitalizing on the rural nature of the area.

- Creativity and Innovation- The vision calls for out of the box planning ideas. The proposed Land Use designation and the events center will fit harmoniously in the rural area and work with the elementary/middle school next door in a way that will be unique, offering tours to the school and events in a location that will capitalize on the character of the surrounding uses. Events facilities are not always a good fit in a rural area, this facility, because of the unique nature of the surrounding uses, will work well.
- Distinctiveness- This Land Use and proposed use are unique. The attributes of the facility will strengthen the character of the area. It already has in the years it has been operating.

B. New conditions or circumstances disclosed during the review process justify modifying the General Plan.

As mentioned above, after the 2003 General Plan was adopted the State of California elected to build a dual (elementary and middle) school on the property to the north of the project site. The State is a sovereign entity and has the right to select school sites providing they comply with CEQA. The event center contains stables, and capitalizes on the rural nature of the area to promote an ambiance for the guests of the facility. So while the school is acting as the change agent for the General Plan Amendment, the project will still work within the rural nature of the surrounding area.

Additionally, since 2003 the property to the west of the site has been planned to place over 300 acres of previously developable property into permanent conservation, over a period of time. This is important because it will prevent this foundation change from starting a ripple effect that would continue to erode the rural nature of the area. The new 300 acres of conservation land will act as a hard line to prevent any other urbanizing land use changes that may be triggered from the applicants proposed change. The area to the west will continue to be in open space into perpetuity and will ultimately be under ownership of the RCA.

Additional Findings and Analysis

While foundation findings are required, because the Land Use designation itself is also changing (from Rural Residential to Low Density Residential), additional findings are required for that change as well. The five required findings for the Land Use change are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision.
 - (2) Any General Plan Principal set forth in General Plan Appendix B.
- b. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.
- c. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.
- d. The change would not create an internal inconsistency among the elements of the General Plan.

- e. That there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

Consideration Analysis:

Two of these were addressed previously: a(1) and e. The three additional required for the designation change are analyzed here:

a(2): The General Plan allows for changes to the Land Use Designations. The proposed change is consistent with the principals of the General Plan contained in Appendix B of the General Plan. There are 15 planning principals in the Appendix, the project is consistent with all principles applicable to a General Plan change (some are County wide, others are project specific).

- Specifically, Principal I,C, Maturing Communities, discusses the different maturity rates of different communities. This community, in the opinion of staff, is ready for this increase in intensity for the many reasons outlined in the staff report, mainly on the change with the school.
- Principal I,G, Efficient Land Use, discusses the efficient use of the land, and explains that higher intensity should be appropriate for the area. For the reasons outlined in this memo and the staff report, the intensity proposed by this development is appropriate at this time. The school site next door operates during normal operating hours. The events facility project will be a good neighbor because it will function largely when the school is not operating and will not conflict with the neighboring use. The site is bordered to the west by an open space conservation area, to the east the noise from the use is buffered through the design, namely stables that are located between the use and the nearest home to the east, which is also owned by the application (family resides there). The neighbors to the south are still residential, however the design of the facility is well away from sensitive receptors.
- Principal II,A, Environmental Protection Principles, discussing environmental protection, and B, discussing habitat preservation and the need for MSHCP consistency, are addressed in the MSHCP review of the project and through the CEQA document.
- Other principals address compatibility. The use has been operating there for many years with minimal complaints from any neighbors, including the school which occasionally brings field trips to the facility to see the animals.
- Principals in section V,8, Agriculture Principals, pertain to the certainty system. Because this application was submitted in the permitted 5 year window, the project is consistent with this Principal.
- Principal VI,3, Rural Development Principals, explains that in areas where rural character is clearly established, its nature is such that intensification is impractical, and its current residents/property owners strongly prefer a continued rural lifestyle, should be retained as rural in the General Plan. The proposed event facility capitalizes on the rural nature of the surrounding community to provide ambiance for the facility. The design maintains a rural feel, so the character of the rural area will be retained.

b: Upon approval, the foundation will be consistent. Because this application was submitted in the permitted 5 year window, the project is consistent with the certainty principal.

c: As outlined in the consistency with the principals above, the project is consistent with the purposes of the General Plan.

d: The project would not create an internal inconsistency within the General Plan. The project was reviewed against the policies of the General Plan, and found to be consistent with them.

SUMMARY OF FINDINGS:

1. Proposed General Plan Land Use (Ex. #7): Community Development: Commercial Tourist (CD:CT)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south and west, Community Development : Medium Density Residential (CD:MDR) to the east.
3. Proposed Zoning (Ex. #3): Scenic Highway Commercial (CPS)
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) to the north, south, east and west.
5. Existing Land Use (Ex. #1): Single family residence and an existing special event facility.
6. Surrounding Land Use (Ex. #1): A rural residential home is located to the south and to the east, vacant graded land to the west, and an existing elementary school to the north.
7. Project Data: Total Acreage: 9.09
8. Environmental Concerns: See attached Environmental Assessment No. 42499

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2015-07 recommending adoption of General Plan Amendment No. 928D1 to the Riverside County Board of Supervisors with the addition of the three parcels identified in the staff report;

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42499, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 928D1, amending the General Plan Land Use designation for the subject property from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) as shown in Exhibit 7,

based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7863, amending the zoning classification for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (CPS), based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors and,

APPROVE CONDITIONAL USE PERMIT NO. 3681, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural: Rural Residential (R:RR) (5 Acre Minimum) of the Southwest Area Plan.
2. The proposed use, wedding/reception/special event facility, is permitted use in the Community Development: Commercial Tourist (CD:CT) designation.
3. The surrounding project site properties are designated Rural Residential (R:RR) (5 Acre Minimum to the north, south and east, Community Development: Medium Density Residential (CD:MDR) to the east.
4. The proposed project is consistent with the vision, as modified by the school, of the General Plan for the area and the proposed change would not create an internal inconsistency among the elements of the General Plan. Staff reviewed the proposed change against all policies of the General Plan.
5. The proposed change would allow an increase in intensity; however, the school presents similar noise and traffic concerns compared to the event facility proposed.
6. To the west of the site is a large conservation area. The proposed General Plan change is buffered from the conservation area by a parcel that will remain in RR.
7. New conditions or circumstances disclosed during the review process justify modifying the General Plan. The State elected to build a school on the property to the north of the project site.
8. Additional new conditions or circumstances disclosed during the review process justify modifying the General Plan include a significant lawsuit has been settled regarding the property to the west of the site that will place over 300 acres of previously developable property into permanent conservation, over a period of time. This proposed GPA will not create a need for similar land use changes on surrounding property that will erode the character of the area any further. The area to the west will continue to be in open space into perpetuity.
9. The General Plan allows for changes to the Land Use Designations. The proposed change is consistent with the principals of the General Plan contained in Appendix B of the General Plan.

There are 15 planning principals in the Appendix, the project is consistent with all principals applicable to a General Plan change (some are County wide, others are project specific).

- Specifically, Principal 1,C discusses the different maturity rates of different communities. This community, in the opinion of staff, is ready for this increase in density for the many reasons outlined in the staff report, mainly on the change with the school.
 - Principal 1,G discusses the efficient use of the land, and explains that higher intensity should be appropriate for the area. For the reasons outlined in this memo and the staff report, the intensity proposed by this development is appropriate at this time. The school site next door is a noisy use which also creates a lot of traffic. The events facility project will be a good neighbor because it will function largely when the school is not operating (at night) and will not conflict with the neighboring use. The site is bordered to the west by an open space conservation area, to the east the noise form the use is buffered through the design, namely stables that are located between the use and the nearest home to the east, which is also owned by the application (family resides there). The neighbors to the south are still residential, however the design of the facility helps minimize noise to impacts to their project.
 - Principal 2,A, discussing environmental protection, and B, discussing habitat preservation and the need for MSHCP consistency, are addressed in the MSHCP review of the project and through the CEQA document.
 - Other principals address compatibility. The use has been operating there for many years with minimal complaints from any neighbors, including the school which occasionally brings field trips to the facility to see the animals.
 - Principal 6,3 explains that in areas where rural character is clearly established, its nature is such that intensification is impractical, and its current residents/property owners strongly prefer a continued rural lifestyle, should be retained as rural in the General Plan. The proposed event facility capitalizes on the rural nature of the surrounding community to provide ambiance for the facility. The design maintains a rural feel, so the character of the rural area will be retained.
 - Principals in 8 pertain to the certainty system. Because this application was submitted in the permitted 5 year window, the project is consistent with this Principal.
10. Upon approval, the foundation will be consistent. Because this application was submitted in the permitted 5 year window, the project is consistent with the certainty principal.
 11. As outlined in the consistency with the principals above, the project is consistent with the purposes of the General Plan.
 12. The project would not create an internal inconsistency within the General Plan. The project was reviewed against the policies of the General Plan, and found to be consistent with them.
 13. SB-18 Tribal Consultation was requested. One meeting with the Pechanga occurred. Consultation was concluded.
 14. The project is consistent with the vision and principals of the General Plan.
 15. The project will aid in transition between urban development to the north and large rural lots to the south.
 16. The MSHCP areas to the west and the school to the north of the site act as natural barriers to the area.

17. The proposed project will contribute to the achievement of the purposes of the General Plan and not create any inconsistencies.
18. The zoning for the subject site is Rural Residential (R-R).
19. The project site is surrounded by properties which are zoned Rural Residential (R-R).
20. The proposed zoning on the site is Scenic Highway Commercial (CPS). The activity proposed is not specifically listed in the zone as a permitted use with a Conditional Use Permit; however, the use is similar in character and intensity to other uses listed in this zone, including, billiard and pool halls, bowling alleys, bars and lounges. These uses are similar to the proposed use in that , people will travel to the site for recreation, catering services may be used on site and the sites may feature a kitchen for food preparation. The proposed use is also similar to dance halls, in so far as there will be music on the site, wedding chapels and the primary use of the site will be weddings. Therefore, the proposed use will generate similar traffic and noise as the specifically listed uses. A determination that a use is similar in character and intensity to other uses is permitted by Article IXb Section 9.50,D,1,e.
21. The proposed use is consistent with all developments standards of the Scenic Highway Commercial (CPS) zone.
22. The existing reception center (4,100 sq. ft.) is surrounded by rural residential homes located to the south and southwest, horse pastures and a residence to the east, vacant graded land to the west, and an existing elementary school to the north.
23. This project is located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan. The two subject parcels identified in this project have undergone a Habitat Evaluation and Acquisition Negotiation Strategy (HANS) review process. No conservation as required.
24. This project is located within a City of Murrieta Sphere of Influence. And as such, is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
25. The proposed wedding/reception/special event facility is not located within a high fire hazard severity zone, but located within a State Responsibility Area.
26. Fire protection and suppression services will be available for the project site through Riverside County Fire Department.
27. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the **Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts. There is signage along Briggs Road indicating the property entrance.

28. The project was reviewed for CEQA purposes in EA42499 and was determined to have no impact on the environment. A Negative Declaration has been prepared.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will contribute to the reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Alquist-Priolo earthquake fault zone;
 - b. A 100 year flood plain;
 - c. A high fire danger area;
 - d. An area of very low, low, and moderate liquefaction;
 - e. A dam inundation area;
 - f. Community Service Area; and
 - g. A Recreation and Park District.
3. The project site is located within:
 - a. The Southwest Area Plan;
 - b. The City of Murrieta sphere of influence;
 - c. Stephen's Kangaroo Rat Fee Area;
 - d. The boundaries of Murrieta Valley Unified School District;
 - e. Eastern Municipal Water District (EMWD);
 - f. A State Responsibility Area for fire prevention; and
 - g. The Santa Margarita Watershed.
4. The subject site is currently designated as Assessor's Parcel Number 480-090-009 and 480-090-010.

**GENERAL PLAN AMENDMENT NO. 928D1
CHANGE OF ZONE NO. 7863
CONDITIONAL USE PERMIT NO. 3681
Planning Commission Staff Report: April 15, 2015
Page 10 of 10**

MS

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Date Prepared: 01/15/15

Date Revised: 03/20/15

2
3 **RESOLUTION NO. 2015-007**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 928D1**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 April 15, 2015, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on April 18, 2015, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:

21 **ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental
22 Assessment No. 42499; and,

23 **ADOPTION** of General Plan Amendment No. 928D1.
24
25
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07863 GPA0928D1 CUP03681
VICINITY/POLICY AREAS

Supervisor Washington
District 3

Date Drawn: 03/18/2015
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use designations for understanding zoning. For further information, please contact the Riverside County Planning Department at (951) 952-1000. Riverside County is an Equal Opportunity Employer. For more information, please visit www.riversideca.gov.

RIVERSIDE COUNTY PLANNING DEPARTMENT

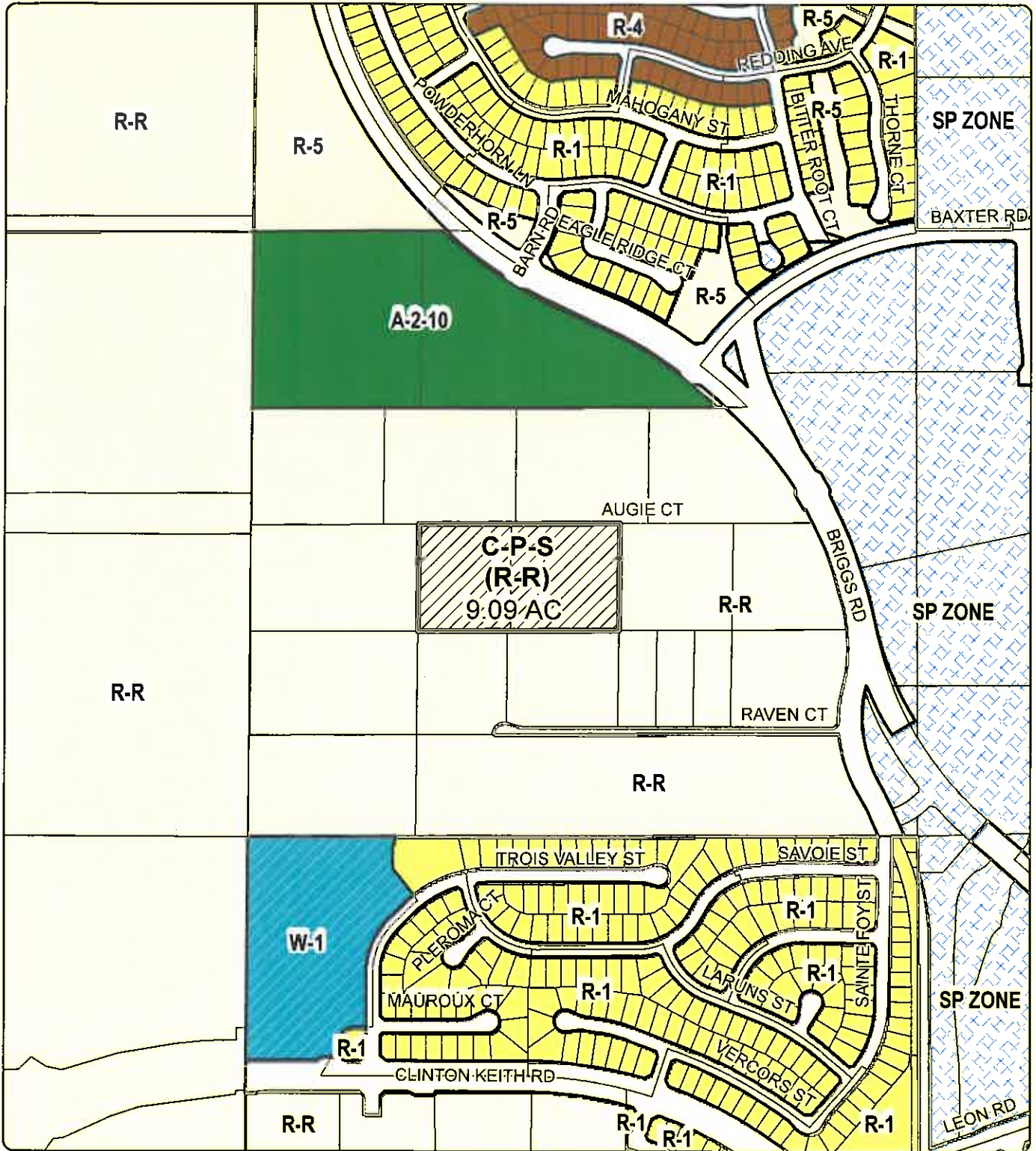
CZ07863 GPA0928D1 CUP03681

Supervisor Washington
District 3

Date Drawn: 03/18/2015

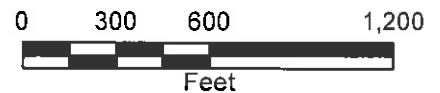
Exhibit 3

PROPOSED ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

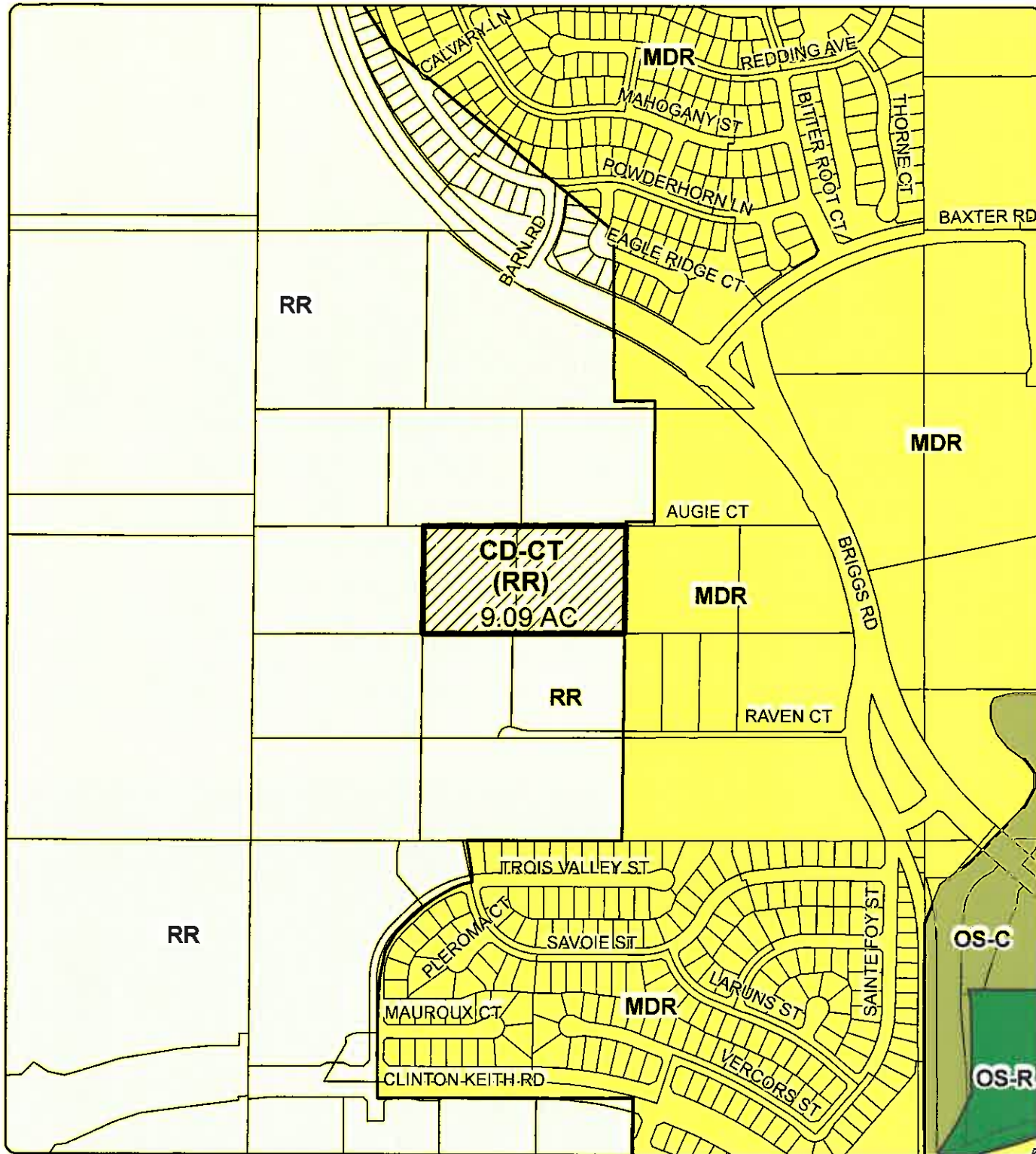
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PROPOSED GENERAL PLAN

Supervisor Washington
District 3

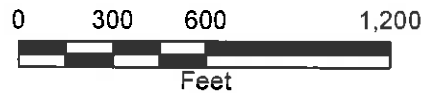
Date Drawn: 03/18/2015

Exhibit 6



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

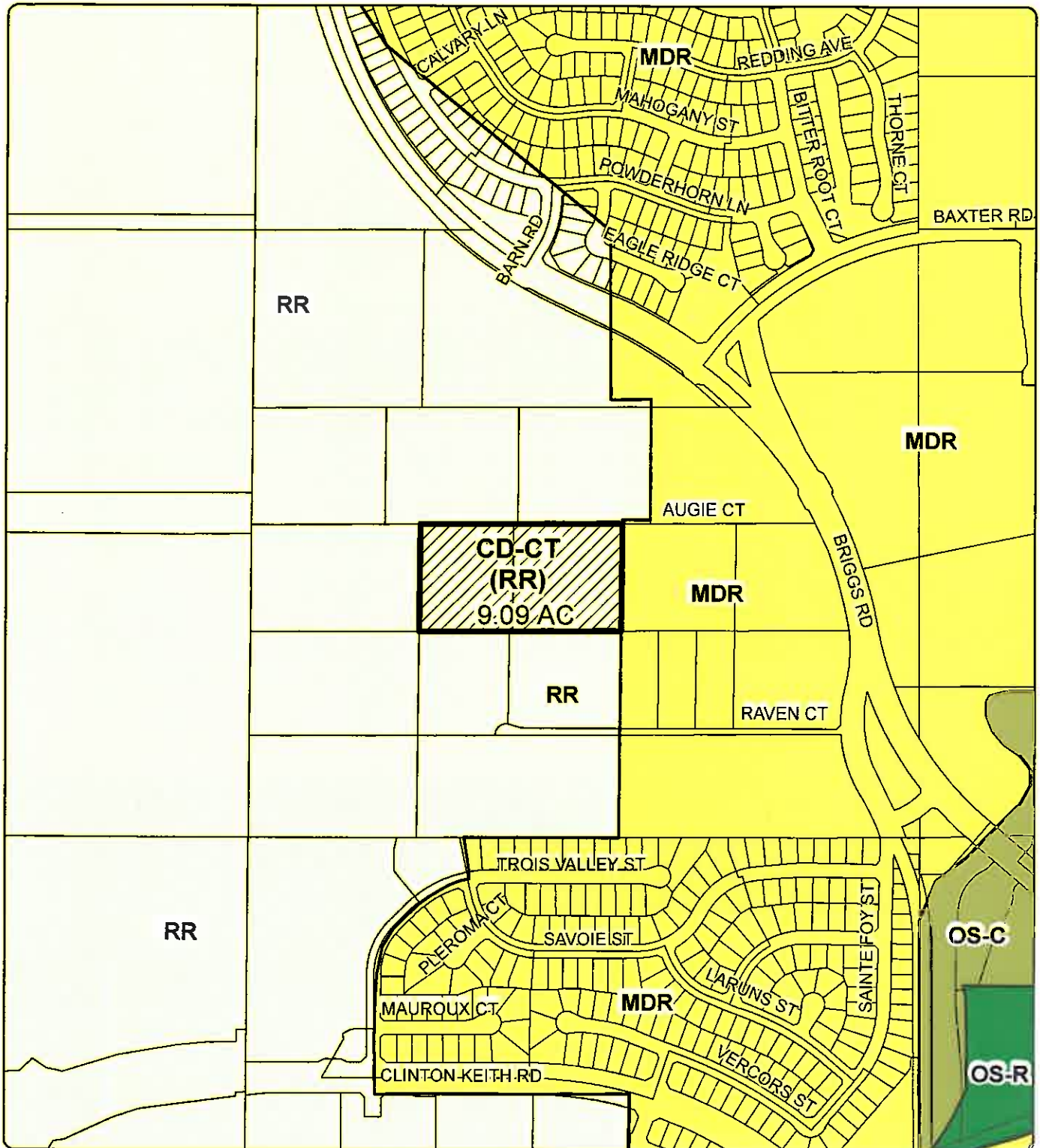
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Supervisor Washington
District 3

Date Drawn: 03/18/2015

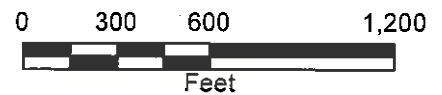
Exhibit 6

RECOMMENDED GENERAL PLAN AMENDMENT



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

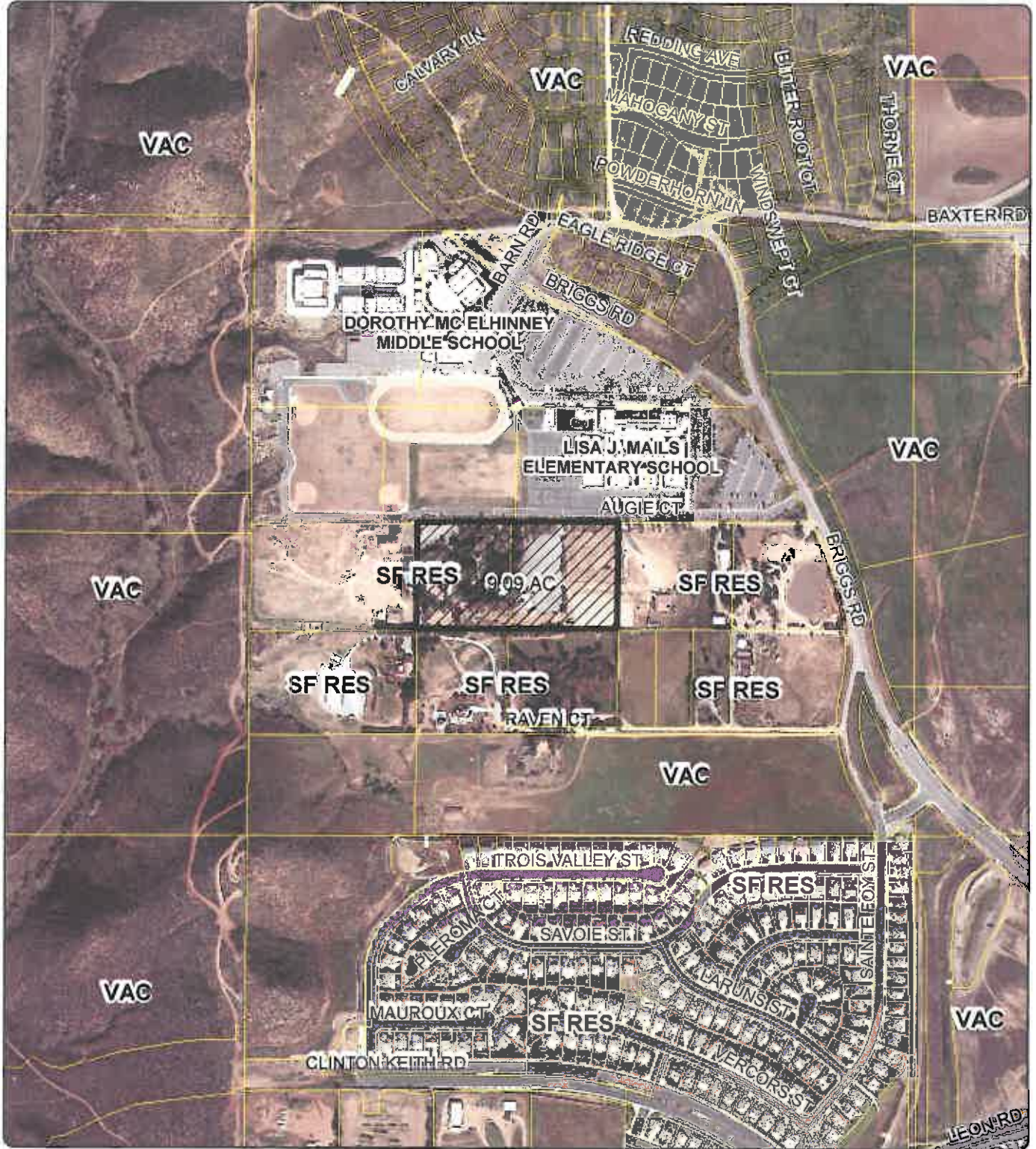
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Supervisor Washington
District 3

Date Drawn: 03/18/2015

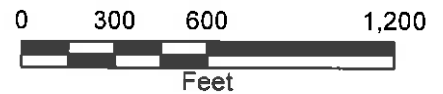
LAND USE

Exhibit 1

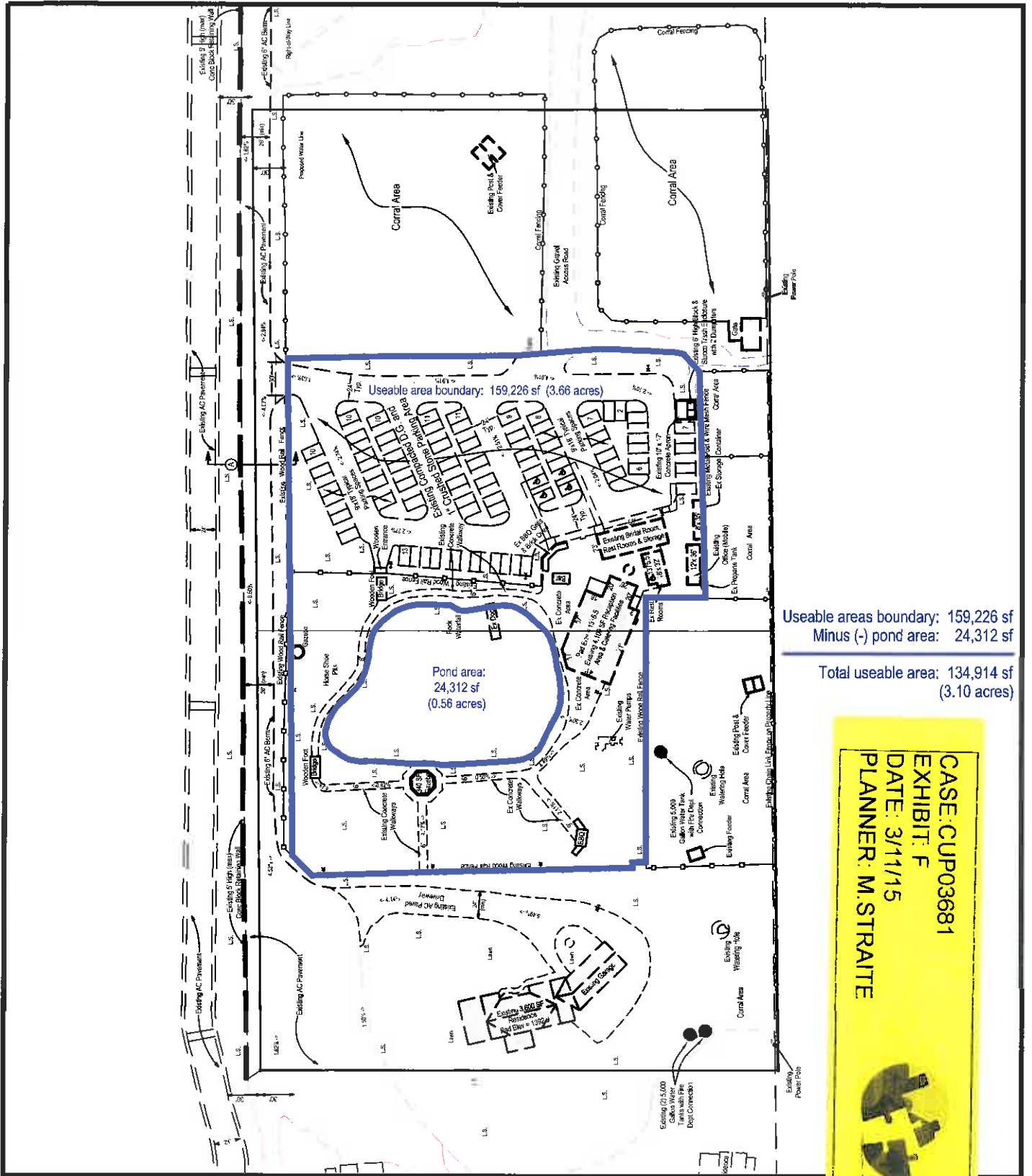


Zoning Area: Rancho California

Author: Vinnie Nguyen



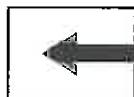
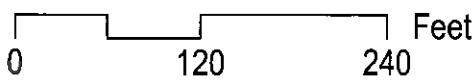
DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.cdma.org>



Useable areas boundary: 159,226 sf
 Minus (-) pond area: 24,312 sf
 Total useable area: 134,914 sf
 (3.10 acres)

CASE: CUP03681
EXHIBIT: F
DATE: 3/11/15
PLANNER: M. STRAITE

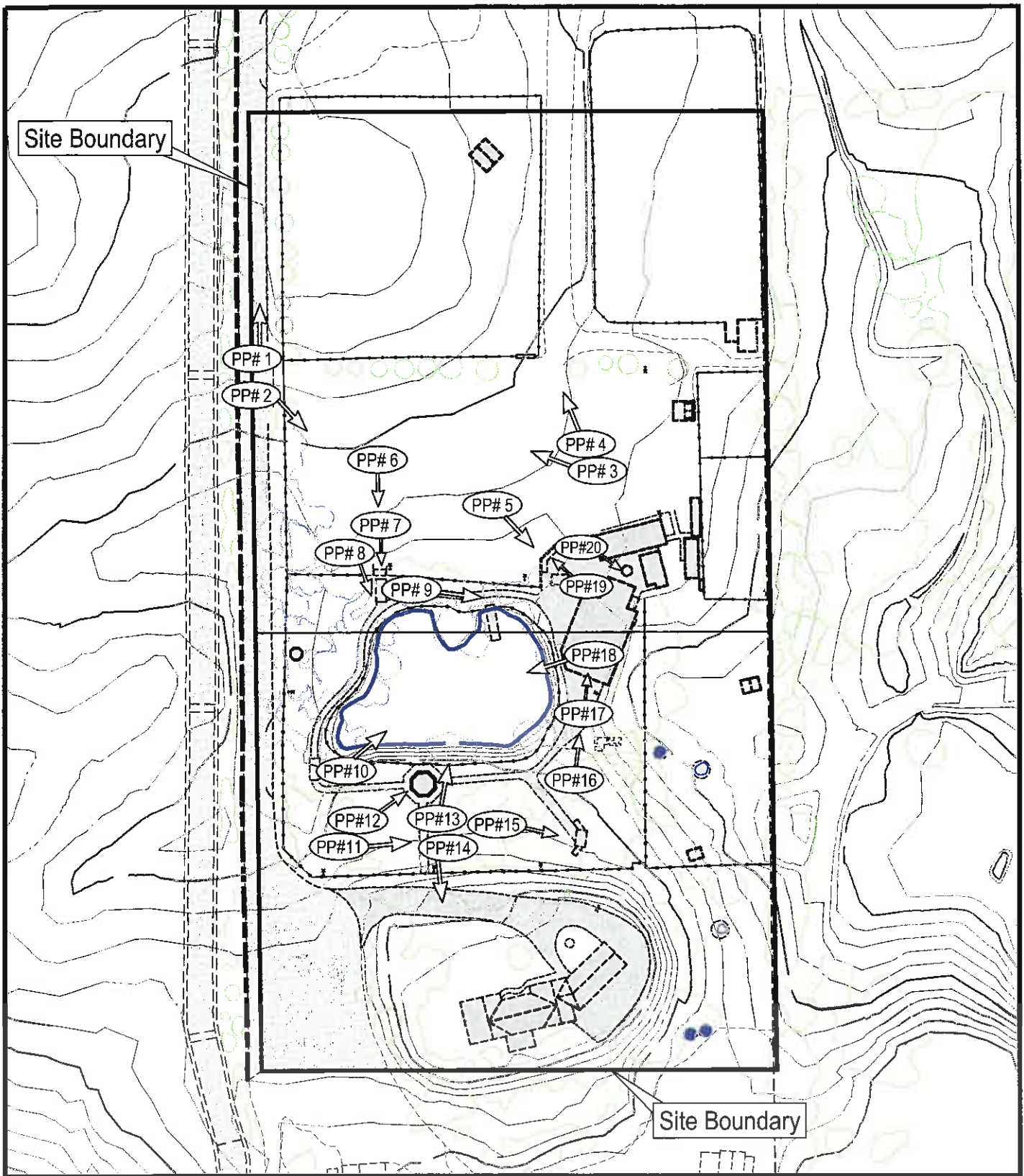
SCALE: 1"= 120'



USEABLE AREAS MAP FOR FEES

CUP No. 03681

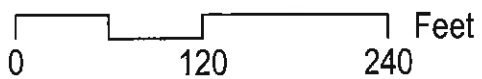
MONTELEONE MEADOWS



PP# = Photo Point Location & Number

PHOTO POINT MAP

CUP No. _____



MONTELEONE MEADOWS

PP#1: View of access road from the main entrance, looking East



PP#2: View of main entrance from the access road, looking West



PP#3: View of main entrance from the parking area, looking North

PP#4: View of the corrals from the parking area, looking East

PP#5: View of facilities from the parking area, looking South



PP#7: View of entry and wooden foot bridge, looking West



PP#8: View of wooden footbridge and pond area, looking West

PP#6: View of entry from the parking area, looking West



PP#9: View from foot bridge of pond and pathway, looking South



PP#10: View of pond and reception facilities, looking South



PP#11: View of grounds including gazebo & BBQ area, looking South

PP#12: View of grand gazebo/european bandstand, looking South

PP#13: View of pond including rock waterfall and dock, looking East



PP#15: View from grounds of BBQ area, looking South

PP#14: View of pathway from grounds to residence, looking West



PP#16: View of pathway to reception facilities, looking East



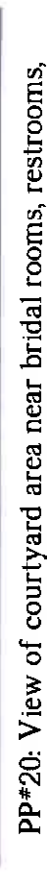
PP#17: View of reception facilities, looking East



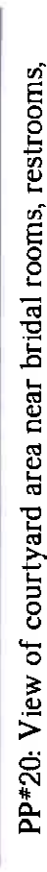
PP#18: View of pond from reception facilities, looking North



PP#19: View of courtyard & BBQ Northeast of reception facilities



PP#20: View of courtyard area near bridal rooms, restrooms, and reception facilities



COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42499

Project Case Type (s) and Number(s): Conditional Use Permit (CUP) 3681, General Plan Amendment (GPA) 928D1, Zone Change (ZC) 07863

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: (951) 955-3200

Applicant's Name: Michael and Hendrika (Hennie) Monteleone

Applicant's Address: 35245 Briggs Road, Murrieta, California 92563

I. PROJECT INFORMATION

A. Project Description:

The project is the conditional permitting of existing special events facilities on Monteleone Meadows the grounds located at 35245 Briggs Road, Murrieta, north of Raven Court Road, south of Monteleone Meadows Drive, east of Interstate 215, and west of Briggs Road within the French Valley community of the Southwest Area Plan, Rancho California Zoning District. The existing facilities consist of 17,245 square-foot pond, a 3,600 square-foot caretaker's quarters, a 340 square-foot gazebo, two outdoor barbeque (BBQ) structures, an outdoor bar, a 4,100 square-foot reception center with attached storage and kitchen, a 1,376 square-foot restroom and changing facility, a 600 square-foot restroom, a 280 square-foot trailer, four corrals, and 104 parking spaces on 9.09 gross acres.

Monteleone Meadows is a private venue specializing in weddings, receptions, anniversaries birthday parties, banquets, and other special events. Services include food and alcohol vending, horse and carriage rides, and an on-site florist. Services from off-site vendors include music, photography, and bartending. Typical hours of operation are from 4:00 PM to 10:00 PM Friday, Saturday, and Sunday although occasionally events are held during the week between 6:00 PM and 9:00 PM. Tours are conducted during the week by appointment only. The facilities can accommodate a maximum of 200 attendees per event. One employee is currently staffed at the facility and approximately 10 staff host events that includes bartenders, caterers, and other support staff.

The project includes a General Plan Amendment (GPA) to change the project site land use designation from Rural: Rural Residential (R:RR) to Community Development: Commercial Tourist (CD:CT). The purpose of the GPA is to support the existing on-site use as special event facility. A concurrent Change of Zone (CZ) is included to update the project site zoning district to Scenic Highway Commercial (CPS) to reflect the change in land use. No construction or change in existing operations is proposed as part of this project.

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

C. Total Project Area: 9.09 gross acres

Residential Acres:	N/A	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	N/A	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:
Industrial Acres:	N/A	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:
Other Acres:	9.09	Lots: 2	Sq. Ft. of Bldg Area: 10,296	Est. No. of Employees: 1

D. Assessor's Parcel No(s): 480-090-009 & -010

- E. **Street References:** North of Raven Court Road, south of Monteleone Meadows Drive, east of Interstate 215, and west of Briggs Road
- F. **Section, Township & Range Description or reference/attach a Legal Description:** Township 7 South, Range 3 West, Section 31, San Bernardino Base Meridian
- G. **Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently developed with the above described wedding facilities in addition to a 3,600 square-foot single-family residence with attached garage on the westerly portion of the property. The event area is characterized by turf and pepper trees. Gravel is located in the parking area and the remainder of the property is characterized as ruderal/barren. Portions of the property are lined with eucalyptus trees. The project site was historically underlain primarily with Escondido fine sandy loam and the remaining portions of the site with Friant fine sandy loam and Honcut loam. Lisa J. Mails Elementary School and sports fields are located north of the project site. A primarily vacant residential parcel is located west of the project site and is developed with accessories buildings. Single-family residential development is located east and south of the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site is currently designated R:RR (Rural: Rural Residential 5 Acre Minimum). The project includes a General Plan Amendment to change the project site's land use designation to CD:CT (Community Development: Commercial Tourist). The existing use is consistent with the proposed land use designation.
2. **Circulation:** Adequate access to the project site is provided via driveways on Monteleone Meadows Drive, with local access provided via Briggs Road to the east and regional access via State Route 79 (Winchester Road) consistent with the General Plan Circulation Element. The project does not include any modifications to any roadways that could conflict with the General Plan Circulation Element.
3. **Multipurpose Open Space:** The project does not include any physical changes to the environmental that could result in conflicts with the preservation and protection of natural, agricultural, and open space resources as supported by the policies of the General Plan Multipurpose Open Space Element.
4. **Safety:** The project includes no new construction or uses that could expose persons or structures to natural or manmade hazards in conflict with the policies of the General Plan Safety Element. Adequate emergency access is provided via Monteleone Meadows Drive and no changes to this roadway are proposed as part of the project.
5. **Noise:** The project will generate no new temporary, periodic, or permanent noise sources that could expose persons to noise levels in excess of County standards enumerated in the General Plan Noise Element.
6. **Housing:** The project does not include the removal of any housing units that could conflict with the policies of the General Plan housing Element.
7. **Air Quality:** The proposed project includes no construction and no new operational component that could generate criteria pollutants, toxics air contaminants, or odors that

could conflict with the General Plan Air Quality Element or the regional Air Quality Management Plan.

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

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential (RR)

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

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan

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

3. **Land Use Designation(s):** Rural: Rural Residential (RR) to the west, Rural: Rural Residential (RR) to the south, Rural: Rural Residential (RR) to the east, and Community Development: Public Facilities (PF) to the north.

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

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: RR (Rural Residential)

J. Proposed Zoning, if any: Scenic Highway Commercial (CPS)

K. Adjacent and Surrounding Zoning: RR (Rural Residential) to the north, east, south, and west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature



Date

Matt Straite, Project Planner

Printed Name

For Steve Weiss AICP Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan, Southwest Area Plan, Figure 9 "Scenic Highways". Caltrans, Scenic Highway Mapping System, Riverside County.

Findings of Fact:

- a) The project is not located on any or within the viewshed of any County eligible, State eligible, or State designated scenic highway. No impact will occur.
- b) The project includes no construction activities or physical modification to the project site that could damage any scenic resource. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located in the Mt. Palomar Observatory 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance 655 identifies requirements for installation of lighting within Zone B that includes restrictions on the use of lighting above 4050 lumens. The project does not include any changes to the existing lighting on the project site and will be subject to lighting regulations when lighting is replaced in the future. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Ordinance No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project includes no new sources of light or glare that could affect day or nighttime views. Future replacement of lighting will be subject to Ordinance 655 regulating the intensity, shielding, and direction of lighting. No impact will occur.

b) The project includes no new sources of light that could affect surrounding residential or other properties. Future replacement of lighting will be subject to Ordinance 655 regulating the intensity, shielding, and direction of lighting. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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

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

Findings of Fact:

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

b) According to the County GIS database and the 2008-2009 Williamson Act Program Map, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The proposed project would not include any new construction or uses. Surrounding sites also do not support agricultural uses. Therefore, no impact will occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to the Southwest Area Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook.

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

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.¹ Consistency review is presented below:

¹ South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(1) The project will not result in short-term construction and long-term pollutant emissions that are in excess of CEQA significance emissions thresholds established by the SCAQMD, as the project does not propose any construction activities or changes in operations. Therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation. No impact will occur.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project is not considered a *significant project*. Although this project includes a General Plan Amendment it required to reconcile the underlying land use designation with the existing on-site use. No expansion of the existing on-site use or potential for expansion could occur as a result of the proposed General Plan Amendment.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP. No impact will occur.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine particulate matter standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations.

The proposed project does not involve any earth moving activities, construction of new facilities, renovation of existing structures, or changes in existing operations. The project includes of a General Plan Amendment and Zone Change to reconcile land use and zoning requirements with the existing on-site use. As such, no project-related emissions modeling was conducted for the proposed project. Because the project does not include any physical changes to the environment and does not include a change in operations, new project-related emissions will not occur. No impact will occur.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and/or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and industrial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include rural-residential to the south and east, and an elementary and middle school to the north that are considered to be sensitive receptors. The project does not include any construction activities or changes in existing operations that could expose sensitive receptors to substantial carbon monoxide concentrations, toxic air contaminants, or odors. No impacts will occur.

e) As indicated in Section 6 b-c, the project will not place sensitive receptors within one mile of an existing substantial point source emitter because the project includes no construction of any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development and no changes in operations that could include new sensitive receptors. No impact will occur.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed project does not include any of the above uses or processes and includes no construction or operational changes. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Multipurpose Open Space Element

Findings of Fact:

a) The project site is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Area designated Criteria Cell. This project is located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan and is identified as being a part of Cell Group "Z". The project site is located in Cell 5476. The two subject parcels identified in this project have undergone a Habitat Evaluation and Acquisition Negotiation Strategy (HANS) review process whereby said lots will be required to conform to additional plan wide requirements of the WMSHCP as identified and mitigated in EA 42499. It has been concluded in the HANS review that the project will fulfill those requirements. No conservation is required.

Additionally, because the project is located within the WRMSHCP Fee Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the WRMSHCP area.

The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan because there is no construction or operational changes that could result in such conflicts. No impact will occur.

b-c) A brief survey was conducted to determine the presence of sensitive wildlife species including insect species, amphibians, reptiles, birds, and mammals. According to the California Natural Diversity Database (CNDDDB), the following sensitive, special status species have been recorded within the project vicinity: Arroyo toad (*Anaxyrus californicus*); Swainson's hawk (*Buteo swainsoni*); coastal California gnatcatcher (*Poliophtila californica californica*); least Bell's Vireo (*Vireo bellii pusillus*); vernal pool fairy shrimp (*Branchinecta lynchi*); Riverside fairy shrimp (*Streptocephalus woottoni*); quino checkerpsot butterfly (*Euphydryas editha quino*); San Bernardino kangaroo rat (*Dipodomys merriami parvus*); Stephen's kangaroo rat (*Dipodomys stephensi*); San Diego button celery (*Eryngium aristulatum var. parishii*); California Orcutt grass (*Orcuttia californica*); and spreading navarretia (*Navarretia fossalis*). Although these species have been recorded in the vicinity of the project site, because the project includes no construction and no changes in operations, impacts to candidate, sensitive or special status species will not occur.

d) The project does not propose any new construction or changes in existing operations that could 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. No impact will occur.

e-f) The project site does not contain riverine/riparian areas or vernal pools. The project does not include any new construction or changes in existing operations that could impact these resources. Therefore, no impacts will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, because it includes no construction or changes in existing operations that could conflict with such policies. No impact will occur.

Mitigation: No mitigation measures are required.

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

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: N/A

Findings of Fact:

a-b) The proposed project is located on a completely developed site. The project does not include any demolition, construction, or renovation of existing facilities and does not includes any changes in existing operations that could impact any historic resource. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Source: N/A

Findings of Fact:

a-b) The proposed project is located on a completely developed site. The project does not include any grading or earth moving activities as no demolition, construction or renovation is proposed as part of the project. The project includes no changes to existing on-site operations. Due to the highly disturbed nature of the project site and lack of earth moving activities, the proposed project will not alter or destroy an archaeological site nor will it cause a substantial change in the significance of an archaeological resources pursuant to California Code of Regulations, Section 15064.5. No impact will occur.

c) The project site has not been previously used as a cemetery. The proposed project does not involve any ground disturbing or earth-moving activities that could potentially disturb human remains. Standard Conditions of Approval are included that address any instances where human remains are discovered. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not restrict any religious or sacred uses within the area as it includes no construction of changes in existing operations. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

Findings of Fact:

a) The proposed project is located on a completely developed site. The project does not include any grading or earth moving activities as no demolition, construction or renovation is proposed as part of the project. Due to the highly disturbed nature of the project site and lack of earth moving activities, the proposed project will not directly or indirectly destroy a unique paleontological resource or geologic feature. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act.

Findings of Fact:

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest active fault is the Elsinore Fault which is approximately 5.35 miles southwest of the project site. The proposed project does not include any earth moving activities, demolition of existing facilities, construction of new structures or changes in existing operations. As such, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, due to faults or other earthquake-related hazards. No impact will occur.

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

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction".

Findings of Fact:

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur. The project site is not located in an area that is susceptible to liquefaction. The project does not include any construction that could expose people or structures to liquefaction. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk); Riverside County TLMA GIS.

Findings of Fact:

The principal seismic hazard that could affect the project site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault (Elsinore Fault) located 5.35 miles southwest at the base of the Santa Ana Mountains. The proposed project does not include any new construction or changes in existing operations. The existing facility will remain as-built. No physical changes to the project site or surrounding environment are proposed that could expose people or structures to strong seismic ground shaking. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County TLMA GIS.

Findings of Fact:

a) The project site is relatively flat and has been previously developed. The existing facilities consist of 17,245 square-foot pond, a 3,600 square-foot caretaker's quarters, a 340 square-foot gazebo, two outdoor barbeque (BBQ) structures, an outdoor bar, a 4,100 square-foot reception center with attached storage and kitchen, a 1,376 square-foot restroom and changing facility, a 600 square-foot restroom, a 280 square-foot trailer, four corrals, and 104 parking spaces on 9.09 gross acres. The proposed project does not include any physical changes to the project site or surrounding area that could expose people or structures to landslides. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County TLMA GIS.

Findings of Fact:

a) The project is not located in an area of susceptibility for subsidence. The project site has been previously developed and is currently used as a special events venue. The proposed project does not include any physical changes to the project site or surrounding areas that could expose people or structures to ground subsidence. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Figure 12 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones".

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

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. The project does not include any construction or changes to existing operations that could expose people or structures to any geologic hazards. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

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

Source: N/A.

Findings of Fact:

a) The project site is relatively flat and has been previously developed. The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations. As such, the proposed project will not change the topography or ground surface relief features of the project site or surrounding areas. No impact will occur.

b) The proposed project does not include any physical changes to the project site or the surrounding area. No cut and fill slopes are proposed as part of project development. No impact will occur.

c) The proposed project does not include any grading activities or physical changes that would require subsurface activities. No new construction or renovation is proposed as part of the project. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

Source: N/A.

Findings of Fact:

a) The proposed project will not result in the loss of topsoil from grading activities because no grading activities are proposed as part of the project. No earth moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations are proposed that could result in substantial soil erosion or loss of topsoil. No impact will occur.

b) The proposed project site is currently developed with a 17,245 square-foot pond, a 3,600 square-foot caretaker's quarters, a 340 square-foot gazebo, two outdoor barbeque (BBQ) structures, an outdoor bar, a 4,100 square-foot reception center with attached storage and kitchen, a 1,376 square-foot restroom and changing facility, a 600 square-foot restroom, a 280 square-foot trailer, four corrals, and 104 parking spaces on 9.09 gross acres. No physical changes to the project site or surrounding areas are proposed as part of the project. As such, the project will not create a substantial risk to life or property as a result of being located on expansive soil. No impact will occur.

c) The project includes no construction or changes in existing operations that could result in the need for septic systems. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

Source: N/A.

Findings of Fact:

a) Implementation of the proposed project will not involve earth moving or grading activities. Moreover, no physical changes to the project site or the surrounding area are proposed as part of the project. As such, no changes in deposition, siltation, or erosion that may modify the channel of a river or stream will occur. No impact will occur.

b) The potential for on- or off-site erosion will not increase because no grading or earth-moving activities are proposed as part of the project and the project will not include any physical changes to the project site or surrounding areas. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

a) The site is not located in an area of susceptibility for wind erosion. The proposed project does not include any grading or earth-moving activities that would create wind erosion. No changes in land use are proposed for the project site that would increase wind erosion or blowsand either on- or off-site. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: N/A

Findings of Fact:

a) The project is not proposing any changes or new construction of any kind. So there will be no impacts from any construction. The operations of the facility will not create a new impacts as the facility has been operating for some time and no new impacts are proposed. The current operation occurs only a few days a week and the number of cars are below any threshold that would require an analysis. No impact will occur.

b) Because the project will not include any physical changes to the project site or surrounding areas and no increase in existing operation, the project will not increases greenhouse gas emissions and therefore could not conflict with any state and regional plans reduce GHG emissions. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan, Hazards Section.

Findings of Fact:

- a) The proposed project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because no construction or changes in existing operations are proposed. No impact will occur.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because no construction or changes in existing operations are proposed. No impact will occur.
- c) Access to the existing development is provided via a driveway on Monteleone Meadows Drive. The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations; therefore, the project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No impact will occur.
- d) The proposed project is located directly adjacent to Mails Elementary School and Dorothy McElhinney Middle School. However, the project does not include any earth moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations that could impacts these schools. No impact will occur.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

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

Monitoring: No monitoring measures are required.

23. Airports

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

Source: Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan, Southwest Area Plan Land Use Map; GIS database.

a - c) The project site is located within the vicinity of a public / private airport. The closest airport to the project site is the French Valley Airport, approximately 2.25 miles to the south. According to the Area Plan, the proposed project is located within an airport influence policy area and will require review by the ALUC. At the time this CEQA document was created the project was scheduled for hearing with eth ALUC and was proposed consistent by the staff. Therefore, the project could not result in an inconsistency with an Airport Master Plan. No impact will occur.

d) The project is not within the vicinity of a private airstrip or heliport. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Southwest Area Plan, "Wildland Fire Hazard"; GIS database.

Findings of Fact:

a) According to the Southwest Area Plan, much of the planning area is subject to a high risk of fire hazards. These risks are greatest in rural areas and along urban edges. The proposed project does not include construction of new buildings or changes in existing operations, nor would the current or proposed operation create any risk of wildfire that could expose people or structures to a significant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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risk of loss, injury or death involving wildland fires. Fireworks are not permitted and the BBQ grill have been built to standards. The hood in the kitchen will include sprinklers. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan.

Findings of Fact:

a) The project site is generally flat and is currently developed with facilities intended for special events such as weddings. The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes existing operations that could substantially alter the existing drainage pattern of the project site or surrounding area in a manner that would result in substantial erosion or siltation on- or off-site. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations that could violate any water quality standards or waste discharge requirements. No impact will occur.

c) The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations that could 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. No impact will occur.

d) The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations that could contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. No impact will occur.

e) The project is not located within a 100-year flood hazard area. No impact will occur.

f) The project is not located within a 100-year flood hazard area. The project site is fully developed and currently utilized as a special events venue. The project consists of a General Plan amendment and zone change intended to bring the existing development into compliance with General Plan land use designations. No physical changes to the site or surrounding areas are proposed. No impact will occur.

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

h) The project does not include any physical changes to the site or the surrounding area. As such, the project does not include any new or retrofitted stormwater treatment control BMPs, the operation of which could result in significant environmental effects. No impact will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Area)?				
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan, Figure 10 "Flood Hazards".

Findings of Fact:

a) The project site is generally flat and is currently developed with facilities intended for special events such as weddings. The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations. No physical changes to the site or surrounding areas are proposed; therefore, the project will not substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on- or off-site. No impact will occur.

b) The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new structures or changes in existing operations. No physical changes to the site or surrounding area are proposed; therefore, the project will not change absorption rates or the rate and amount of surface runoff. No impact will occur.

c) The project site is located in an area of the City that is designated for rural-residential uses. According to the General Plan, the closest dam to the project site is the Lake Skinner Facility, located approximately 3.7 miles east of the project site. The project site is fully developed and currently used as a private special events venue. The project does not involve any earth-moving activities, renovation of existing facilities, construction of new buildings, or changes in existing operations that could expose and new structures or persons to significant risk of loss, injury, or death involving flooding as a result of the failure of a levee or dam. No impact will occur.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Source: Riverside County General Plan, Southwest Area Plan; Riverside County Land Information System.

Findings of Fact:

a) The project includes a General Plan amendment and zoning change from Rural Residential (R-R) to Scenic Highway Commercial (CPS) that is intended to bring the project site land use designation into consistency with the existing, on-site use as a special events venue. No physical changes to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site or the surrounding area are proposed and the proposed land use change is not considered substantial because it is consistent with the existing, on-site use. Impacts will be less than significant.

b) The project site is located within the unincorporated sphere of influence of the City of Menifee. The proposed change in land use designation is proposed to bring the project site land use designation into consistency with the existing, on-site use as a special events venue. The project will not result in any physical changes to the environment and will not affect any other properties within the sphere of influence of the City of Menifee. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Land Use Element; Riverside County General Plan, Southwest Area Plan.

Findings of Fact:

a-c) The proposed project includes a change in zone from Rural Residential (RR) to Scenic Highway Commercial (CPS) to bring the site's zoning into consistency with existing, on-site uses. The existing and continued operation a special events venue is consistent with the proposed CPS zoning. The existing single-family residence supporting special events on a 9.09-acre lot is consistent with the low-density residential character of the project vicinity requiring minimum five-acre lots. Impacts will be less than significant.

d) The project is consistent with the Riverside County General Plan as an existing special events venue to be designated with the CT (Commercial Tourist) land use designation. Impacts will be less than significant.

e) The proposed project does not include any physical changes to the project site or surrounding are; therefore, the project could not disrupt or divide any community. No impact will occur.

Mitigation: No mitigation measures are required.

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

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan, Table 1 "Land Use Designation Summary."

Findings of Fact:

a-d) The project site is currently developed and does not include any construction that could result in the loss of mineral resources. There are no mining operations within vicinity of the project site. The project includes no component that would result in mining operations or use of any existing or abandoned mines. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest Area Plan, Figure 5 "French Valley Airport Influence Policy Area"

Findings of Fact:

a) The project site is located within an airport land use plan or within two miles of a public airport, however the project is located in a zone that will have minimal impacts from noise. Additionally there are only a few people working on the site, and the special events hosted on site generally create noise that would mask any airport noise. No impact will occur.

b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: N/A

Findings of Fact:

The project includes no construction of new facilities or expansion of existing operations that could expose persons to railroad-generated noise. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: N/A

Findings of Fact:

The project includes no construction of new facilities or expansion of existing operations that could expose persons to highway noise. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

Source: Project Application Materials

Findings of Fact:

The project includes no construction of new facilities or expansion of existing operations that could expose persons to any other sources of noise. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

Source: N/A

Findings of Fact:

a-d) The project includes no construction or expansion of existing operations that could expose persons to temporary, periodic, or permanent noise or vibration levels in excess of applicable standards. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: N/A

Findings of Fact:

a) The project site is currently used as a special events venue. The proposed project does not include any physical changes to the project site or surrounding areas that would displace any housing. No impact will occur.

b) The project does not include any physical changes to the project site or surrounding areas that could create any additional demand for housing in the area. No impact will occur.

c) The project consists of a General Plan amendment and zoning change. The project does not include any physical changes to the project site or surrounding areas that would not displace any people. No impact will occur.

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

e-f) The proposed project will not result in any physical changes to the project site of existing operations that could result in substantial population growth. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Fire Department

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Fire Department Fire Department provides fire protection services to the project site. No physical changes to the project site or existing operations is proposed that would require the need for construction or alteration of any Fire Department facility. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County Fire Sheriff Department

Findings of Fact:

The Riverside County Fire Sheriff Department provides police protection services to the project site. No physical changes to the project site or existing operations is proposed that would require the need for construction or alteration of any Police Department facility. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Murrieta Valley Unified School District

Findings of Fact:

The project site is located within the Murrieta Valley Unified School District (MVUSD). Lisa J. Mails Elementary School and Dorothy McElhinney Middle School are located immediately adjacent to the north of the project site. No physical changes to the project site or existing operations is proposed that would require the need for construction or alteration of any school facility. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

No physical changes to the project site or existing operations is proposed that would require the need for construction or alteration of any library. No impact will occur.

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

Monitoring: No monitoring measures are required.

40. Health Services

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

Findings of Fact:

No physical changes to the project site or existing operations is proposed that would require the need for construction or alteration of any health services facility. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: N/A

Findings of Fact:

a) The project does not include the construction of any new buildings or facilities that would include recreational facilities or require the construction or expansion of recreational facilities. No impact will occur.

b) The existing development will continue to operate in its current capacity as a special events venue and would not increase the use of any recreational facility. No impact will occur.

c) The project is located within the Valley Wide Parks and Recreation Plan District. They will not be required to pay any Quimby charges as there is no subdivision to trigger any fees. No impact will occur.

Mitigation: No mitigation measures are required.

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

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: N/A

Findings of Fact:

The project does not include the construction of any new buildings or changes in existing operations that could result in the need for additional recreational trails. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

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

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

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

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

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest Area Plan.

Findings of Fact:

a-b) The project includes no construction or changes in existing operations that could generate temporary or permanent increases in vehicles trips that could impacts any local or regional transportation facility. No impact will occur.

c-d) The project does not include design features that could cause a alter waterborne, or rail and air traffic. No impact will occur.

e-f) The project includes no construction or changes in existing operations that could result in hazardous transportation design features, incompatible uses, or need for additional road maintenance. No impact will occur.

g) The project does not include any construction activities that would interfere with traffic on the local circulation system. No impact will occur

h) The project does not include any construction or changes in existing operations that could result in inadequate emergency access. No impact will occur.

i) The project does not include any construction or changes in existing operations that could conflict with any policies, plans, or programs related to alternative transportation. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: N/A

Findings of Fact:

The project includes no construction or changes in existing operations that could conflict with use of any bike trail or require expansion of any bike trail. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

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

Findings of Fact:

a) The project does not include any construction or changes in existing operations that could result in the need for construction of new or expanded water treatment facilities. No impact will occur.

b) The project will require generate no new water demand because no changes in existing operations will occur; therefore no new or expanded water supplies will need to be procured. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: N/A

Findings of Fact:

a-b) The project includes no changes to existing operations that would generate new wastewater discharges that could require new treatment facilities. The site is currently on septic. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District

Findings of Fact:

a) The project does not include any construction or changes in existing operations that could result in the substantially altered solid waste generation patterns and disposal services. No impact will occur.

b) The existing development will continue to be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a-g) The project includes no construction or changes in existing operations that could increase demand for any service or require the construction of any facilities. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

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

a) No physical changes to the project site or surrounding areas is proposed. There will be no construction related activities and there will be no changes to existing, on-site operations. The proposed project will result in no increase in energy demand and therefore will not conflict with any adopted energy conservation plans. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: N/A

Findings of Fact: As discussed in this Environmental Assessment, implementation of the proposed project will not degrade in any way the quality of the environment, reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No impacts will occur.

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

Source: N/A

Findings of Fact: As discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. No physical changes to the site or surrounding areas is proposed and no changes in use for the site are included. No impacts will occur.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: N/A

Findings of Fact: As discussed in this Environmental Assessment, the proposed project will not result in environmental effects which will cause any adverse effects on human beings, either directly or indirectly. No impacts will occur.

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: Riverside County General Plan and Environmental Impact Report

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

County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

File: Admin Draft EA42499 (2)

Revised: 3/18/2015 1:59 PM

03/18/15
16:37

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

5. DRT CORRECTIONS REQUIRED

TRANS DEPARTMENT

5.TRANS. 1

DRT 1 - NEED AMD#1 2012-04-12

REQUIRED

These are comments only and are not to be construed as Conditions of Approval.

These comments (correction list) are to be considered replaced by subsequent amended map comments (if any).

1.Make the following revisions and resubmit Amended No. 1 exhibit including a response letter for each of the following comments accordingly. If you do not agree with our comment(s) please state your reason on the letter. If you do not provide us with a response letter addressing each of the following comments, Transportation Department will not review your map.

2.You may visit the Transportation Department Web site for additional information, standards, ordinances, and policies at <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

3.Provide the complete legal description with the Township, Range, and Section (T6S, R2W, Section 31).

4.Please provide a detailed description of the special events proposed. The description should describe the type of event, its frequency, number of visitors, and duration of event. Will there be any coordination with special events schedule with the school schedule? Based on the responses additional questions may arise or analysis may be required.

5.This proposal is within Zone D of the Southwest Area Road and Bridge Benefit District (R&BBD). A fee of \$32,955/gross acre is required to be paid at the time of issuance of a certificate of occupancy or upon final inspection, whichever occurs first. All fees are based upon the fee schedule in effect at the time of payments.

6.When the distance from this development and a publicly maintained circulatory road is in excess of 1,320' in non high fire areas in SRA (State Responsibility Area), you must provide a secondary access road per Ordinance 460, Section 3.2.I. Please indicate if the development is in excess of 1,320' from a publicly maintained road and described the route use to establish determination.

7.Provide corner cutback per Riverside County Standard No.

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

5. DRT CORRECTIONS REQUIRED

5.TRANS. 1 DRT 1 - NEED AMD#1 2012-04-12 (cont.) REQUIRED

805.

8. Please provide documentation of the record information (instruments) shown the exhibit. List all easements of record by map or instrument number.

9. For the utility easement(s) located in areas of dedication to be vacated, please confirm no utilities exist.

10. The project proponent shall submit a separate application to the Survey Section to initiate the vacation process of the dedications shown on the exhibit.

11. Provide typical section for each street showing existing improvements and right-of-way and proposed improvements and right-of-way.

12. Centerline intersections of streets and driveways shall be at 90 degrees.

13. Provide 50' tangent between flowline of adjacent street and beginning of curve.

14. Augie Court is to be improved as a Local Street. Show and label existing and proposed improvements and right-of-way per Riverside County Standard No. 105, Section D, Ordinance 461, 26' pavement (14' pavement on project side and 12' pavement on opposite side of the centerline), on 60' right-of-way (30' right-of-way on project side and minimum 30' right-of-way on opposite side of the centerline) modified for reduced pavement width. Provide a typical section to reflect the improvements and right-of-way.

15. You are required to repair the existing pavement adjacent to the site in accordance with the Department of Transportation directions. The directions will be specified pursuant to a field inspection which will be performed by our department. Your project will be conditioned to perform those repairs accordingly.

16. The engineer/applicant is responsible to show all existing and proposed driveway(s) along the project frontage, adjacent to the project, and on the opposite side of street. If you fail to show the existing driveways as

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

5. DRT CORRECTIONS REQUIRED

5.TRANS. 1 DRT 1 - NEED AMD#1 2012-04-12 (cont.) (cont.)REQUIRED

requested above, the Transportation Department reserves the right to request a revised map and change the conditions based on the new information at any time during the approval process.

17.For the paved area located in the northwest corner of the project, physical delineation is needed to separate the public R/W and private property and to avoid potential circulation issues.

18.Provide net and gross acreage on all parcels.

19.Show all existing and proposed drainage facilities that will handle the storm water of the site and its adjacent street(s). Provide Q10 and Q100 for those facilities.

20.Street grades of less than 1.0% may be approved only when engineering design shows that local drainage provisions are adequate and steeper gradients cannot be obtained. The utilization of combinations of steeper and minimum grade lines as a means of generating embankment materials for on-site tract grading to the detriment of street maintenance and good engineering design will not be approved. Every effort shall be made to design street grades that will be in conformance with existing terrain.

21.The proposed driveway(s) should be ADA compliant per Standard No. 207A.

22.Provide proposed Comprehensive Landscaping Plan along the road right-of-way to the Transportation Department. For landscaping guidelines, please go to www.rctlma.org/trans/land_dev_landscaping_guidelines.html.

23.Show and label project number on next exhibit.
(Conditional Use Permit 3681)

24.Please verify and/or update the exhibit with the current contact information for the applicant and engineer. Please include their respective fax numbers and e-mail addresses.

25.The engineer has a responsibility to show and label the primary and secondary off-site access roads are within the existing public road right-of-way or within the public road easement; if not, the owner of this project shall be

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

5. DRT CORRECTIONS REQUIRED

5.TRANS. 1 DRT 1 - NEED AMD#1 2012-04-12 (cont.) (cont.)REQUIRED

notified by the engineer for construction of required off-site access roads from the project site to the nearest County maintained roads with 24' of aggregate base on a 60' right-of-way minimum or as approved by the Transportation Department. Provide a typical section to reflect the existing improvements and right-of-way and photos showing the existing off-site access improvements.

26. Please show and label the required off-site public access road dedication by map or instrument number and date of recordation on a separate index map. Please provide the hard copy of said off-site dedication.

27. Offers of right-of-way dedication on Augie Court used for public access by the development shall be accepted. The project proponent shall submit an application to Survey Section to initiate the acceptance of applicable offers of dedication for public access to the development. Augie Court shall be privately maintained.

Should you have any questions, please contact Kevin Tsang at (951) 955-6828. Our fax number is (951) 955-0049.

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for an existing wedding/reception/special events facility comprising of outside and enclosed areas including a 17,425 pond, a 3,600 square foot caretakers unit, a 340 square foot gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 square foot reception center with storage and proposed kitchen, a 1,375.5 square foot restroom and changing facility, a 600 square foot restroom facility, a 280 square foot office trailer with no restroom facilities, four corrals and 104 parking spaces.

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No.03681 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No.03681, Exhibit A, dated 3/19/2012.

APPROVED EXHIBIT F = Fee Exhibit dated 3/11/15

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO RECOMMND

Conditional Use Permit No. 03681 is requesting to permit an existing weddings/receptions/special events facilities. The Grading Division does not object to this proposal with the following included grading conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

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 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - 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.

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

10. GENERAL CONDITIONS

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 23 USE - 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 USE - 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.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways.

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

CUP 3681 is a proposal to obtain permit for an existing weddings/receptions/special events facilities comprised of outside and enclosed area on the site on a 9.09-acre parcel in Rancho California area. The project site is located on the northerly of Raven Court Road, southerly of Augie Court, westerly of Briggs Road, and easterly of I-215.

The topography of the area consists of well-defined ridges and natural watercourses with the drainage area of 25 acres that impacts the site from north. The entire drainage area drains to an existing pond within the site. The existing house and the parking lot are on a higher ground and therefore free from ordinary flood hazard. It should be noted the existing reception area is downstream of the pond and may get flooded if the pond overflows.

This site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Since no new impervious area is proposed no ADP is charged at this time.

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.

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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 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

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

10. GENERAL CONDITIONS

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

by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 8 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 4:00 p.m. to 10:00 p.m., Friday, Saturday and Sunday and with occasional events to be held weekdays from 6:00 p.m to 9:00 p.m. in order to reduce conflict with adjacent residential zones and/or land uses.

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

10. GENERAL CONDITIONS

10.PLANNING. 9 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. A.(1): Approval of Off-Street Parking Plan; and, A.(2a) and A.(2b): Number of Parking Spaces.

10.PLANNING. 10 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 18 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 21 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

10. GENERAL CONDITIONS

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 23 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 26 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 28 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 30 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

10. GENERAL CONDITIONS

10.PLANNING. 30 USE - 90 DAYS TO PROTEST (cont.) RECOMMND

imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

10.PLANNING. 34 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 37 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 38 USE- FIREWORKS PROHIBITED RECOMMND

Due to the Project's location within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan area (Cell 5476), the use and display of fireworks shall be prohibited for the life and operation of the Conditional Use Permit.

10.PLANNING. 40 USE- MAXIMUM OCCUP PER EVENT RECOMMND

The maximum occupancy allowed for each single event held on the project site (as shown in Exhibit A) shall not exceed two hundred (200) people.

CONDITIONAL USE PERMIT Case #: CUP03681

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20. PRIOR TO A CERTAIN DATE

BS PLNCK DEPARTMENT

20.BS PLNCK. 1 USE BLDG PLAN SUBMITTALS REQ'

RECOMMND

The applicant shall submit all required building plans, supporting documents, and fees to the Building Department for all buildings, structures and pond constructed without permit within 30 days of the current Planning Department case approval date.

The Buildings/Structures include but are not limited to the wedding and kitchen building, bathroom building, storage and dressing room building, gazebo(s), foot bridges, dock, barbeque structures, and pond.

All accessibility requirements for the site and individual buildings and areas of public accomodation shall apply.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

CWP:

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

20. PRIOR TO A CERTAIN DATE

20.BS PLNCK. 1 USE BLDG PLAN SUBMITTALS REQ' (cont.) RECOMMND

inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

PLANNING DEPARTMENT

20.PLANNING. 2 USE- LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No.03681 shall terminate on July 1, 2030. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 3 USE- REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the wedding/reception and special events facility may be further restricted.

20.PLANNING. 6 USE- MITIGATION MONITORING RECOMMND

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No.42499.

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

CONDITIONAL USE PERMIT Case #: CUP03681

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed n 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. 12 USE - 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. 13 USE - EXISTING GRADING RECOMMND

Conditional Use Permit No. 03681 indicates an existing 17,425 sqaure foot pond. The applicant shall submit a report prepared by registered design professional that addresses the existing grading on the site including any grading conducted to construct the existing pond area. The Building and Safety Department will make a determination of grading permit requirements based on the report findings.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - 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 USE - EXISTING GRADING RECOMMND

Prior to the issuance of a building permit, the applicant shall have obtained approval of the grading report and/or rough grade approval from the Building and Safety Department.

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - SEPTIC PLANS

RECOMMND

Provide an exhibit that identifies the location and use of each building and all the existing onsite waste water treatment systems (OWTS).

Each existing OWTS shall be certified by a qualified service provider (i.e. C42, C36, or General A licensed contractor).

Provide an appropriately sized grease interceptor for the commercial kitchen.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

CHANGE IN OCCUPANCY OR UNPERMITTED BUILDINGS
Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 5 USE - LIGHTING PLANS

RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

CONDITIONAL USE PERMIT Case #: CUP03681

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 USE- MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No.42499 which must be satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 24 USE- WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 28 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Murrieta Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 38 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall comply with all requirements determined in the grading report and/or grading permit.

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 MAP - WELL/WATER STATEMENT

RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required. The following will be required:

An exhibit showing location of well(s) and the water distribution system.

Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.

Satisfactory proof that there is adequate quantity meet the demands of the facility including fire flow.

Satisfactory information concerning how the system will be owned and operated.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

4100 SQ. FT. BUILDING

Install a complete fire sprinkler system per NFPA 13 2013 edition. Fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 4 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

PLANNING DEPARTMENT

90.PLANNING. 1 USE- MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No.42499. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 2 USE- HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in height, except as provided by Section No. 18.34 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning

CONDITIONAL USE PERMIT Case #: CUP03681

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE- HEIGHT LIMITATIONS (cont.) RECOMMND

Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 6 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of one hundred four (104) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with decomposed granite to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE- ACCESSIBLE PARKING RECOMMND

A minimum of four (4) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 9 USE- LOADING SPACES RECOMMND

A minimum of one (1) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance

CONDITIONAL USE PERMIT Case #: CUP03681

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE- LOADING SPACES (cont.) RECOMMND

348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 20 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 23 USE- WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 25 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any

CONDITIONAL USE PERMIT Case #: CUP03681

Parcel: 480-090-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 25 USE - CONDITION COMPLIANCE (cont.) RECOMMND

use allowed by this permit.

90.PLANNING. 26 USE - PARKING DUST TREATMENT RECOMMND

The parking and driveway areas shall be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

90.PLANNING. 27 USE - POOL AND SPA FENCING RECOMMND

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.]

90.PLANNING. 29 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.09 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

DATE: March 19, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand

Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. ALUC – J. Guerin
3rd District Supervisor
3rd District Planning Commissioner
City of Menifee

CONDITIONAL USE PERMIT NO. 3681 – EA41752 – Applicant: Hennie Monteleone – Engineer/Representative: Jonh Munroe - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Policy Areas/Overlays: Highway 79 Policy Area – Location: Northerly of Raven Court Road, southerly of Augie Court, Easterly of I-215, westerly of Briggs Road – 9.09 Gross Acres – Zoning: Rural Residential (R-R) - **REQUEST: The Conditional Use Permit is for an existing weddings/receptions/special events facilities comprising of outside and enclosed areas. – APNs: 480-090-009, 010 – Concurrent Cases: GPA00928**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 12, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at **(951) 955-8631** or email at **MSTRAITE@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
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 12, 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. Building & Safety – Plan Check
Riv. Co. Environmental Programs Division
P.D. Geology Section

P.D. Landscaping Section
P.D. Archaeology Section

CONDITIONAL USE PERMIT NO. 3681 AMENDMENT No. 1 – EA41752 – Applicant: Hennie Monteleone – Engineer/Representative: Jonh Munroe - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Policy Areas/Overlays: Highway 79 Policy Area – Location: Northerly of Raven Court Road, southerly of Augie Court, Easterly of I-215, westerly of Briggs Road – 9.09 Gross Acres – Zoning: Rural Residential (R-R) - REQUEST: The Conditional Use Permit is requesting to permit an existing weddings/receptions/special events facilities comprising of outside and enclosed areas including a 17,425 pond, a 3,600 square foot caretakers unit, a 340 square foot gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 square foot reception center with storage and proposed kitchen, a 1,375.5 square foot restroom and changing facility, a 600 square foot restroom facility, a 280 square foot office trailer with no restroom facilities, four corrals and 104 parking spaces. – APNs: 480-090-009, 010 – Concurrent Cases: GPA00928

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 **DRT Comment Agenda deadline on January 2, 2014**, 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** at (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.



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

April 11, 2012

TO: Matt Straite, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Conditional Use Permit No. 3681

A noise study is required to address requirements for determining and mitigating from the existing weddings/ receptions/special events facilities comprising of outside and enclosed area regarding noise impacts to surrounding area. A noise study will be required for the CUP.

Noise standards to be addressed:

1. 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.

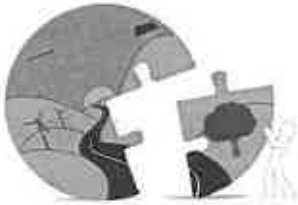
A) 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).

B) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)

2. Our Department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above).

3. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Please contact Steven Hinde if you have any questions.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: HENNIE MONTELEONE E-Mail: info@monteleonemeadows.com

Mailing Address: 35245 BRIGGS ROAD
MURRIETA Street CA 92563
City State ZIP

Daytime Phone No: (951) 677-6403 Fax No: ()

Engineer/Representative's Name: JOHN MUNROE E-Mail: jmmcon@verizon.net

Mailing Address: 40485 MURRIETA HOT SPRINGS RD, STE. B4-PMB199
MURRIETA Street CA 92563
City State ZIP

Daytime Phone No: (951) 600-9907 Fax No: (951) 600-9907 (Call first)

Property Owner's Name: HENNIE & MICHAEL MONTELEONE E-Mail: info@monteleonemeadows.com

Mailing Address: 35245 BRIGGS ROAD
MURRIETA Street CA 92563
City State ZIP

Daytime Phone No: (951) 538-6543 Fax No: ()

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

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

AUGIE CT _____, East of I-215 _____, West of BRIGGS RD _____

Thomas Brothers map, edition year, page number, and coordinates: (2011) PAGE 899 / GRID A6 _____

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

Existing weddings/receptions/special events facilities comprising of both outside and enclosed areas. All facilities are existing. No additional improvements are proposed. This project is to obtain a current CUP permit.

Related cases filed in conjunction with this request:

Right-of-Way vacation for a portion of an existing declaration of dedication that is no longer required. This item is currently being prepared for submittal to the County. No case number has been assigned yet.

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A E.I.R. No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide a copy: MSHCP Consistency Analysis - HANS 1902 / PAR 1

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) aprox. 5,000+ ft

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) aprox. 5,000+ ft

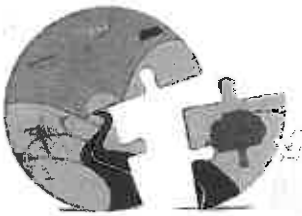
Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

Does the project need to import or export dirt? Yes No



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

CC006347

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207863 DATE SUBMITTED: 2/24/15

APPLICATION INFORMATION

Applicant's Name: HENNIE MONTELEONE E-Mail: info@monteleonemeadows.com

Mailing Address: 35245 BRIGGS ROAD
MURRIETA CA 92563
City State ZIP

Daytime Phone No: (951) 677-6403 Fax No: (951) 926-1998

~~Engineer~~ Representative's Name: JACK MUNROE E-Mail: jmmcon@verizon.net

Mailing Address: JMM CONSULTANT, 25060 HANCOCK AVE
SUITE 103, #428, MURRIETA, CA 92563
City State ZIP

Daytime Phone No: (951) 852-6625 Fax No: ()

Property Owner's Name: SAME E-Mail: info@monteleonemeadows.com

Mailing Address: AS APPLICANT
City State ZIP

Daytime Phone No: (951) 677-6403 Fax No: (951) 926-1998

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

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APPLICATION FOR CHANGE OF ZONE

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

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Heather Murrell
PRINTED NAME OF APPLICANT
[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable

Heather Murrell
PRINTED NAME OF PROPERTY OWNER(S)
[Signature]
SIGNATURE OF PROPERTY OWNER(S)
Michael Murrell
PRINTED NAME OF PROPERTY OWNER(S)
[Signature]
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 480-090-009 & 480-090-010
Section: 31 Township: 6 SOUTH Range: 2 WEST
Approximate Gross Acreage: 9.09 ACRES
General location (nearby or cross streets): North of RAVEN COURT, South of AUGIE CT., East of I-215, West of BRIGGS RD.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates:

PAGE 899 / GRID A6

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

PROPOSAL TO CHANGE THE EXISTING R-R ZONING
TO C-T (TOURIST COMMERCIAL) ZONING.

Related cases filed in conjunction with this request:

CUP No. 03681
GPA 00928 D1

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

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

GENERAL PLAN AMENDMENT NO. 928D1, CHANGE OF ZONE NO. 7863, and CONDITIONAL USE PERMIT NO. 3681 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Hennie Monteleone – Engineer/Representative: John Munroe - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Policy Areas/Overlays: Highway 79 Policy Area – Location: Northerly of Raven Court Road, southerly of Augie Court, Easterly of I-215, and westerly of Briggs Road – 9.09 Gross Acres – Zoning: Rural Residential (R-R). **REQUEST:** The General Plan Amendment proposes to change the General Plan from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) (2-5 D.U./Acre). The Change of Zone proposes a change from Rural Residential (R-R) to Commercial Tourist (CT). Conditional Use Permit No. 03681 is for the proposal to permit an existing weddings/receptions/special events facilities comprising of outside and enclosed areas including a 17,425 ?? pond, a 3,600 sq. ft. caretaker's unit, a 340 sq. ft. gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 sq. ft. reception center with storage and proposed kitchen, a 1,375.5 sq. ft. restroom and changing facility, a 600 sq. ft. restroom facility, a 280 sq. ft. office trailer with no restroom facilities, four corrals and 104 parking spaces.

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter
APRIL 15, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email 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 the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I Matt Straize, certify that on 3/20/15
the attached property owners list was prepared by Matt
APN(s) or case numbers CUPD 3681
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 1200

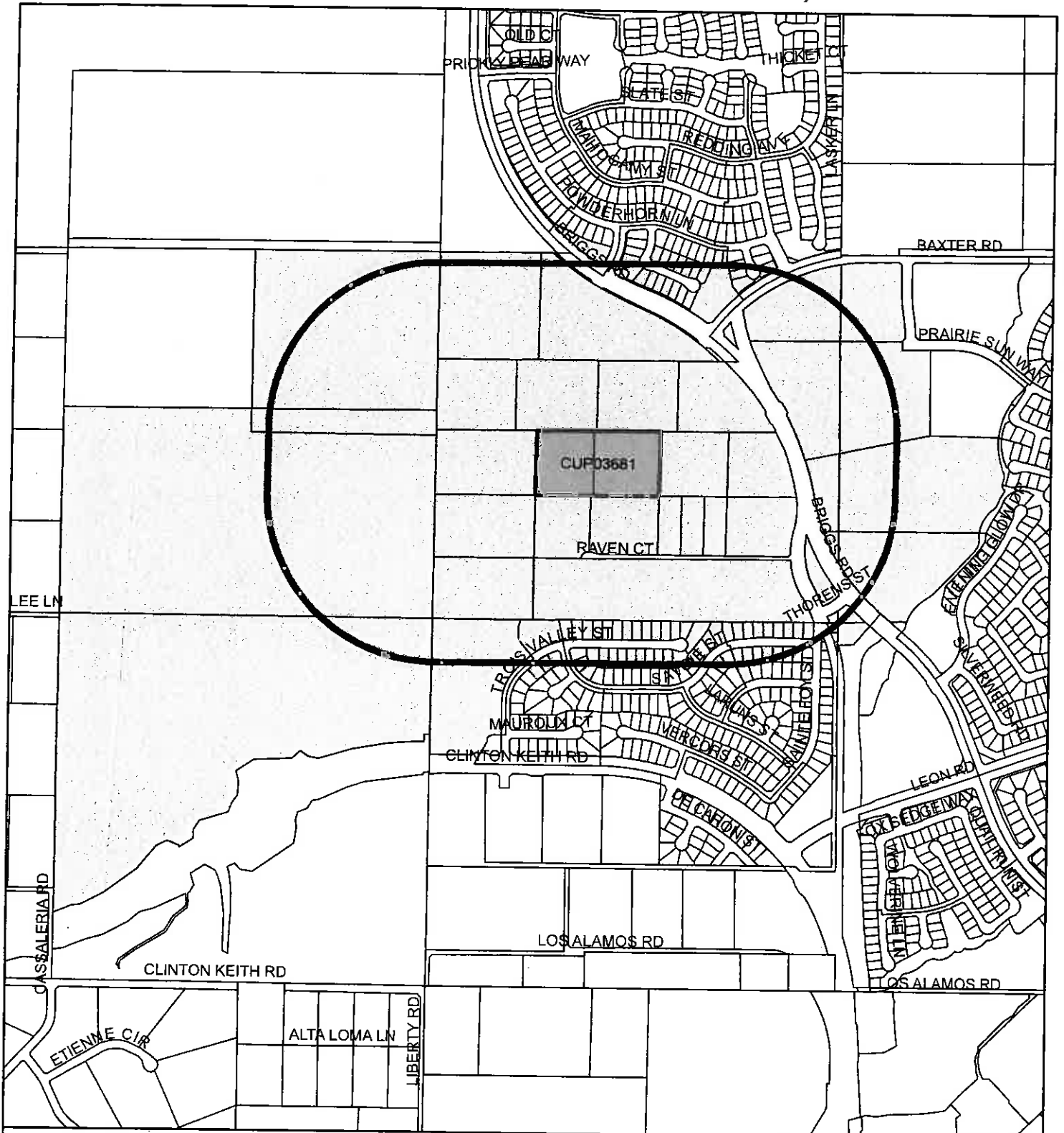
Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, 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: Matt Straize
TITLE: Planner
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501
TELEPHONE: 58631

checked by Matt
ex 9/8/15

CUP03681 (1,200 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstrait on 3/2/2015

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.

2014 2 IH BORROWER
C/O INVITATION HOMES
901 MAIN ST NO 4700
DALLAS, TX. 75202

ANTONINO ACQUARO
30277 TROIS VALLEY ST
MURRIETA, CA. 92563

JOHN ALDERINK
30341 SAVOIE ST
MURRIETA, CA. 92563

ROSE MARY ANDERSON
30413 SAVOIE ST
MURRIETA, CA. 92563

KWADWO ASARE ANTWI
30133 TROIS VALLEY ST
MURRIETA, CA. 92563

ASIF IQBAL BALBALE
29605 SOLANA WAY APT G02
TEMECULA, CA. 92591

REGINALD J BARTH
2440 FRONT ST
SAN DIEGO, CA. 92101

C W M REVOCABLE FAMILY TRUST
C/O CHESTER W MASON
P O BOX 892378
TEMECULA, CA. 92589

MICHAEL CALDERA
30205 TROIS VALLEY ST
MURRIETA, CA. 92563

EDWARD EUELL CANAVAN
30386 SAVOIE ST
MURRIETA, CA. 92563

JACQUELINE COPELAND PARKER
30226 TROIS VALLEY ST
MURRIETA, CA. 92563

CRENSHAW ROBERT & BENNIE LIVING TRUST 1996
C/O ROBERT CRENSHAW
20321 RIM RIDGE RD
WALNUT, CA. 91789

DAVID J CURL
30181 TROIS VALLEY ST
MURRIETA, CA. 92563

D R HORTON LOS ANGELES HOLDING CO INC
2280 WARDLOW CIR STE 100
CORONA, CA. 92880

GLENN T DAVID
30121 TROIS VALLEY ST
MURRIETA, CA. 92563

MANUEL DELGADO
30362 SAVOIE ST
MURRIETA, CA. 92563

WESLEY E DRENNAN
35405 BRIGGS RD
MURRIETA, CA. 92563

QUINN E EDDINS
30298 TROIS VALLEY ST
MURRIETA, CA. 92563

LUIS E ESCOBAR
30154 TROIS VALLEY ST
MURRIETA, CA. 92563

ROBERT FOMAI
30253 TROIS VALLEY ST
MURRIETA, CA. 92563

JOEL GOMEZ
30338 SAVOIE ST
MURRIETA, CA. 92563

ANTONIO GOMEZFLETES
264 KILLGORE ST
OCEANSIDE, CA. 92058

MUJIB HAIDER
30145 TROIS VALLEY ST
MURRIETA, CA. 92563

DARRYL K HARDIE
30377 SAVOIE ST
MURRIETA, CA. 92563

JACQUELINE HOWELLS
30214 TROIS VALLEY ST
MURRIETA, CA. 92563

ROBINA M HUSSEY
30193 TROIS VALLEY ST
MURRIETA, CA. 92563

JUAN CARLOS JAUREQUI
30398 SAVOIE ST
MURRIETA, CA. 92563

ROBERT E JOHNSON
30326 SAVOIE ST
MURRIETA, CA. 92563

SCOTT JOHNSON
30178 TROIS VALLEY ST
MURRIETA, CA. 92563

HANI KARAM
30217 TROIS VALLEY ST
MURRIETA, CA. 92563

KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR, CA. 92595

KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR, CA. 92596

PAUL J KELLAM
30229 TROIS VALLEY ST
MURRIETA, CA. 92563

CLINTON EFRAIN KNOX
35520 SAINTE FOY ST
MURRIETA, CA. 92563

EDGARD D LANUZA
30380 TERRAIN ST
MURRIETA, CA. 92563

LENNAR SPENCERS CROSSING
391 N MAIN ST STE 300
CORONA, CA. 92880

JOHN MARSDEN
30274 TROIS VALLEY ST
MURRIETA, CA. 92563

JOHN P MEYER
30365 SAVOIE ST
MURRIETA, CA. 92563

ANTHONY MICHAELS
30286 TROIS VALLEY ST
MURRIETA, CA. 92563

JOSEPH ALLAN MIDDLEBROOKS
30158 SAVOIE ST
MURRIETA, CA. 92563

MICHAEL N MONTELEONE
35245 BRIGGS RD
MURRIETA, CA. 92563

HECTOR A MORALES
30146 SAVOIE ST
MURRIETA, CA. 92563

JESSE L MOSSA
35205 BRIGGS RD
MURRIETA, CA. 92563

MURRIETA VALLEY UNIFIED SCHOOL DIST
41870 MCALBY CT
MURRIETA, CA. 92562

MURRIETA VALLEY UNIFIED SCHOOL DIST
C/O BILL OLIEN
41870 MCALBY CT
MURRIETA, CA. 92562

MUSTAFA NAYAB
30202 TROIS VALLEY ST
MURRIETA, CA. 92563

JEREMY R NEAL
30392 TERRAIN ST
MURRIETA, CA. 92563

HARRISON NGUYEN
30422 SAVOIE ST
MURRIETA, CA. 92563

STEPHEN J OCHS
30190 TROIS VALLEY ST
MURRIETA, CA. 92563

RICHARD E ORR
30370 RAVEN CT
MURRIETA, CA. 92563

MICHAEL J OTTO
30250 TROIS VALLEY ST
MURRIETA, CA. 92563

DAVID K PATTON
P O BOX 130
BEATTY, OR. 97621

RYAN PAULSON
30302 SAVOIE ST
MURRIETA, CA. 92563

JASON PHILPOT
30134 SAVOIE ST
MURRIETA, CA. 92563

CHRIS POLLOK
30425 SAVOIE ST
MURRIETA, CA. 92563

CHYNTHIA RICHARDSON
35508 SAINTE FOY ST
MURRIETA, CA. 92563

RYAN SCOTT RICHES
30437 SAVOIE ST
MURRIETA, CA. 92563

RIVERSIDE MITLAND 03
1522 BROOKHOLLOW DR STE 1
SANTA ANA, CA. 92705

RIVERSIDE MITLAND 03
C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR, CA. 92014

RANDY RYAL
30401 SAVOIE ST
MURRIETA, CA. 92563

JOHN B SANMARTINI
10561 COVINGTON CIR
VILLA PARK, CA. 92861

RICHARD ALAN SONNEFELD
30310 TROIS VALLEY ST
MURRIETA, CA. 92563

ROBERT L STOUT
30238 TROIS VALLEY ST
MURRIETA, CA. 92563

DONALD SWANGER
30458 SAVOIE ST
MURRIETA, CA. 92563

BRENDA MICHELLE TILLET
30166 TROIS VALLEY ST
MURRIETA, CA. 92563

DAVID N TORRES
30374 SAVOIE ST
MURRIETA, CA. 92563

ROBERT S TROUPE
30241 TROIS VALLEY ST
MURRIETA, CA. 92563

PETER R VANGAALE
35375 BRIGGS RD
MURRIETA, CA. 92563

MARTIN K VU
30350 SAVOIE ST
MURRIETA, CA. 92563

ROBERT L WARNER
30410 SAVOIE ST
MURRIETA, CA. 92563

WESTERN RIVERSIDE COUNTY REG CON AUTHORITY
C/O REAL ESTATE DIVISION
3403 10TH ST STE 500
RIVERSIDE, CA. 92501

CLINT M WESTRICH
30289 TROIS VALLEY ST
MURRIETA, CA. 92563

MARCUS N WILLIAMS
30329 SAVOIE ST
MURRIETA, CA. 92563

VINCENT V YOUNG
30434 SAVOIE ST
MURRIETA, CA. 92563

3/2/2015 12:23:01 PM

ATTN: John Guerin
Airport Land Use Commission
Mail Stop 1070

Aviation Administration,
Riverside County
Mail Stop 1560

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

ATTN: Bill Brown
County Service Area 104
c/o EDA
Mail Stop 1040

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Murrieta Valley Unified School District
41870 McCalby Ct.
Murrieta, CA 92562-7036

Hennie Monteleone
35245 Briggs Road
Murrieta CA 92563

City of Menifee
29714 Haun Road
Menifee, CA 92586

Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

www.avery.com
1-800-GO-AVERY

Reginald Barth
35315 Briggs Rd.
Murrieta, CA 92563
GPA928-Owner

Michael N. Monteleone
35245 Briggs Rd.
Murrieta, CA 92563
GPA928-Owner

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révéler le rebord Pop-Up™

Hennie Monteleone
35245 Briggs Rd.
Murrieta, CA 92563
GPA928-Applicant

Sens de
chargement

Étiquettes faciles à peeler
Utilisez le gabarit AVERY® 5160®

Hendrica Vangaale
35375 Briggs Rd.
Murrieta, CA 92563
GPA928-Owner



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3681; General Plan Amendment No. 928D1; Change of Zone No. 7863.

Based on the Initial Study, it has been determined that the proposed Conditional Use Permit 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: _____

Applicant/Project Sponsor: Michael and Hendricka Monteleone Date Submitted: March 06, 2012

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Matt Straite Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Matt Straite, Project Manager at 951-955-8631.

Y:\Planning Case Files-Riverside office\CUP03681\DH-PC-BOS Hearings\DH-PC\Negative Declaration.doc

Please charge deposit fee case#: ZEA42499 CFG05873 \$50.00

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

CUP03681 / GPA928D1 / CZ07863

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Michael and Hendrika Monteleone

Project Applicant

35245 Briggs Road, Murrieta, CA 92533.

Address

Northerly of Raven Court Road, southerly of Augie Court, Easterly of I-215, westerly of Briggs Road.

Project Location

CONDITIONAL USE PERMIT NO. 03681 is a proposal to permit an existing weddings/receptions/special events facilities comprising of outside and enclosed areas including a 17,425 pond, a 3,600 square foot caretakers unit, a 340 square foot gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 square foot reception center with storage and proposed kitchen, a 1,375.5 square foot restroom and changing facility, a 600 square foot restroom facility, a 280 square foot office trailer with no restroom facilities, four corrals and 104 parking spaces. The General Plan Amendment proposes to change the General Plan from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) (2-5 D.U./Acre). GENERAL PLAN AMENDMENT NO. 928D1 is a proposal to change the General Plan land use designation from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) (2-5 D.U./Acre). CHANGE OF ZONE NO. 07863 is a proposal to change the existing zoning designation from Rural Residential (R-R) to Scenic Highway Commercial (CPS).

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 Environmental Assessment Initial Study Negative Declaration was prepared and certified 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

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42499 ZCFG 05873 \$50.00

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1501920

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: MONTELEONE HENNIE \$2,210.00
paid by: CK 5507
paid towards: CFG05873 CALIF FISH & GAME: DOC FEE
EA42499
at parcel #: 35245 BRIGGS RD MURR
appl type: CFG3

By _____ Feb 25, 2015 10:53
MGARDNER posting date Feb 25, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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 * R1201723

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: MONTELEONE HENNIE \$64.00
paid by: CK 3884
paid towards: CFG05873 CALIF FISH & GAME: DOC FEE
EA42499
at parcel #: 35245 BRIGGS RD MURR
appl type: CFG3

By _____ Mar 06, 2012 11:39
MGARDNER posting date Mar 06, 2012


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

Agenda Item No.: 4.3
Area Plan: Southwest
Zoning District: Rancho California
Supervisory District: Third
Project Planner: Matt Straite
Planning Commission: April 15, 2015

CHANGE OF ZONE NO. 7860
Applicant: Riverside County


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7860 is a County initiated, voluntary 'opt-in' General Plan consistency Zone Change that proposes to change the zoning on parcels shown on Exhibit A (to be provided at the hearing) from several zones including Residential Agricultural – 2 1/2, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, R-A-20), Rural Residential (RR) and Light Agricultural- 10 and 20 Acre Minimum (A-1-10, A-1-20) to Wine Country- Equestrian Zone (the "project"). The project includes parcels entirely within the Wine Country Equestrian District ("District"). The intent of the project is to have a voluntary General Plan consistency zone change, meaning landowners within the District can opt into the zone change.

BACKGROUND:

The Board of Supervisors adopted the Wine Country Community Plan ("Plan") which consisted of revisions to the County General Plan, updated design guidelines and an all new set of zones that implement the Temecula Valley Wine Country Policy Area and foster, encourage, and cultivate all the best aspects of the Wine Country. However, at the time the Plan was adopted, the actual zoning of parcels within Wine Country was not changed. New zones were created, but they were not applied at the time.

The County has launched this effort to change the zoning on some of the parcels in Wine Country, more specifically within the Wine Country - Equestrian districts (see attached map). The County is not proposing to change the zone on any one individual's parcel without their express consent. Anyone who does not participate at this time will need to process a separate zone change at the applicant's cost. Because this effort was County initiated, those participating were asked to submit a 'Letter of Intent to Participate.' A blank version of the form is attached.

To date County Staff has:

- Assigned the effort Change of Zone No. 7860.
- Set up a web site specifically for this effort-
<http://planning.rctlma.org/Home/EquestrianZoning.aspx>
- Met with the Community at the Rancho California Horseman's Association on January 17th.
- Sent a letter to everyone within the Wine Country- Equestrian District informing them of the proposed project, requesting their participation, and informing them of a community meeting.
- Met again with the Community at the Temecula Public Library on February 26th.
- Sent a second letter to all within the District indicating a deadline of April 13, 2015 to submit the letters of intent.

CHANGE OF ZONE NO. 7860

Planning Commission Staff Report: April 15, 2015

Page 2 of 5

- Sent a hearing notice of the April 15th Planning Commission hearing on the project along with a letter explaining in more detail what the hearing and the project is about. This went to all within the District and within 600 feet of the District's boundary.
- Held a workshop before the Planning Commission on March 18 to describe the project.

The letters (all are attached) made it clear that this is still a discretionary action. The letters also clarified that there is no charge for their participation in this County initiated zone change.

Staff is supporting the change because this is a General Plan consistency zone change and will make the zoning consistent with the General Plan.

INCLUDING ADDITIONAL PARCELS

At the time the staff report was written, the project included:

- 29% of the parcels in the District (54/186)
- 29% of the acres in the District (809.8/2795.7)
- 35% of the property owners within the District (38/109)

These parcels were included in the project because the Planning Department received Letters of Intent to Participate as of the publication of the staff report. Exhibit A will be distributed to the Commission at the hearing reflecting the total of all property owners that submitted by the deadline of April 13, 2015.

Many property owners still have questions regarding the County's project. As a result, some property owners have not sent in a Letter of Intent to Participate because they wanted to hear more about the project during the public hearings. Some property owners may choose to participate in the project during the public hearings on it. These property owners are similarly situated to the property owners already included in the project.

All of the properties included in the project are within the District and would be changed to the same zone, the Wine Country – Equestrian Zone. Also, all of the properties included in the project were included within the boundary analyzed in EIR No. 524. Additionally, the public hearing notice explained that the actual parcels to have their zone changed continues to evolve. As a result, if property owners within the District wish to be included in the project during the public hearings, it would be appropriate to include the additional parcels. The project's Exhibit A would be updated to include any additional parcels.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG)
3. Existing Zoning (Ex. #2): Residential Agricultural – 2 1/2, 5, 10 and 20 Acre

CHANGE OF ZONE NO. 7860

Planning Commission Staff Report: April 15, 2015

Page 3 of 5

- | | |
|-----------------------------------|--|
| 4. Surrounding Zoning (Ex. #2): | Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural- 10 and 20 Acre Minimum) (A-1-10, A-1-20) |
| 5. Existing Land Use (Ex. #1): | Residential Agricultural – 2 1/2, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural- 10 and 20 Acre Minimum) (A-1-10, A-1-20) |
| 6. Surrounding Land Use (Ex. #1): | Farms, homes, equestrian lands, vineyards and many others. |
| 7. Project Data: | Farms, homes, equestrian lands, vineyards and many others. |
| 8. Environmental Concerns: | Total Acreage: TBD for actual parcels to change the zone, the entire district is 3,032 gross acres |
| | No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162 |

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7860, amending the zoning classification for several properties from R-A-2 1/2, R-A-5, R-A-10, R-A-20, RR, A-1-10, and/or A-1-20 Zone to WC-E Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG) on the Southwest Area Plan.
2. The proposed zone change is consistent with all provisions of the General Plan, and the designations listed above including the Temecula Valley Wine Country Policy Area - Equestrian District. The Wine Country-Equestrian Zone implements the Temecula Valley Wine Country Policy Area – Equestrian District.

CHANGE OF ZONE NO. 7860

Planning Commission Staff Report: April 15, 2015

Page 4 of 5

3. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG).
4. The zoning for the subject site is Residential Agricultural – 2 1/2, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural- 10 and 20 Acre Minimum (A-1-10, A-1-20).
5. The project site is surrounded by properties which are zoned Residential Agricultural – 2 1/2, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural- 10 and 20 Acre Minimum (A-1-10, A-1-20).
6. This project is not within the City Sphere of Influence of Temecula.
7. Change of Zone No. 7860 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. The certified Environmental Impact Report No. 524 (EIR No. 524) analyzed the potential environmental impacts of General Plan Amendment No. 1077 and Ordinance No. 348.4729, which included the Temecula Valley Wine Country Policy Area and the Wine Country-Equestrian Zone, respectively.
8. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7860 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 524, no different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:
 - a. Change of Zone No. 7860 is changing several property's zoning classifications to Wine Country - Equestrian Zone to be consistent with the approved Temecula Valley Wine Country Policy Area; and,
 - b. The subject site was included within the project boundary analyzed in EIR No. 524; and,
 - c. The Wine Country - Equestrian Zone was included in Ordinance No. 348.4729, which was analyzed in EIR No. 524; and,
 - d. There are no changes to the mitigation measures included in EIR No. 524; and,
 - e. Change of Zone No. 7860 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country - Equestrian Zone analyzed in EIR No. 524.

CONCLUSIONS:

1. The proposed project is in conformance with the Temecula Valley Wine Country Policy Area and with all other elements of the Riverside County General Plan.

CHANGE OF ZONE NO. 7860

Planning Commission Staff Report: April 15, 2015

Page 5 of 5

2. The proposed project is consistent with the proposed Wine Country - Equestrian (WC-E) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is clearly compatible with the present and future logical development of the area.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing all letters in support or opposition have been attached.
2. The project site is not located within:
 - a. The city of Temecula sphere of influence;
 - b. Area drainage plan or dam inundation area; or,
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve area.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Wine Country Policy Area;
 - b. The boundaries of the Temecula Valley Unified School District;
 - c. The boundaries of the Riverside County Regional Park District;
 - d. Low Potential Paleontological Sensitive Area;
 - e. Subsidence Area;
 - f. Within a high fire area and state fire responsibility area;
 - g. Partially within very low to very high liquefaction area;
 - h. Within a Flood Zone;
 - i. Within a ½ mile of Agua Tibia Mountain Fault and a County Fault Zone; and,
 - j. Zone A of the Mt. Palomar Observatory.

ms

Y:\Planning Case Files-Riverside office\CZ07860\DH-PC-BOS Hearings\DH-PC\Staff Report.docx

Date Prepared: 01/01/01

Date Revised: 03/20/15

RIVERSIDE COUNTY PLANNING DEPARTMENT

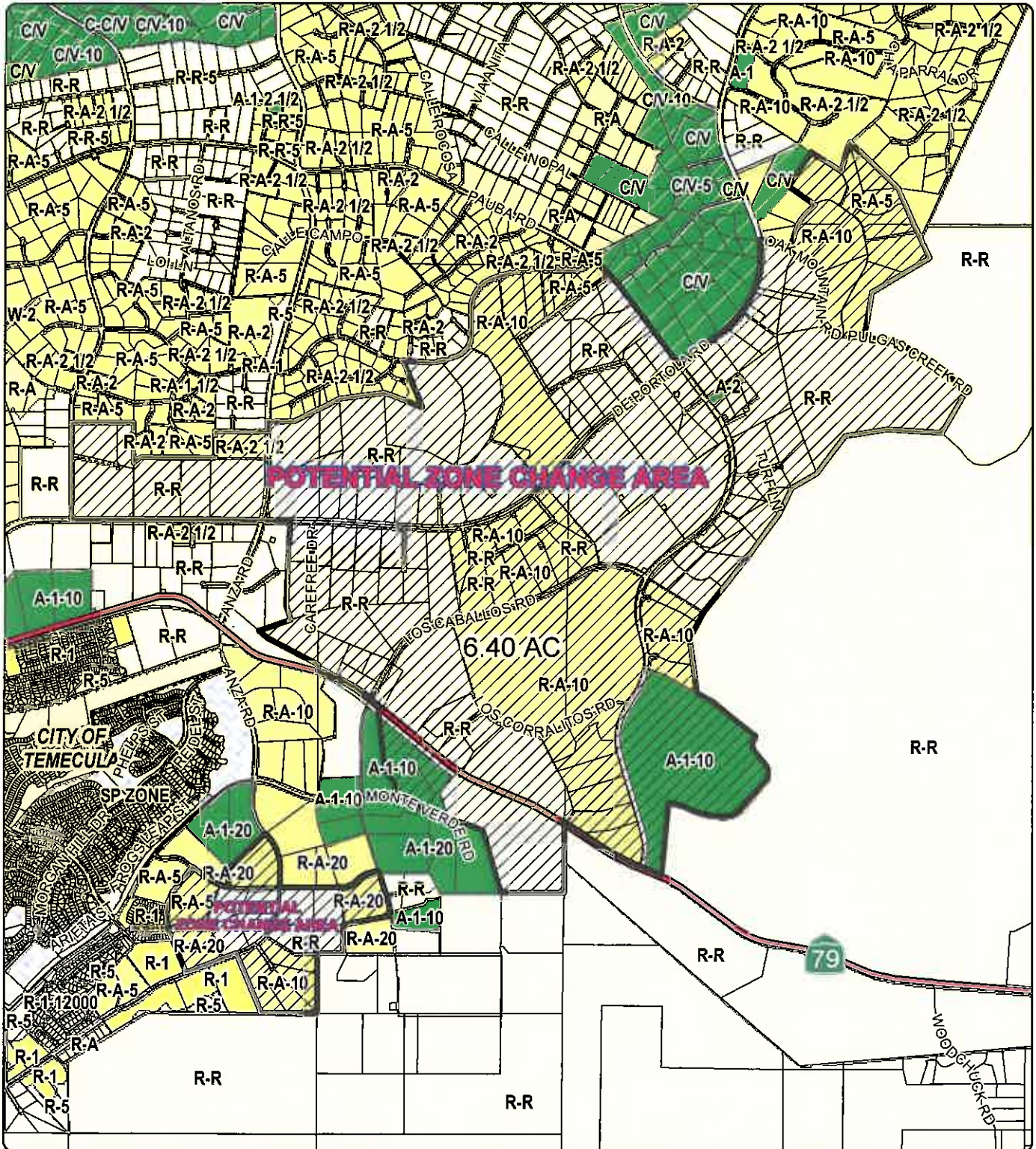
CZ07860

Date Drawn: 03/06/2015

Supervisor Stone
District 3

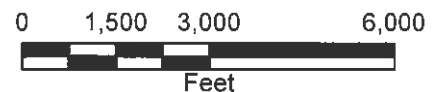
PROPOSED ZONING

Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-8200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07860

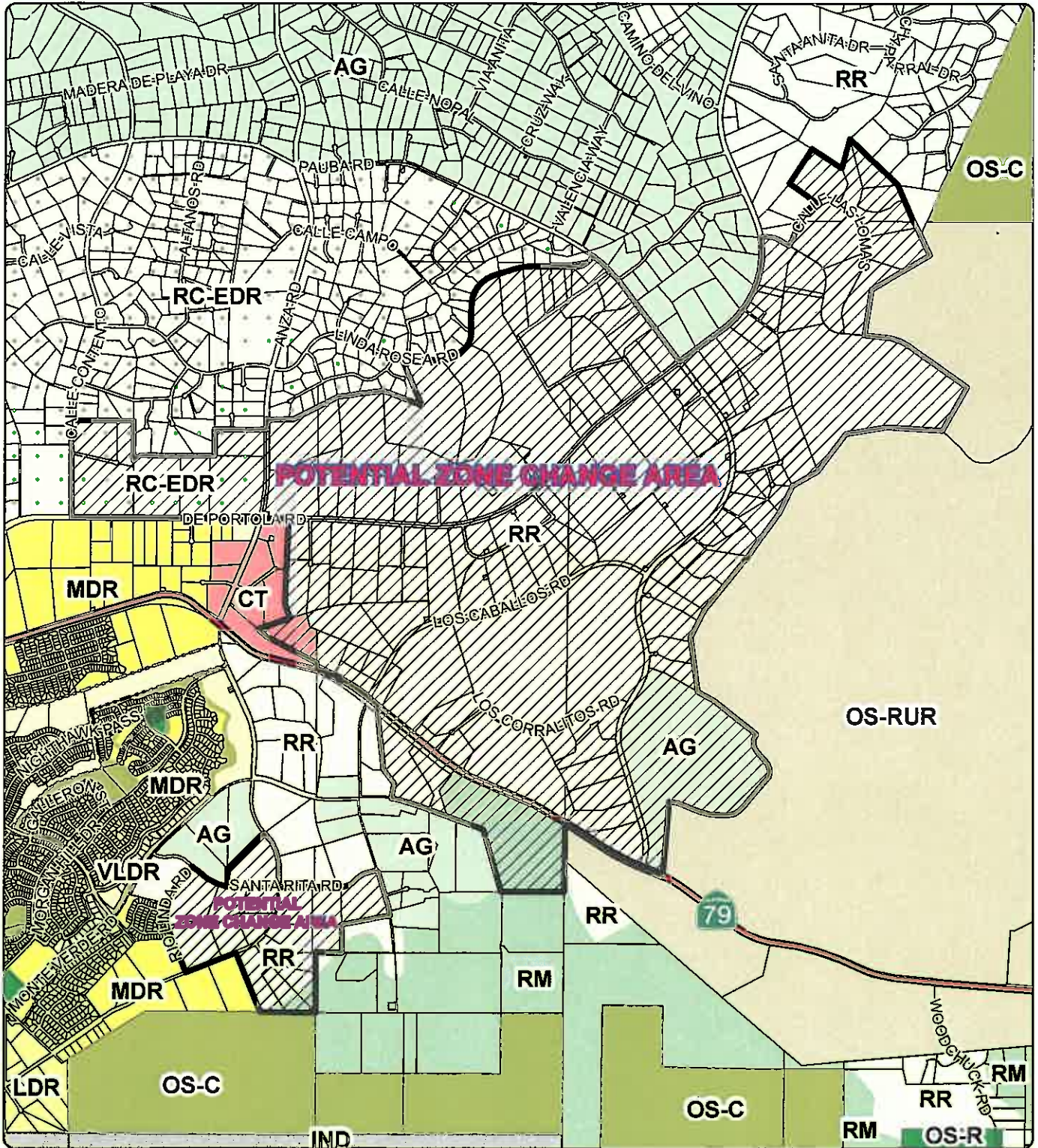
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Supervisor Stone

District: 3

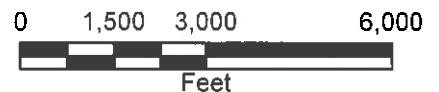
EXISTING GENERAL PLAN

Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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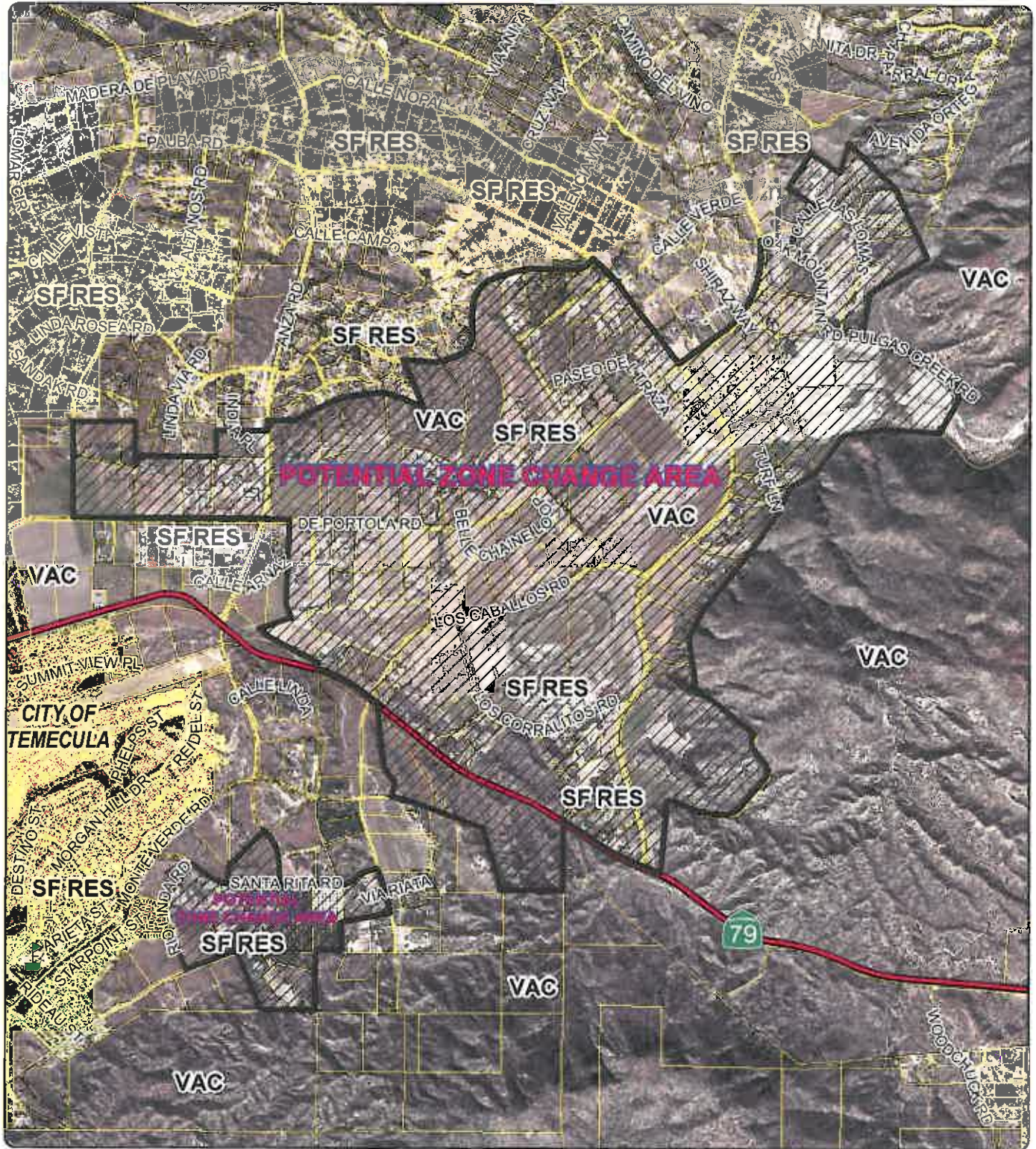
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07860

LAND USE

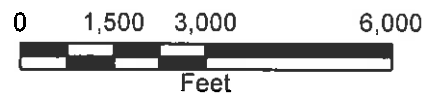
Supervisor Stone
District 3

Date Drawn: 03/06/2015
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen

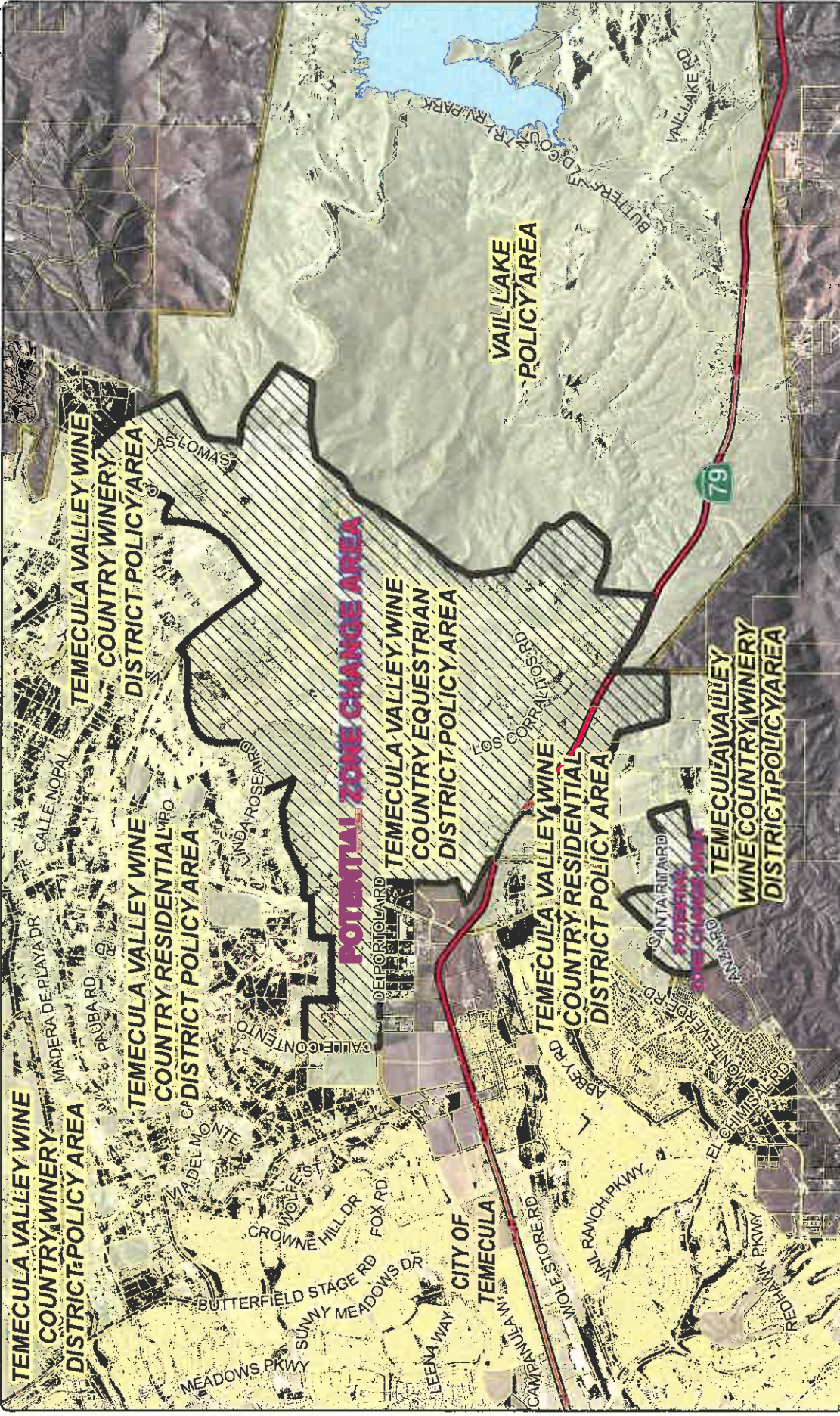


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**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07860
VICINITY/POLICY AREAS**

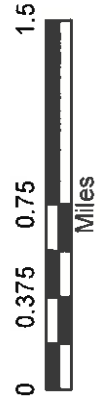
Supervisor Stone
District 3

Date Drawn: 03/06/2015
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan. The new General Plan may contain different type in land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 952-5200 (www.riversidecounty.org) or visit the County of Riverside website at www.riversidecounty.org.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Director of Planning

County initiated Equestrian Community zone change in Wine Country

The Temecula Valley Wine Country is a special place in Riverside, a place of business, horses, families and tourism. The Board of Supervisors adopted the Wine Country Community Plan which consisted of revisions to the County General Plan, updated design guidelines and an all new set of zones that foster, encourage, and cultivate all the best aspects of the Wine Country. The Riverside County Planning Department is responsible for implementing the Wine Country Community Plan. At the time the plan was adopted, the actual zoning of the property within Wine Country *was not* changed. New zones were created, but they were not applied at the time.

Planning is now working to update the zoning in the Equestrian District to apply the zones created in 2013, see attached map showing the boundary of the Equestrian district and the current zones on the properties within the District. Planning has held a number of community meetings to answer questions and request input, and contacted every property owner by mail to inform the public of the proposed effort and to request participation in the zone change.

The proposed zone change is now going to a hearing before the Riverside County Planning Commission. You are welcome to attend to listen in or provide comments. A Board hearing will follow also, but a date has not been determined yet for a Board hearing.

Location of the Hearing: 4080 Lemon Street, Riverside

Date and Time: April 15, 2015, 9am

Room: Board Chambers on the first floor.

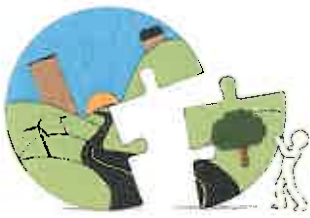
Participation in this County lead Zone Change is voluntary. The attached map shows the area of potential participation, not the area the County will be actually changing zoning. No one's zone will change without their express permission to participate in this effort. Anyone wishing not to participate at this time, and wish to have your zone changed in the future, will need to process a separate approval for the County at the applicant's cost. If you would like to have the County change the zoning on your property to the new zone (Wine Country- Equestrian (WC-E)) simply fill out the attached letter of intent to participate, prior to the upcoming Planning Commission hearing and return it to Mr. Straite. While this is a County Initiated zone change, the Planning Commission and Board of Supervisors will still hold hearings on the proposal and has the discretionary right to approve or deny the project. The text in this letter is not meant to imply that the Board will or will not approve the zone change.

For more information please visit - <http://planning.rctlma.org/Home/EquestrianZoning.aspx>. This site contains maps, full versions of the text for all the existing zones and the new Wine Country- Equestrian Zone, table comparing them and much more.

If you have any questions feel free to contact Matt Straite at mstraite@rctlma.org.

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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
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The proposed zone change is now going to a hearing before the Riverside County Planning Commission. You are welcome to attend to listen in or provide comments. A Board hearing will follow also, but a date has not been determined yet for a Board hearing.

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Director of Planning

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At the time the plan was adopted, the actual zoning of the property within Wine Country was *not* changed. New zones were created, but they were not applied at the time.

The County is starting an effort to change the zoning on some of the property in Wine Country, more specifically within the Wine Country - Equestrian districts (see attached map). The County is not proposing to change the zone on any individual's property. Rather, we are making you aware, if you are within the Equestrian District, there is an opportunity for you to voluntarily participate in the zone change being initiated and funded by the County at this time. If you choose not to participate at this time, and wish to have your zone changed in the future, that will need to be processed as a separate approval for the County at the applicant's cost. If you would like to have us change the zoning on your property to the new zone (Wine Country- Equestrian (WC-E)) simply fill out the attached letter of intent to participate, get that back to Planning Staff, and we will process the rest. There is no charge for your participation in this County initiated zone change. While this is a County Initiated zone change, the Planning Commission and Board of Supervisors will still hold hearings on the proposal and has the discretionary right to approve or deny the project. The text in this letter is not meant to imply that the Board will or will not approve the zone change.

So what does a zone change mean to you and your property? The new zones do change some of the allowed uses, setbacks and other standards for the land. To help explain this better we have attached a pro/con outline of what a change of zone on your property might mean. You can also visit a web site created for this specific project found here- <http://planning.rctlma.org/Home/EquestrianZoning.aspx>. This site contains maps, full versions of the text for all the existing zones and the new Wine Country- Equestrian Zone, table comparing them and much more.

We will be holding a community meeting on February 26th from 6pm to 9pm at the Temecula City Library at 30600 Pauba Road, Temecula, CA 92592 in Community Room A. Feel free to attend.

If you have any questions feel free to contact Matt Straite at mstraite@rctlma.org.

Matt Straite, Principal Planner
Riverside County Planning

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"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss AICP
Director of Planning*

March 6, 2015

County initiated Equestrian Community zone change in Wine Country

The County has been working with the community to update the zoning within the limits of the Wine Country- Equestrian District of the newly approved Wine Country Community Plan.

We met with the Community once at the Rancho California Horseman's Association on January 17th and again at a Community meeting at the Temecula Public Library on February 26th. We also sent a letter to every property owner within the limits of the Wine Country- Equestrian District explaining what the zone change would mean and allowing anyone within the district to opt-in and join the no-cost County lead effort to update the zoning. Many of you responded; thank you!

We are sending this follow-up letter to provide a due date for the submittal of any "Letter of Intent to Participate" in the Zone Change (see attached). If you have already submitted a letter of intent to participate then don't worry, there is no need to submit again. If you have not yet sent one in, **the due date to provide the letter and participate in the no-cost zone change is Monday April 13, 2015.**

Additionally, the proposed zone change is now going to a hearing before the Riverside County Planning Commission. You are welcome to attend to listen in or provide comments. A Board hearing will follow also, but a date has not yet been determined for a Board hearing.

Location of the Hearing: 4080 Lemon Street, Riverside

Date and Time: April 15, 2015, 9am

Room: First floor- Board Chambers

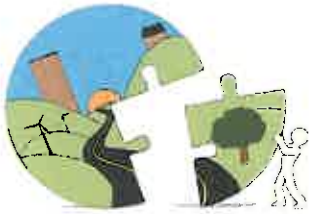
For more information please visit - <http://planning.rctlma.org/Home/EquestrianZoning.aspx>. This site contains maps, full versions of the text for all the existing zones and the new Wine Country- Equestrian Zone, table comparing them and much more.

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Steve Weiss AICP
Director of Planning

RIVERSIDE COUNTY PLANNING DEPARTMENT

LETTER OF INTENT

To participate in the County initiated change of zone for the Equestrian District in the Wine Country Community

CASE NUMBER: CZ07860 DATE SUBMITTED: _____

PARTICIPANT INFORMATION

Property Owner's Name: _____ E-Mail: _____

Mailing Address: _____
Street
City State ZIP

Property Address (if different from above): _____
Street
City State ZIP

Assessor's Parcel Number of property (if known): _____

Daytime Phone No: (____) _____ Fax No: (____) _____

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

The Planning Department will primarily direct communications regarding this Letter of Intent to the person identified above as the Property Owner.

AUTHORIZATION / FEES

There is no charge for participating in this zone change. The signature below simply authorizes the Planning Department and TLMA to include the property in the County's zone change which will change the property's current zoning to the "Wine Country- Equestrian Zone (WC-E)".

PRINTED NAME OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

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

TO: Matt Straite
Principal Planner
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92502

Date March 9, 2015

RE: Redhawk Valley Citrus
WCCP/APN 966-380-028,029,030,031 & 032

FROM: Redhawk Valley Citrus
Steve Galvez
31938 Temecula Parkway Ste. A369
Temecula, CA 92592

Dear Mr. Straite

We own sixty acres south of Highway 79, along the Anza rd Eastern-by-pass corridor. As of the writing of this letter, construction has begun financed by developers just to the west of our parcels. We purchased this property back in 2005 and had several meetings with then Supervisor Stone before we proceeded to close escrow. Our application was filed in 2008. In February of 2009, we proceeded to Planning Commission with full support of the Planning Department. Our application was recommended on a 4-0 approval to proceed to the County Board of Supervisors. It was around this time that we were alerted of a yet to be approved WCCP and the possibility of our inclusion in this plan. We pulled our application to investigate the WCCP. Since this time we have been waging an extensive and very expensive campaign to be excluded from the WCCP. We petitioned the Board of Supervisors several times to allow our application to proceed based on the 2003 General Plan. Our application was never allowed to proceed after several written requests. At the November 2013 Planning Commission meeting, the vote was 4-0 in favor of removing the entire area south of Highway 79 from the WCCP. It was overruled again at the Board of Supervisor hearing and our application to this date remains idled. Our position hasn't changed over the last 7 years since the filing of our application, we remain committed to our parcel being removed from the WCCP.

For the sake of brevity, I will give detailed bulletin points on our objections for the inclusion into the WCCP.

* Approving an Equestrian District designation for Redhawk's property under the WCCP, even though the property does not meet the defined standards for that designation, and the Equestrian District designation is wholly incompatible with the existing and approved land uses of nearby properties and the approved Anza Rd Eastern Bypass adjacent to our property.

* Redhawk was denied requests to exclude its property from the boundaries of the WCCP, while approving the requests of similarly situated properties.

* The county failed to calendar for Board Consideration of our long pending request for a General Plan Amendment, in derogation of Redhawk's right under the County's General Plan and zoning ordinance 348.

* The county applied unadopted policies of the then-proposed WCCP to Redhawk's request for a General Plan Amendment instead of following the County's established procedures, as required by the County's General Plan and Zoning Ordinance No. 348

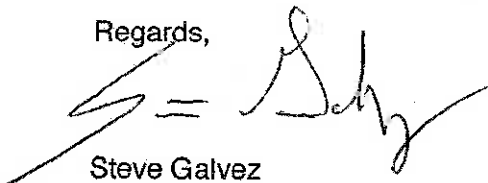
* Infrastructure required in the area is not compatible with the WCCP or Equestrian designation, inversely condemning our property for any future uses. Furthermore, no funding mechanism exists that will adequately provide such infrastructure.

In the 7 years that our application has been pending the area adjacent to our acreage has changed drastically. The maps that were approved back in 2006-2007 have either been built out or are currently under construction. All of these developers worked diligently with the City of Temecula and the County of Riverside Transportation Department to adequately ensure the ultimate construction of Anza Rd Eastern Bypass. Our area is not compatible with the Equestrian designation as it borders along an approved 118' ROW, four lane Anza Rd Eastern Bypass.

I have attached an exhibit which is on file with the County outline the area approved projects and our site.

I would be happy to meet with you to discuss this further.

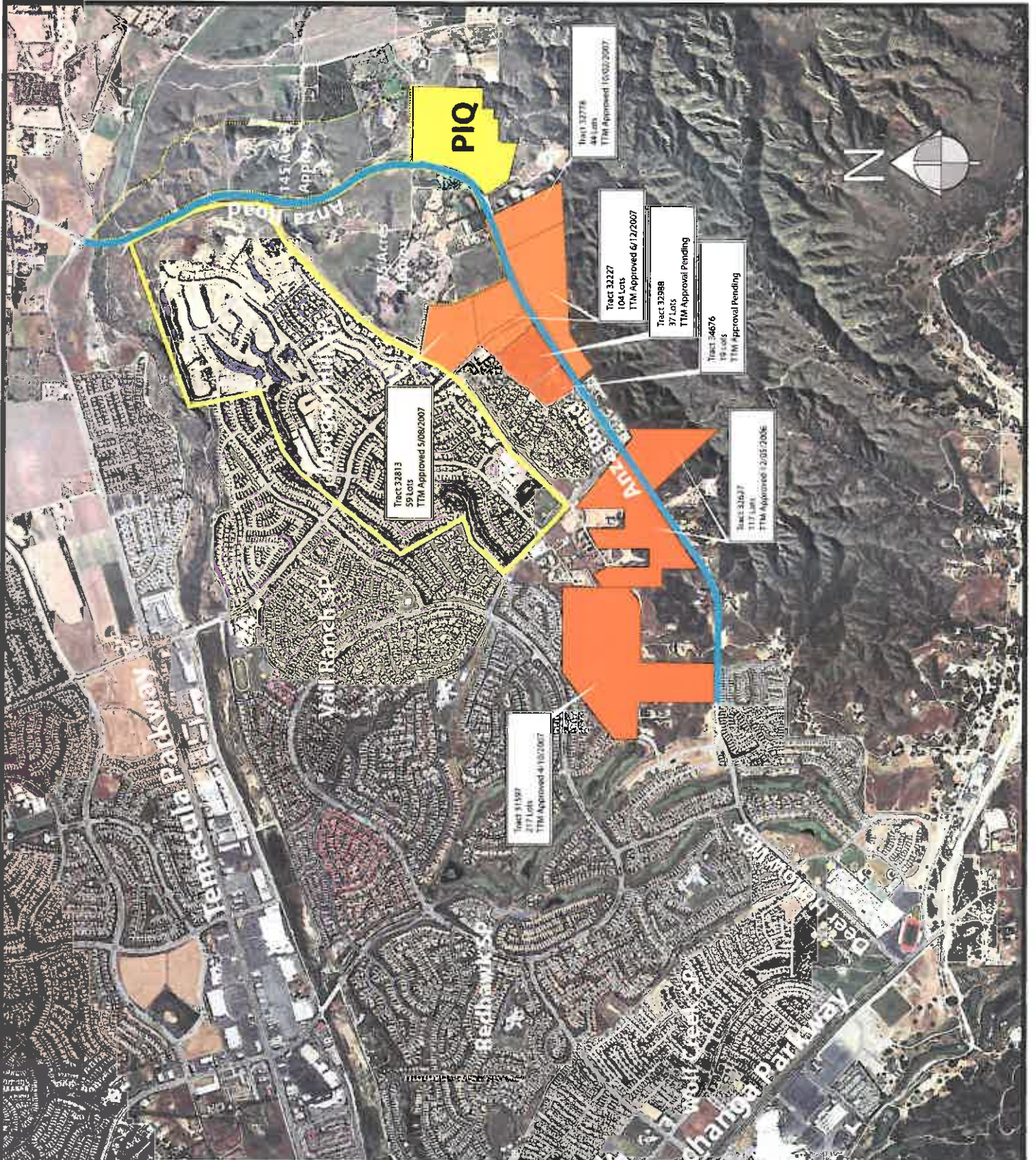
Regards,

A handwritten signature in black ink, appearing to read "Steve Galvez", written over a horizontal line.

Steve Galvez

ANZA ROAD CORRIDOR - APPROVED PROJECTS

AERIAL PHOTOGRAPHIC OVERLAY





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.

Change of Zone No. 7860 (CZ7860)

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)

County of Riverside

Project Applicant

4080 Lemon Street Riverside CA

Address

The entire Equestrian District, generally south of Lind Rosea Road and north and south of De Portola Road, north and south of Highway 79 and near the intersection of Santa Rita Road and Anza Road.

Project Location

The project is proposing a voluntary opt-in General Plan consistency Zone Change for the entire Wine Country Equestrian District as outlined in the General Plan form various zones to the Wine Country- Equestrian (WC-E) Zone. The intent of this zone change is to have a voluntary General Plan consistency zone change, meaning landowners within the Equestrian District can opt into the change. As a result, the actual parcels to be changed continues to evolve. The exhibits show a potential zone change area which is the entire Equestrian District; however the actual changed parcels will not be known until the Board action.

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. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act 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 for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

ms Revised 7/31/2014

Y:\Planning Case Files-Riverside office\CZ07860\DH-PC-BOS Hearings\DH-PC\CZ07860 NOD.docx

FOR COUNTY CLERK'S USE ONLY

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/6/2015,

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

APN (s) or case numbers CZ07860 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

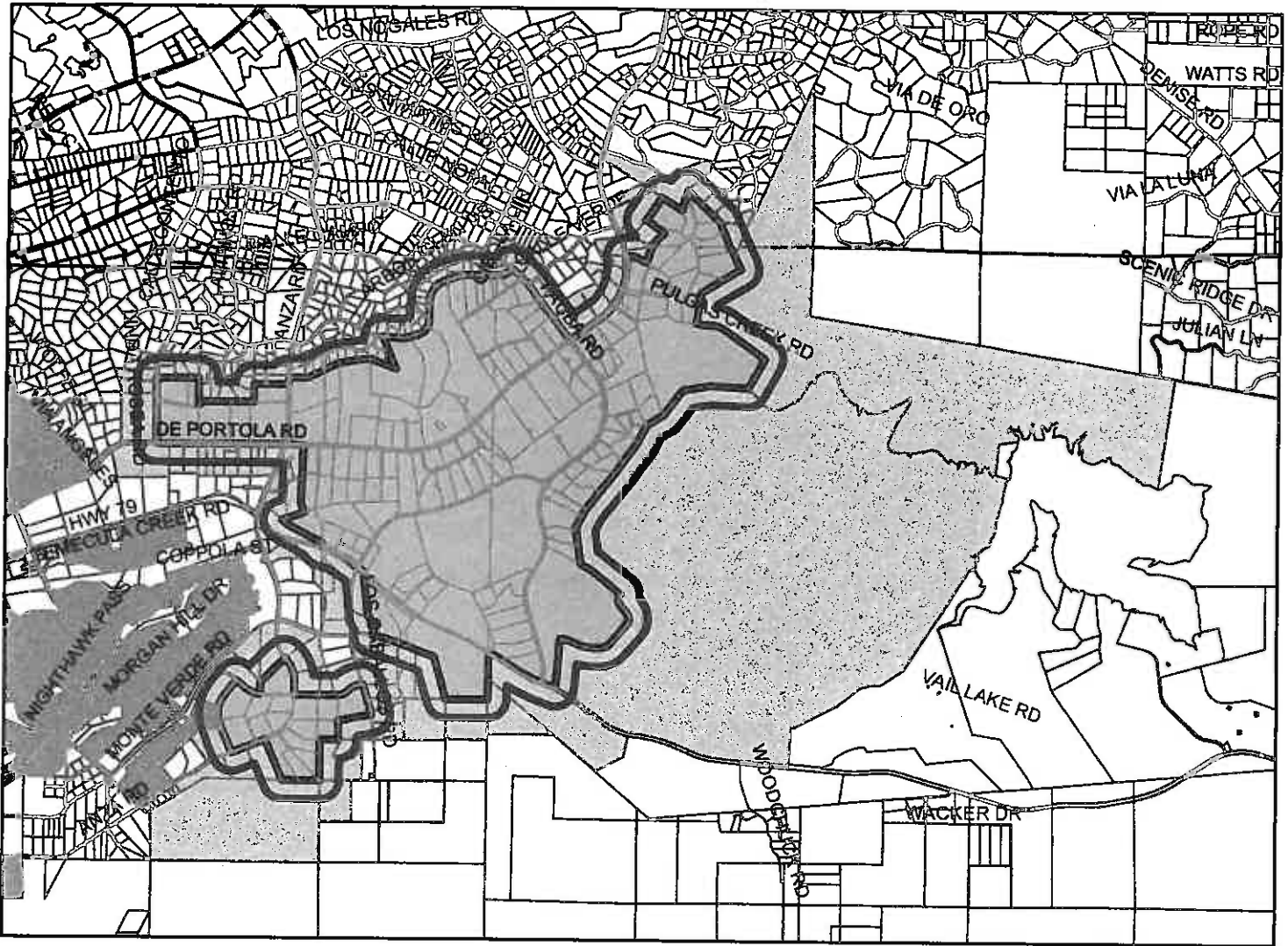
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by
wms
epp 9/6/15*

CZ07860 (600 feet buffer)



Selected Parcels

965-310-009	927-280-039	927-280-037	927-280-040	966-380-015	966-380-014	951-240-021	951-240-022	966-393-003	927-150-033
927-090-032	965-440-004	966-380-023	965-440-001	927-100-070	927-160-049	927-160-048	966-390-013	927-150-026	927-100-052
927-690-013	927-690-011	927-690-018	927-690-010	927-690-017	927-690-019	927-690-012	927-280-019	966-392-002	927-120-007
966-391-008	927-110-006	927-420-013	927-120-001	966-391-011	927-390-050	927-310-003	927-150-016	927-160-005	927-160-008
927-690-006	927-610-003	927-150-038	927-150-018	927-150-048	927-150-049	927-390-021	927-310-007	927-560-006	927-120-009
966-380-013	927-110-007	927-140-003	927-100-057	965-420-003	965-420-002	951-260-005	951-260-006	927-580-004	927-580-005
927-580-003	951-250-002	927-620-006	966-391-006	966-393-014	966-391-005	966-393-009	966-393-013	966-391-004	927-590-002

First 120 parcels shown



4,500 2,250 0 2,250 4,500 Feet

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

ASMT: 917110013, APN: 917110013
JEFF CARTER
3719 S PLAZA DR
SANTA ANA CA 92704

ASMT: 927090039, APN: 927090039
ERIN KELLERHOUSE, ETAL
46210 CARPET CT
TEMECULA CA 92592

ASMT: 917110020, APN: 917110020
REGENTS OF THE UNIVERSITY OF CALIF
1111 FRANKLIN ST 6TH FL
OAKLAND CA 94612

ASMT: 927090040, APN: 927090040
PATRICIA RICH
36427 LINDA ROSEA
TEMECULA, CA. 92592

ASMT: 917120001, APN: 917120001
DORLAND MOUNTAIN ARTS COLONY INC
P O BOX 6
TEMECULA CA 92593

ASMT: 927090041, APN: 927090041
PATRICIA RICH
36427 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927090001, APN: 927090001
J STEPHENSON
P O BOX 891656
TEMECULA CA 92589

ASMT: 927090042, APN: 927090042
HEIDI GREEN, ETAL
36340 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927090032, APN: 927090032
KRISTINE KALFUS, ETAL
36385 LINDA ROSEA RD
TEMECULA CA 92592

ASMT: 927090043, APN: 927090043
JANNETTA SPOGLI, ETAL
36293 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927090033, APN: 927090033
GINA HYNEK, ETAL
36409 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927090044, APN: 927090044
LIZBETH BERONA, ETAL
36200 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927090037, APN: 927090037
JEANETTE DIXON, ETAL
P O BOX 531
TEMECULA CA 92593

ASMT: 927090046, APN: 927090046
J STEPHENSON
36137 LINDA ROSEA RD
TEMECULA CA 92592

ASMT: 927100024, APN: 927100024
TRACY BURR, ETAL
35560 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927100053, APN: 927100053
LINDA DAVIS
4265 CITRUS DR
FALLBROOK CA 92028

ASMT: 927100028, APN: 927100028
TRACY BURR, ETAL
35550 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927100054, APN: 927100054
HECTOR VELASCO
97 CANYON CREEK
IRVINE CA 92603

ASMT: 927100042, APN: 927100042
JAMES BROWN
36733 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927100055, APN: 927100055
WESTFIELD HILLS
C/O CHARLES M SHUMAKER
333 S HOPE ST 35TH FL
LOS ANGELES CA 90071

ASMT: 927100043, APN: 927100043
DENISE PICKETT, ETAL
36875 PAUBA RD
TEMECULA CA 92592

ASMT: 927100065, APN: 927100065
LORI FENTON, ETAL
12 OAKBROOK
TRABUCO CANYON CA 92640

ASMT: 927100044, APN: 927100044
FRAMTELO LTD PARTNERSHIP
36820 PASEO DEL TRAZA
TEMECULA, CA. 92592

ASMT: 927100069, APN: 927100069
PAUBA PROP
1048 IRVINE AVE NO 719
NEWPORT BEACH CA 92660

ASMT: 927100051, APN: 927100051
MARY RAMSAY, ETAL
P O BOX 52
TEMECULA CA 92593

ASMT: 927100070, APN: 927100070
BELLAGIO PROP
P O BOX 894029
TEMECULA CA 92589

ASMT: 927100052, APN: 927100052
DON ROLOFF, ETAL
C/O DON E ROLOFF
36420 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927100074, APN: 927100074
GREEN ACRES RANCH INC
35750 DE PORTOLA RD
TEMECULA CA 92592



ASMT: 927100076, APN: 927100076
MICHAEL HICKMAN
36400 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 927110014, APN: 927110014
SUSAN COAKE, ETAL
35455 VIA SOL VISTA
TEMECULA, CA. 92592

ASMT: 927110005, APN: 927110005
CHERYL TAYLOR BELL, ETAL
35355 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927110015, APN: 927110015
MAYRA HARTSFIELD, ETAL
35435 VIA SOL VISTA
TEMECULA, CA. 92592

ASMT: 927110006, APN: 927110006
ASCELLA RONSON, ETAL
35395 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927110016, APN: 927110016
TERRY SUE BERG, ETAL
35415 VIA SOL VISTA
TEMECULA, CA. 92592

ASMT: 927110007, APN: 927110007
PEBBLE CUNNINGHAM, ETAL
26532 BROKEN BIT LN
LAGUNA HILLS CA 92653

ASMT: 927110017, APN: 927110017
TRACI LORTS, ETAL
35375 VIA CERRO VISTA
TEMECULA, CA. 92592

ASMT: 927110009, APN: 927110009
ROBERT LINDMAYER
35270 VIA CERRO VISTA
TEMECULA, CA. 92592

ASMT: 927110018, APN: 927110018
JOHNS FAMILY LTD PARTNERSHIP
35365 VIA CERRO VISTA
TEMECULA, CA. 92592

ASMT: 927110010, APN: 927110010
PAIGE WINTON, ETAL
41580 AVENIDA RANCHO VIS
TEMECULA, CA. 92592

ASMT: 927120001, APN: 927120001
CARL LEWIS
35025 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927110013, APN: 927110013
DAVA HASSLER, ETAL
35445 LINDA ROSEA
TEMECULA, CA. 92592

ASMT: 927120006, APN: 927120006
MARIO MAROTTO
35080 VIA CERRO VISTA
TEMECULA, CA. 92592



ASMT: 927120007, APN: 927120007
BARBARA MEADOWCROFT, ETAL
35050 VIA CERRO VISTA
TEMECULA, CA. 92592

ASMT: 927120008, APN: 927120008
DANIEL PAQUETTE
35025 VIA CERRO VISTA
TEMECULA, CA. 92592

ASMT: 927120009, APN: 927120009
FEN HUEI HSIN, ETAL
23 OLD PALI PL
HONOLULU HI 96817

ASMT: 927120011, APN: 927120011
JAMES FINLAYSON
35125 VIA CERRO VISTA
TEMECULA, CA. 92592

ASMT: 927120012, APN: 927120012
REBECCA FINLAYSON, ETAL
35125 VIA CERRO VIS
TEMECULA CA 92592

ASMT: 927120013, APN: 927120013
KAREN TORRES, ETAL
35215 VIA CERRO VISTA
TEMECULA, CA. 92592

ASMT: 927120014, APN: 927120014
GINA FREDA
VIA APPIA KM 104 6
TERRACINA IT ITALY

ASMT: 927120017, APN: 927120017
FELICIA BROINES COLMAN, ETAL
41585 AVENIDA RANCHO VIS
TEMECULA, CA. 92592

ASMT: 927140003, APN: 927140003
CLEOTILDE JOSE
9762 WENDOVER DR
BEVERLY HILLS CA 90210

ASMT: 927140004, APN: 927140004
MAUREEN CORONA, ETAL
P O BOX 893280
TEMECULA CA 92589

ASMT: 927140006, APN: 927140006
FATIH ZADA
461 W PALOS VERDES DR
PALOS VERDES CA 90274

ASMT: 927140011, APN: 927140011
JAMES DENNIS, ETAL
564 SAN LUCAS DR
SOLANA BEACH CA 92075

ASMT: 927140022, APN: 927140022
TANYA MCMICHAEL, ETAL
36835 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927140023, APN: 927140023
VICKI CALAGNA, ETAL
24445 ADAMS AVE
MURRIETA CA 92562



ASMT: 927140024, APN: 927140024
GLENN LEISURE, ETAL
36885 AVENIDA MADERA
TEMECULA, CA. 92591

ASMT: 927140025, APN: 927140025
LAURIE BRICKER, ETAL
36925 AVENIDA MADERA
TEMECULA, CA. 92592

ASMT: 927140028, APN: 927140028
MARJORIE LAMBERT, ETAL
P O BOX 6399
BURBANK CA 91510

ASMT: 927150008, APN: 927150008
JOHN BAIRD, ETAL
37555 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927150012, APN: 927150012
TSM PROP
531 W HOLT BLVD
ONTARIO CA 91762

ASMT: 927150013, APN: 927150013
TSM PROP
531 W HOLT BLV
ONTARIO CA 91762

ASMT: 927150016, APN: 927150016
LINDA YABLON, ETAL
P O BOX 8132
RCH SANTA FE CA 92067

ASMT: 927150017, APN: 927150017
TRUST, ETAL
32446 CORTE BARELA
TEMECULA CA 92592

ASMT: 927150020, APN: 927150020
VICTORIA ROBERTSON, ETAL
37450 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927150023, APN: 927150023
EDITH GREENHECK
37800 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927150024, APN: 927150024
BARBARA CLOYD, ETAL
32294 CORTE LAS CRUCES
TEMECULA CA 92592

ASMT: 927150025, APN: 927150025
SHANNON AYALA, ETAL
38022 PAUBA RD
TEMECULA, CA. 92590

ASMT: 927150026, APN: 927150026
BLACKSTONE INV PROP IV
P O BOX 5846
PORTLAND OR 97228

ASMT: 927150027, APN: 927150027
DARLENE GILBERT, ETAL
37740 PAUBA RD
TEMECULA, CA. 92592



ASMT: 927150028, APN: 927150028
STANTON MOLTON
2848 CACTUS BLOOM DR
BULLHEAD CITY AZ 86429

ASMT: 927150049, APN: 927150049
CHISUKEE
P O BOX 2403
LA JOLLA CA 92038

ASMT: 927150029, APN: 927150029
YOKO NITAO, ETAL
2682 N MEREDITH ST
ORANGE CA 92667

ASMT: 927160002, APN: 927160002
SFT REALTY ROCKAWAY
44040 JERAMIE DR
TEMECULA CA 92592

ASMT: 927150032, APN: 927150032
RYAN THOMPSON, ETAL
37470 WINNERS CIR
TEMECULA, CA. 92592

ASMT: 927160008, APN: 927160008
18774 MT CIMARRON ST
FOUNTAIN VALLEY CA 92708

ASMT: 927150033, APN: 927150033
CHERYL MIRANDA, ETAL
C/O CHERYL L MIRANDA
43111 TURF LN
TEMECULA, CA. 92592

ASMT: 927160021, APN: 927160021
ELLA STEINBROOK, ETAL
44140 MAGGIE WEED LN
TEMECULA CA 92592

ASMT: 927150034, APN: 927150034
HENRY VIRAMONTES
43100 TURF LN
TEMECULA, CA. 92592

ASMT: 927160023, APN: 927160023
ELLA STEINBROOK, ETAL
44140 MAGGIE WEED LANE
TEMECULA CA 92592

ASMT: 927150035, APN: 927150035
TONIE BREEDING, ETAL
43130 TURF LN
TEMECULA, CA. 92591

ASMT: 927160031, APN: 927160031
PATRICIA OMMERT, ETAL
400 W RIVERSIDE DR UNT 19
BURBANK CA 91506

ASMT: 927150036, APN: 927150036
JUDY SMITH, ETAL
16092 JENNER ST
WESTMINSTER CA 92683

ASMT: 927160034, APN: 927160034
JOHN AMERMAN, ETAL
38951 PAUBA RD
TEMECULA, CA. 92592



ASMT: 927160039, APN: 927160039
GEORGE FORTIN
26509 CAM DE VISTA NO A
SAN JUAN CAPO CA 92675

ASMT: 927170006, APN: 927170006
ERIC CARSON
39100 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927160041, APN: 927160041
LINDA PAINE, ETAL
43750 LOS CABALLOS RD
TEMECULA CA 92592

ASMT: 927170008, APN: 927170008
QING HUO
32712 CAMPO DR
TEMECULA CA 92592

ASMT: 927160042, APN: 927160042
LINDA PAINE, ETAL
43750 LOS CABALLOS
TEMECULA, CA. 92592

ASMT: 927170010, APN: 927170010
DINO MARQUEZ
31805 TEMECULA PKY NO 533
TEMECULA CA 92592

ASMT: 927160043, APN: 927160043
JANICE LOPEZ, ETAL
30000 YNEZ RD
TEMECULA CA 92591

ASMT: 927180002, APN: 927180002
NAM JHUNG
1641 W NICKLAUS AVE
LA HABRA CA 90631

ASMT: 927160049, APN: 927160049
AMELIA DICKINSON, ETAL
P O BOX 73242
RANCHO SAN CLEMENTE CA 92673

ASMT: 927180006, APN: 927180006
ASSOC, ETAL
37812 DOROTHY CT
TEMECULA CA 92592

ASMT: 927170003, APN: 927170003
RICH RANCH
C/O JANET RICH
36540 SILVER SPUR RD
TEMECULA CA 92592

ASMT: 927180007, APN: 927180007
RHONDA CORNELL, ETAL
45240 LOS CABALLOS RD
TEMECULA CA 92592

ASMT: 927170004, APN: 927170004
JANET RICH
36555 SILVER SPUR RD
TEMECULA, CA. 92592

ASMT: 927180012, APN: 927180012
SUSANNE CAMPBELL, ETAL
22536 LAKE FOREST LN
LAKE FOREST CA 92630



ASMT: 927180020, APN: 927180020
EFFIE GEORGANTOPOULOS, ETAL
31581 AQUACATE RD
SAN JUAN CAPISTRANO CA 92675

ASMT: 927280014, APN: 927280014
SHEEPA SEEKAROUDY, ETAL
16215 WAYFARER LN
HUNTINGTON BEACH CA 92649

ASMT: 927180021, APN: 927180021
KYUNG YOO, ETAL
16450 LA DONA CIR
HUNTINGTON BEACH CA 92649

ASMT: 927280019, APN: 927280019
CAROL BRADY, ETAL
37850 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927180026, APN: 927180026
LAURA TURNBOW, ETAL
34200 MADERA DE PLAYA
TEMECULA CA 92592

ASMT: 927280020, APN: 927280020
JANET TOBARI, ETAL
1630 W REDONDO BEACH 23
GARDENA CA 90247

ASMT: 927180031, APN: 927180031
ROBIN CHISHOLM
35255 BEACH RD
CAPISTRANO BEACH CA 92624

ASMT: 927280028, APN: 927280028
CARYN CARPENTER CADEZ, ETAL
3332 VERMONT RD
TEMECULA CA 92592

ASMT: 927180034, APN: 927180034
LORI SAPPINGTON, ETAL
35355 VIA RIATA
TEMECULA CA 92592

ASMT: 927280035, APN: 927280035
TAMMY LAMAGNA, ETAL
15 LITTLE LAKE RUN
OSSINING NY 10562

ASMT: 927180035, APN: 927180035
LAURA REAMES, ETAL
35450 VIA RIATA
TEMECULA, CA. 92592

ASMT: 927280036, APN: 927280036
CHRISTINE FALIK, ETAL
18451 COLLIER AVE
LAKE ELSINORE CA 92530

ASMT: 927280013, APN: 927280013
FOXTAIL RANCH
C/O JAMES ARTHUR SORCE
37100 OAK MOUNTAIN RD
TEMECULA CA 92592

ASMT: 927280037, APN: 927280037
ADOBE LAND CO
525 PLAZA DEL CID
CHULA VISTA CA 91910



ASMT: 927280040, APN: 927280040
ADOBE LAND CO
525 PLAZA DEL SID
CHULA VISTA CA 91910

ASMT: 927310012, APN: 927310012
DENNIS KITCHEL
P O BOX 1993
TEMECULA CA 92593

ASMT: 927280042, APN: 927280042
MARY MOODY, ETAL
23130 OXNARD ST
WOODLAND HILLS CA 91367

ASMT: 927390021, APN: 927390021
CYNTHIA KOSTECKA, ETAL
26831 CHAMOMILE ST
MURRIETA CA 92562

ASMT: 927280043, APN: 927280043
JAMES SCHULER
258 NEPTUNE WAY
OCEANSIDE CA 92054

ASMT: 927390045, APN: 927390045
STEPHANIE DESIMONE, ETAL
35394 LINDA ROSEA
TEMECULA, CA. 92592

ASMT: 927310002, APN: 927310002
MICHELE AMON, ETAL
41925 AVENIDA ORTEGA
TEMECULA, CA. 92592

ASMT: 927390048, APN: 927390048
LAURIE PIKE, ETAL
41455 VIA DEL MONTE
TEMECULA CA 92502

ASMT: 927310003, APN: 927310003
SAUNDRA TAYLOR, ETAL
41875 AVENIDA ORTEGA
TEMECULA, CA. 92592

ASMT: 927390050, APN: 927390050
DOLORES STRALOW, ETAL
42375 CALLE LAGARTIJA
TEMECULA, CA. 92592

ASMT: 927310005, APN: 927310005
GINA CHUN, ETAL
41693 CAMINO LORADO DR
TEMECULA, CA. 92592

ASMT: 927400002, APN: 927400002
LETICIA GUZMAN, ETAL
42375 RENALDO WAY
TEMECULA, CA. 92592

ASMT: 927310007, APN: 927310007
JUDY TRAN, ETAL
1051 N BAXTER ST
ANAHEIM CA 92805

ASMT: 927400003, APN: 927400003
RENALDO WAY PROP
9340 MAYBECK WAY
ELK GROVE CA 92758



ASMT: 927400004, APN: 927400004
MICHAEL CHESHIRE
35830 LINDA ROSEA RD
TEMECULA, CA. 92591

ASMT: 927400024, APN: 927400024
ANN PARK, ETAL
1706 GRACE AVE
ARCADIA CA 91006

ASMT: 927400005, APN: 927400005
BEVERLY WEEKS, ETAL
35790 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927420012, APN: 927420012
GROVER SMITH MFG CORP
41836 ARBOR GLEN DR
TEMECULA, CA. 92592

ASMT: 927400011, APN: 927400011
KAREN DEIKE, ETAL
930 N LOREN AVE
AZUSA CA 91702

ASMT: 927420013, APN: 927420013
CAMERON PRICE, ETAL
41798 ARBOR GLEN DR
TEMECULA, CA. 92592

ASMT: 927400012, APN: 927400012
ANN KIEFFER KELLY, ETAL
P O BOX 711
TEMECULA CA 92593

ASMT: 927420030, APN: 927420030
PAUBA RIDGE
NO 223
2245 SAN DIEGO AVE 223
SAN DIEGO CA 92110

ASMT: 927400014, APN: 927400014
CYNTHIA GOODNO, ETAL
35712 LINDA ROSEA
TEMECULA, CA. 92591

ASMT: 927550014, APN: 927550014
MARTHA LASSALETTE, ETAL
42151 CIBOLA CIR
TEMECULA, CA. 92592

ASMT: 927400015, APN: 927400015
PATTI VALLEY, ETAL
P O BOX 503132
SAN DIEGO CA 92150

ASMT: 927550039, APN: 927550039
KAREN SCHNEIDER
36120 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927400017, APN: 927400017
KENDYL CHAMBERLAIN, ETAL
42280 CALLE LAGARTIJA
TEMECULA, CA. 92592

ASMT: 927550040, APN: 927550040
KAREN MANFIELD, ETAL
3009 CLUNE AVE
VENICE CA 90291



ASMT: 927560002, APN: 927560002
FADDOUL BAIDA
34860 CALLE ARNAZ
TEMECULA, CA. 92592

ASMT: 927570008, APN: 927570008
TRULA BANGERT, ETAL
43550-4 CASH CIR
TEMECULA CA 92592

ASMT: 927560004, APN: 927560004
VIRGINIA MCCLINTOCK
P O BOX 893640
TEMECULA CA 92589

ASMT: 927570009, APN: 927570009
MICHAEL KELLER, ETAL
2421 SW VACUNA ST
PORTLAND OR 97219

ASMT: 927560005, APN: 927560005
JOYA BAKER, ETAL
43555 CAREFREE DR
TEMECULA CA 92590

ASMT: 927570010, APN: 927570010
J YU, ETAL
18377 HAWTHORNE AVE
BLOOMINGTON CA 92316

ASMT: 927560006, APN: 927560006
CHRISTOS RIGAS
P O BOX 892994
TEMECULA CA 92589

ASMT: 927570011, APN: 927570011
ALEESHA WINKLER, ETAL
41240 SAINT CROIX
TEMECULA CA 92591

ASMT: 927570005, APN: 927570005
DIANE SMITH, ETAL
P O BOX 890506
TEMECULA CA 92589

ASMT: 927570012, APN: 927570012
M T LAW GROUP INC
11012 VENTURA BL STE 253
STUDIO CITY CA 91604

ASMT: 927570006, APN: 927570006
ANN ROGERS, ETAL
35394 DE PORTOLA
TEMECULA, CA. 92592

ASMT: 927570013, APN: 927570013
MARIN JONES, ETAL
5871 MAXSON DR
CYPRESS CA 90630

ASMT: 927570007, APN: 927570007
RONALD CASSINI
P O BOX 894131
TEMECULA CA 92589

ASMT: 927570014, APN: 927570014
EVA BETTENCOURT, ETAL
C/O PAUL C JONES
17918 ARLINE AVE
ARTESIA CA 90701



ASMT: 927580005, APN: 927580005
STINA GRIMM, ETAL
2815 VIA POSADA
LA JOLLA CA 92037

ASMT: 927610004, APN: 927610004
ANTONINA ZONNI, ETAL
13537 LA SIERRA DR
CHINO HILLS CA 91709

ASMT: 927590002, APN: 927590002
PATRICIA WHYNAUGHT CHAVEZ, ETAL
P O BOX 468
TEMECULA CA 92593

ASMT: 927610005, APN: 927610005
LINDA MARTIN, ETAL
34860 MONTE VERDE
TEMECULA CA 92592

ASMT: 927590005, APN: 927590005
TAMIYO FUKUBAYASHI, ETAL
10021 DUFFERIN AVE
RIVERSIDE CA 92505

ASMT: 927620005, APN: 927620005
JACQUELINE MORGAN, ETAL
P O BOX 894060
TEMECULA CA 92589

ASMT: 927590006, APN: 927590006
SHUKUEI HAYASHI, ETAL
32452 AZORES RD
DANA POINT CA 92629

ASMT: 927620006, APN: 927620006
D P P DEFINED BENEFIT PENSION PLAN
PMB 250
31103 RANCHO VIEJO NO 2
SAN JUAN CAPO CA 92675

ASMT: 927600001, APN: 927600001
MAI BOZARJIAN, ETAL
10802 WOODWARD LN
GARDEN GROVE CA 92840

ASMT: 927630011, APN: 927630011
KATHRYN ATWOOD, ETAL
37104 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927610002, APN: 927610002
HSI CHAN, ETAL
P O BOX 3163
MANHATTAN BEACH CA 90266

ASMT: 927630012, APN: 927630012
DE PORTOLA WINERY
1015 FREMONT AVE NO 2
SOUTH PASADENA CA 91030

ASMT: 927610003, APN: 927610003
LOUISA HSIEH, ETAL
P O BOX 890666
TEMECULA CA 92589

ASMT: 927630013, APN: 927630013
BETTY WELLS, ETAL
37028 DEPORTOLA RD
TEMECULA CA 92592



ASMT: 927630014, APN: 927630014
CAROLYN GRAY, ETAL
36736 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927650033, APN: 927650033
CAROL BAILY, ETAL
36150 PAUBA RD
TEMECULA CA 92592

ASMT: 927640003, APN: 927640003
RENZONI VINEYARDS INC
37350 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927690005, APN: 927690005
KATHLEEN TAYLOR, ETAL
C/O WILLIAM J HERRICK
35325 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927640004, APN: 927640004
FAZELI VINEYARDS
43089 BUSINESS PARK DR
TEMECULA CA 92590

ASMT: 927690007, APN: 927690007
LILI KIMMEL, ETAL
41305 CRESTA VERDE CT
TEMECULA CA 92592

ASMT: 927640009, APN: 927640009
SUMMIT ASSOC LTD
5647 SASHABOW
CLARKSTON MI 48346

ASMT: 927690008, APN: 927690008
SANCHAITA DATTA, ETAL
4540 S JUPITER DR
SALT LAKE CITY UT 84124

ASMT: 927640012, APN: 927640012
SUMMIT ASSOC LTD
5647 SASHABAW
CLARKSTON MI 48346

ASMT: 927690009, APN: 927690009
KATHRYN ROBERTS, ETAL
6937 LAUREL VALLEY DR
FORT WORTH TX 76132

ASMT: 927650027, APN: 927650027
PAULA LAWRENCE, ETAL
36495 AVENIDA VERDE
TEMECULA, CA. 92592

ASMT: 927690012, APN: 927690012
KIMBERLY STUMP, ETAL
35879 BELLE CHAINE LOOP
TEMECULA, CA. 92592

ASMT: 927650031, APN: 927650031
ORA MARTIN
36100 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927690013, APN: 927690013
KIMBERLY STUMP, ETAL
35917 BELLE CHAINE LOOP
TEMECULA, CA. 92592



ASMT: 927690014, APN: 927690014
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P O BOX 2124
MONTCLAIR CA 91763

ASMT: 951230007, APN: 951230007
KAREN MOORE
42976 VALENTINE CIR
TEMECULA, CA. 92592

ASMT: 927690015, APN: 927690015
HEATHER TUCKER, ETAL
32805 KELLER RD
WINCHESTER CA 92596

ASMT: 951230009, APN: 951230009
JALEH FIROOZ, ETAL
337 PUERTA DE LOMAS
FALLBROOK CA 92028

ASMT: 927690016, APN: 927690016
MARICELA RODRIGUEZ, ETAL
1213 S FIR AVE
INGLEWOOD CA 90301

ASMT: 951230010, APN: 951230010
RAMIN BAGHERZADEH
508 N OAK ST
INGLEWOOD CA 90302

ASMT: 927690017, APN: 927690017
KIMBERLY STUMP, ETAL
35917 BELLE CHINE LOOP
TEMECULA CA 92592

ASMT: 951230011, APN: 951230011
PAMELA CAYTON, ETAL
16690 MT ACOMA CIR
FOUNTAIN VALLEY CA 92708

ASMT: 927700021, APN: 927700021
PR INVESTORS
2245 SAN DIEGO AVE NO 125
SAN DIEGO CA 92110

ASMT: 951230013, APN: 951230013
MABEY FAMILY LTD PARTNERSHIP
C/O CARLA MABEY BOUCHARD
P O BOX 3716
LA HABRA CA 90632

ASMT: 951200003, APN: 951200003
KATHLEEN HENNINGER, ETAL
34180 CALLE SERENO
TEMECULA, CA. 92592

ASMT: 951230016, APN: 951230016
DEBBIE CRAIN, ETAL
P O BOX 893324
TEMECULA CA 92589

ASMT: 951230003, APN: 951230003
OLGA BURCHILL, ETAL
42995 VALENTINE CIR
TEMECULA, CA. 92592

ASMT: 951240001, APN: 951240001
ROGER HARRIS
34545 LINDA ROSEA
TEMECULA CA 92592



ASMT: 951240008, APN: 951240008
VICTORIA COSTLEY HINES, ETAL
34450 CALLE SERENO
TEMECULA, CA. 92592

ASMT: 951240019, APN: 951240019
RUTH WRIGHT, ETAL
P O BOX 891000
TEMECULA CA 92589

ASMT: 951240009, APN: 951240009
TANYA BURKE, ETAL
9126 HEAVENLY VALLEY AVE
LAS VEGAS NV 89147

ASMT: 951240022, APN: 951240022
TATIANA ROSS, ETAL
42562 SEAWIND CIR
TEMECULA CA 92592

ASMT: 951240010, APN: 951240010
MARIA MULHERN
1463 BIG LEAF LOOP
APEX NC 27502

ASMT: 951250001, APN: 951250001
SPOMENKA NEDIC, ETAL
3 SCOTH PINE DR
LADERA RANCH CA 92694

ASMT: 951240011, APN: 951240011
LINDA CONCEICAO, ETAL
42845 LINDA VIA
TEMECULA CA 92592

ASMT: 951250002, APN: 951250002
PAMELA SWARTS, ETAL
34455 CALLE SERENO
TEMECULA, CA. 92592

ASMT: 951240014, APN: 951240014
MARIA SCHMIER, ETAL
31801 VIA DEL VIENTO
TRABUCO CANYON CA 92679

ASMT: 951250005, APN: 951250005
ESTHER MEKEEL, ETAL
P O BOX 939
TEMECULA CA 92593

ASMT: 951240015, APN: 951240015
WALID YASIN
16918 VASQUEZ WAY NO 75
SAN DIEGO CA 92127

ASMT: 951250007, APN: 951250007
REGNER HECTOR A ESTATE OF
5504 SEPULVEDA BLV
CULVER CITY CA 90230

ASMT: 951240016, APN: 951240016
SUSAN SMITH, ETAL
6374 E AMBER SUN DR
SCOTTSDALE AZ 85266

ASMT: 951250008, APN: 951250008
KATHLEEN PELLISSIER, ETAL
26217 JEFFERSON AVE
MURRIETA CA 92562



ASMT: 951250009, APN: 951250009
SARAH MADSON, ETAL
P O BOX 8540
STOCKTON CA 95208

ASMT: 965310010, APN: 965310010
ZHENG VINEYARD
C/O DAVID ZHENG
P O BOX 168
VISTA CA 92085

ASMT: 951260004, APN: 951260004
LELAND MEKEEL, ETAL
34174 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 965310011, APN: 965310011
MARLA WRIGHT, ETAL
42695 CALLE CONTENTO
TEMECULA, CA. 92592

ASMT: 951260005, APN: 951260005
CRAIG CASNER
34520 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 965390001, APN: 965390001
NANCY POKRAJAC MERA
520 WEDGEWOOD LN
LA HABRA CA 90631

ASMT: 951260006, APN: 951260006
CRAIG CASNER
3452 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 965420003, APN: 965420003
STEPHEN CORONA, ETAL
C/O JAMES CORONA
43915 CORONADO
TEMECULA CA 92592

ASMT: 965300007, APN: 965300007
JESS OLEARY
42405 SANDAK RD
TEMECULA, CA. 92592

ASMT: 965440001, APN: 965440001
BARBARA AFFOLTER
34121 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 965310008, APN: 965310008
LINDA SPEAR, ETAL
360 E 1ST ST NO 337
TUSTIN CA 92780

ASMT: 965440002, APN: 965440002
EQUIPMENT VALLEY INV
C/O RAYMOND COBURN
13930 OAKS AVE
CHINO CA 91710

ASMT: 965310009, APN: 965310009
DEBORAH CAIOZZO, ETAL
42675 CALLE CONTENTO
TEMECULA, CA. 92592

ASMT: 965440003, APN: 965440003
KALI CHAUDURI
1225 E LATHAM AVE STE A
HEMET CA 92543



ASMT: 965440005, APN: 965440005
HIGHWAY 79 SOUTH PARTNERS
C/O STRETEGIC GLOBAL INC
1225 E LATHAM AVE NO A
HEMET CA 92543

ASMT: 965460002, APN: 965460002
PATRICIA DAVIS
34741 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 965440006, APN: 965440006
LOIS HASTINGS, ETAL
34383 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 965460003, APN: 965460003
ELAINE FEINBERG, ETAL
41911 5TH ST NO 300
TEMECULA CA 92590

ASMT: 965440008, APN: 965440008
IRENE LAPOINTE
C/O NO 223C
41780 BUTTERFIELD STAGE
TEMECULA CA 92592

ASMT: 965460004, APN: 965460004
NANCY KAZANJIAN, ETAL
43401 ANZA RD
TEMECULA, CA. 92592

ASMT: 965440009, APN: 965440009
JONI GIBSON, ETAL
34395 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 966380006, APN: 966380006
RANCON REDHAWK VALLEY 44
C/O JIM LYTLE
41391 KALMIA ST STE 200
MURRIETA CA 92562

ASMT: 965440010, APN: 965440010
DAN GIBSON
43315 CALLE ROCINANTE
TEMECULA, CA. 92591

ASMT: 966380009, APN: 966380009
REDHAWK VALLEY II
C/O DAN STEPHENSON
41391 KALMIA ST 200
MURRIETA CA 92562

ASMT: 965440011, APN: 965440011
KATHLEEN CALLAHAN SMITH, ETAL
31805 TEMECULA PKWY 411
TEMECULA CA 92592

ASMT: 966380010, APN: 966380010
RONALD SMITH
511 BAYSHORE DR NO 802
FL LAUDERDALE FL 33304

ASMT: 965460001, APN: 965460001
JASMINKA MATIC, ETAL
7161 BON VILLA CIR
LA PALMA CA 90623

ASMT: 966380012, APN: 966380012
WESTERN STATES HOLDING CO
C/O RANDALL HUMPHREYS
P O BOX 3340
ONTARIO CA 91761



ASMT: 966380013, APN: 966380013
 CHUXIANG WANG
 C/O ROBERT THOMAS ORMOND
 2001 6TH AVE STE 2022
 SEATTLE WA 98121

ASMT: 966380022, APN: 966380022
 BRADLEY CAPEN, ETAL
 31874 VIA BARRAZA
 TEMECULA CA 92592

ASMT: 966380015, APN: 966380015
 ALI POURDASTAN
 48 VIA ALCAMO
 SAN CLEMENTE CA 92673

ASMT: 966380023, APN: 966380023
 BAKER ESTATE GROUP
 45115 LOS CABOLLOS
 TEMECULA, CA. 92592

ASMT: 966380016, APN: 966380016
 KATHLEEN SPANO, ETAL
 34670 SANTA RITA RD
 TEMECULA CA 92592

ASMT: 966380024, APN: 966380024
 SUSAN HARRISON, ETAL
 34725 SANTA RITA RD
 TEMECULA, CA. 92592

ASMT: 966380018, APN: 966380018
 DIANE YOUNT
 34970 SANTA RITA RD
 TEMECULA, CA. 92592

ASMT: 966380025, APN: 966380025
 JILL LITTEN, ETAL
 45031 ANZA RD
 TEMECULA, CA. 92592

ASMT: 966380019, APN: 966380019
 SOONTAREE NEMEC
 41 ROCKY KNOLL
 IRVINE CA 92715

ASMT: 966380026, APN: 966380026
 ROBB WALLEN, ETAL
 C/O ELIZABETH A VIETS
 45201 ANZA RD
 TEMECULA, CA. 92592

ASMT: 966380020, APN: 966380020
 RAKHSHANDA AHMED, ETAL
 36035 CORTE LISBOA
 MURRIETA CA 92562

ASMT: 966380027, APN: 966380027
 SARAJANE KIRBY, ETAL
 34555 SANTA RITA RD
 TEMECULA, CA. 92592

ASMT: 966380021, APN: 966380021
 GILDA TAVOUSSI, ETAL
 2001 CAHUNA TER
 CORONA DEL MAR CA 92625

ASMT: 966380032, APN: 966380032
 BEDHAWK INV, ETAL
 3112 BOSTONIAN
 LOS ALAMITOS CA 90720

ASMT: 966380033, APN: 966380033
RANCHO CALIF WATER DIST
42135 WINCHESTER RD
TEMECULA CA 92590

ASMT: 966390010, APN: 966390010
JUDIE BOMAN, ETAL
34198 ALTAVISTA DR
TEMECULA, CA. 92592

ASMT: 966380034, APN: 966380034
JINGWEI HOPKINS, ETAL
399 E STATE ST
PLEASANT GROVE UT 84062

ASMT: 966390011, APN: 966390011
TERESA HICKS, ETAL
34186 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966380035, APN: 966380035
RANCHO CALIFORNIA WATER DIST
P O BOX 9017
TEMECULA CA 92589

ASMT: 966390012, APN: 966390012
EDNA DUSKIN, ETAL
34174 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966390006, APN: 966390006
BENNY LUI, ETAL
34246 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966390013, APN: 966390013
WEI LI, ETAL
34162 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966390007, APN: 966390007
MARY LUCAS, ETAL
34234 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966390014, APN: 966390014
ELIZABETH COOPER, ETAL
34150 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966390008, APN: 966390008
SHARON BOYD, ETAL
34222 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966391007, APN: 966391007
SANGDOW THOMPSON, ETAL
34217 MAZARINE DR
TEMECULA CA 92592

ASMT: 966390009, APN: 966390009
LORETTA DAVIS, ETAL
34210 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966391008, APN: 966391008
MELISSA MESSENGER, ETAL
34229 MAZARINE DR
TEMECULA CA 92592



ASMT: 966391009, APN: 966391009
 LOURDES PEREZ, ETAL
 34241 MAZARINE DR
 TEMECULA CA 92592

ASMT: 966392003, APN: 966392003
 TIFFANY ROMERO, ETAL
 45114 ROSETA CT
 TEMECULA CA 92592

ASMT: 966391010, APN: 966391010
 WENDY SOO, ETAL
 34253 MAZARINE DR
 TEMECULA CA 92592

ASMT: 966392004, APN: 966392004
 SHELLY COBB, ETAL
 45117 ROSETA CT
 TEMECULA CA 92592

ASMT: 966391011, APN: 966391011
 KRISTA EARLE, ETAL
 34265 MAZARINE DR
 TEMECULA CA 92592

ASMT: 966392005, APN: 966392005
 NATHALIE HEBERT, ETAL
 45129 ROSETA CT
 TEMECULA CA 92592

ASMT: 966391012, APN: 966391012
 WYNONAH KEEGAN, ETAL
 34277 MAZARINE DR
 TEMECULA, CA. 92592

ASMT: 966392006, APN: 966392006
 ROSEANN THORN
 45141 ROSETA CT
 TEMECULA CA 92592

ASMT: 966391013, APN: 966391013
 KIMBERLY RUSS, ETAL
 34289 MAZARINE DR
 TEMECULA CA 92592

ASMT: 966392007, APN: 966392007
 KENDRA JOHNSON, ETAL
 45146 PALOMAR PL
 TEMECULA, CA. 92592

ASMT: 966392001, APN: 966392001
 PEDRO AVILES
 45138 ROSETA CT
 TEMECULA, CA. 92592

ASMT: 966392008, APN: 966392008
 JENNIFER RAMOS, ETAL
 45134 PALOMAR PL
 TEMECULA CA 92592

ASMT: 966392002, APN: 966392002
 JACLYN LEIZEROWICZ, ETAL
 45126 ROSETA CT
 TEMECULA CA 92563

ASMT: 966392009, APN: 966392009
 CLINIC KEODARA, ETAL
 45122 PALOMAR PL
 TEMECULA CA 92592



ASMT: 966392010, APN: 966392010
ANDREA HEBERT, ETAL
45110 PALOMAR PL
TEMECULA CA 92592

ASMT: 966393002, APN: 966393002
THOMAS CORCORAN
45083 PALOMAR PL
TEMECULA, CA. 92592

ASMT: 966392011, APN: 966392011
FELIZA REMMERS, ETAL
45098 PALOMAR PL
TEMECULA CA 92592

ASMT: 966393003, APN: 966393003
ANTHONY MADARIAGA
45095 PALOMAR PL
TEMECULA CA 92592

ASMT: 966392012, APN: 966392012
SITI SANTOK, ETAL
45086 PALOMAR PL
TEMECULA CA 92592

ASMT: 966393004, APN: 966393004
MELISSA BRAZIL
45107 PALOMAR PL
TEMECULA CA 92592

ASMT: 966392013, APN: 966392013
DENISE TELLEZ, ETAL
45074 PALOMAR PL
TEMECULA CA 92592

ASMT: 966393005, APN: 966393005
MICHELE TAYLOR, ETAL
45119 PALOMAR PL
TEMECULA CA 92592

ASMT: 966392014, APN: 966392014
SHANTEL MONCITO
34229 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966393006, APN: 966393006
CHERYL JAKOFSKY, ETAL
45131 PALOMAR PL
TEMECULA CA 92592

ASMT: 966392015, APN: 966392015
AMY AUSTIN, ETAL
34241 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966393007, APN: 966393007
SHIRLEY HOLMES, ETAL
45143 PALOMAR PL
TEMECULA CA 92592

ASMT: 966393001, APN: 966393001
NARGIS NASEN, ETAL
45071 PALOMAR PL
TEMECULA CA 92592

ASMT: 966393008, APN: 966393008
NARGIS NASERI, ETAL
45142 MORGAN HEIGHTS RD
TEMECULA CA 92592



ASMT: 966393010, APN: 966393010
MICHELLE KENNEDY, ETAL
45118 MORGAN RD
TEMECULA CA 92592

ASMT: 966393011, APN: 966393011
DELEXSTINE FAISON, ETAL
45106 MORGAN HEIGHTS RD
TEMECULA CA 92592

ASMT: 966393012, APN: 966393012
JESSICA RUVALCABA, ETAL
45094 MORGAN HEIGHTS RD
TEMECULA CA 92592

ASMT: 966393014, APN: 966393014
D R HORTON LOS ANGELES HOLDING CO
2280 WARDLOW CIR STE 100
CORONA CA 92880



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/29/2015.

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

APN (s) or case numbers Equestrian District For

Company or Individual's Name Planning Department,

Distance buffered 0.

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

Equestrian District within Wine Country



Selected Parcels

927-150-033	927-090-032	927-100-070	927-160-049	927-160-048	927-150-026	927-100-052	927-690-013	927-690-011	927-690-018
927-690-010	927-690-017	927-690-019	927-690-012	927-150-016	927-160-005	927-160-008	927-690-006	927-150-038	927-150-018
927-150-048	927-150-049	927-140-003	927-100-057	951-260-006	951-260-005	927-580-004	927-580-005	927-590-001	927-590-002
927-160-039	927-100-065	927-690-009	927-140-024	927-150-017	927-170-010	927-170-009	927-140-025	927-140-011	927-100-028
927-100-024	927-150-023	927-150-025	927-170-006	927-140-006	927-280-010	927-280-008	927-280-012	927-280-013	927-280-011
927-100-044	927-570-011	927-560-005	927-100-009	927-100-073	927-100-074	927-570-010	927-150-008	927-140-022	927-100-054
927-150-034	966-380-032	966-380-028	966-380-029	966-380-031	966-380-030	927-280-028	927-090-045	927-150-035	927-280-014
927-100-042	927-100-043	927-100-013	927-100-051	927-280-029	927-280-043	927-280-007	927-170-002	927-170-004	927-690-015
927-160-033	927-160-035	927-160-032	927-160-034	927-150-027	927-160-043	927-570-014	966-380-024	927-280-035	927-580-003
927-690-014	966-380-026	927-690-016	927-150-024	966-380-022	927-690-007	927-570-008	927-570-006	927-150-046	927-150-020
927-150-047	951-250-004	951-250-005	951-250-003	966-380-025	927-100-053	951-260-004	927-570-012	951-230-013	927-140-023
927-100-068	927-100-075	927-100-067	927-100-076	966-380-016	927-180-002	927-100-071	927-100-072	927-160-031	927-100-069

First 120 parcels shown



3,900 1,950 0 3,900 Feet

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

ASMT: 927090032, APN: 927090032
KRISTINE KALFUS, ETAL
36385 LINDA ROSEA RD
TEMECULA CA 92592

ASMT: 927100024, APN: 927100024
TRACY BURR, ETAL
35560 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927090033, APN: 927090033
GINA HYNEK, ETAL
36409 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927100028, APN: 927100028
TRACY BURR, ETAL
35550 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927090037, APN: 927090037
JEANETTE DIXON, ETAL
P O BOX 531
TEMECULA CA 92593

ASMT: 927100042, APN: 927100042
JAMES BROWN
36733 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927090040, APN: 927090040
PATRICIA RICH, ETAL
36427 LINDA ROSEA
TEMECULA, CA. 92592

ASMT: 927100043, APN: 927100043
DENISE PICKETT, ETAL
36875 PAUBA RD
TEMECULA CA 92592

ASMT: 927090041, APN: 927090041
PATRICIA RICH, ETAL
36427 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927100044, APN: 927100044
FRAMTELO LTD PARTNERSHIP
36820 PASEO DEL TRAZA
TEMECULA, CA. 92592

ASMT: 927090043, APN: 927090043
JANNETTA SPOGLI, ETAL
36293 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927100051, APN: 927100051
MARY RAMSAY, ETAL
P O BOX 52
TEMECULA CA 92593

ASMT: 927090045, APN: 927090045
J STEPHENSON
36137 LINDA ROSEA RD
TEMECULA CA 92592

ASMT: 927100052, APN: 927100052
DON ROLOFF, ETAL
C/O DON E ROLOFF
36420 DE PORTOLA RD
TEMECULA, CA. 92592



ASMT: 927100053, APN: 927100053
LINDA DAVIS
4265 CITRUS DR
FALLBROOK CA 92028

ASMT: 927100074, APN: 927100074
GREEN ACRES RANCH INC
35750 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 927100054, APN: 927100054
HECTOR VELASCO
97 CANYON CREEK
IRVINE CA 92603

ASMT: 927100076, APN: 927100076
MICHAEL HICKMAN
36400 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 927100055, APN: 927100055
WESTFIELD HILLS
C/O CHARLES M SHUMAKER
333 S HOPE ST 35TH FL
LOS ANGELES CA 90071

ASMT: 927140003, APN: 927140003
CLEOTILDE JOSE
9762 WENDOVER DR
BEVERLY HILLS CA 90210

ASMT: 927100065, APN: 927100065
LORI FENTON, ETAL
12 OAKBROOK
TRABUCO CANYON CA 92640

ASMT: 927140004, APN: 927140004
MAUREEN CORONA, ETAL
P O BOX 893280
TEMECULA CA 92589

ASMT: 927100069, APN: 927100069
PAUBA PROP
1048 IRVINE AVE NO 719
NEWPORT BEACH CA 92660

ASMT: 927140006, APN: 927140006
FATIH ZADA
461 W PALOS VERDES DR
PALOS VERDES CA 90274

ASMT: 927100070, APN: 927100070
BELLAGIO PROP
P O BOX 894029
TEMECULA CA 92589

ASMT: 927140011, APN: 927140011
JAMES DENNIS, ETAL
564 SAN LUCAS DR
SOLANA BEACH CA 92075

ASMT: 927100072, APN: 927100072
NAN ZHANG
C/O NIKKI YANG
1015 FREMONT AVE NO 2
SOUTH PASADENA CA 91030

ASMT: 927140022, APN: 927140022
TANYA MCMICHAEL, ETAL
36835 DE PORTOLA RD
TEMECULA, CA. 92592



ASMT: 927140023, APN: 927140023
VICKI CALAGNA, ETAL
24445 ADAMS AVE
MURRIETA CA 92562

ASMT: 927150016, APN: 927150016
LINDA YABLON, ETAL
P O BOX 8132
RCH SANTA FE CA 92067

ASMT: 927140024, APN: 927140024
GLENN LEISURE, ETAL
36885 AVENIDA MADERA
TEMECULA, CA. 92591

ASMT: 927150017, APN: 927150017
TRUST, ETAL
32446 CORTE BARELA
TEMECULA CA 92592

ASMT: 927140025, APN: 927140025
LAURIE BRICKER, ETAL
36925 AVENIDA MADERA
TEMECULA, CA. 92592

ASMT: 927150020, APN: 927150020
VICTORIA ROBERTSON, ETAL
37450 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927140028, APN: 927140028
MARJORIE LAMBERT, ETAL
P O BOX 6399
BURBANK CA 91510

ASMT: 927150023, APN: 927150023
EDITH GREENHECK
37800 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927150008, APN: 927150008
JOHN BAIRD, ETAL
37555 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927150024, APN: 927150024
BARBARA CLOYD, ETAL
32294 CORTE LAS CRUCES
TEMECULA CA 92592

ASMT: 927150012, APN: 927150012
TSM PROP
531 W HOLT BLVD
ONTARIO CA 91762

ASMT: 927150025, APN: 927150025
SHANNON AYALA, ETAL
38022 PAUBA RD
TEMECULA, CA. 92590

ASMT: 927150013, APN: 927150013
TSM PROP
531 W HOLT BLV
ONTARIO CA 91762

ASMT: 927150026, APN: 927150026
BLACKSTONE INV PROP IV
P O BOX 5846
PORTLAND OR 97228



ASMT: 927150027, APN: 927150027
DARLENE GILBERT, ETAL
37740 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927150036, APN: 927150036
JUDY SMITH, ETAL
16092 JENNER ST
WESTMINSTER CA 92683

ASMT: 927150028, APN: 927150028
STANTON MOLTON
2848 CACTUS BLOOM DR
BULLHEAD CITY AZ 86429

ASMT: 927150049, APN: 927150049
CHISUKEE
P O BOX 2403
LA JOLLA CA 92038

ASMT: 927150029, APN: 927150029
YOKO NITAO, ETAL
2682 N MEREDITH ST
ORANGE CA 92667

ASMT: 927160002, APN: 927160002
SFT REALTY ROCKAWAY
44040 JERAMIE DR
TEMECULA CA 92592

ASMT: 927150032, APN: 927150032
MARIA THOMPSON, ETAL
37470 WINNERS CIR
TEMECULA, CA. 92592

ASMT: 927160008, APN: 927160008
18774 MT CIMARRON ST
FOUNTAIN VALLEY CA 92708

ASMT: 927150033, APN: 927150033
CHERYL MIRANDA, ETAL
C/O CHERYL L MIRANDA
43111 TURF LN
TEMECULA, CA. 92592

ASMT: 927160021, APN: 927160021
ELLA STEINBROOK, ETAL
44140 MAGGIE WEED LN
TEMECULA CA 92592

ASMT: 927150034, APN: 927150034
HENRY VIRAMONTES
43100 TURF LN
TEMECULA, CA. 92592

ASMT: 927160023, APN: 927160023
ELLA STEINBROOK, ETAL
44140 MAGGIE WEED LANE
TEMECULA CA 92592

ASMT: 927150035, APN: 927150035
TONIE BREEDING, ETAL
43130 TURF LN
TEMECULA, CA. 92591

ASMT: 927160031, APN: 927160031
PATRICIA OMMERT, ETAL
400 W RIVERSIDE DR UNT 19
BURBANK CA 91506



ASMT: 927160034, APN: 927160034
JOHN AMERMAN, ETAL
38951 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927170004, APN: 927170004
JANET RICH
36555 SILVER SPUR RD
TEMECULA, CA. 92592

ASMT: 927160039, APN: 927160039
ROBIN BRYSON, ETAL
44129 MAGGIE WEED LN
TEMECULA CA 92592

ASMT: 927170006, APN: 927170006
ERIC CARSON
39100 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927160041, APN: 927160041
LINDA PAINE, ETAL
43750 LOS CABALLOS RD
TEMECULA CA 92592

ASMT: 927170008, APN: 927170008
QING HUO
32712 CAMPO DR
TEMECULA CA 92592

ASMT: 927160042, APN: 927160042
LINDA PAINE, ETAL
43750 LOS CABALLOS
TEMECULA, CA. 92592

ASMT: 927170010, APN: 927170010
DINO MARQUEZ
31805 TEMECULA PKY NO 533
TEMECULA CA 92592

ASMT: 927160043, APN: 927160043
JANICE LOPEZ, ETAL
30000 YNEZ RD
TEMECULA CA 92591

ASMT: 927180002, APN: 927180002
NAM JHUNG
1641 W NICKLAUS AVE
LA HABRA CA 90631

ASMT: 927160049, APN: 927160049
AMELIA DICKINSON, ETAL
P O BOX 73242
RANCHO SAN CLEMENTE CA 92673

ASMT: 927180031, APN: 927180031
ROBIN CHISHOLM
35255 BEACH RD
CAPISTRANO BEACH CA 92624

ASMT: 927170003, APN: 927170003
RICH RANCH
C/O JANET RICH
36540 SILVER SPUR RD
TEMECULA CA 92592

ASMT: 927280013, APN: 927280013
FOXTAIL RANCH
C/O JAMES ARTHUR SORCE
37100 OAK MOUNTAIN RD
TEMECULA CA 92592



ASMT: 927280014, APN: 927280014
SHEEPA SEEKAROUDY, ETAL
16215 WAYFARER LN
HUNTINGTON BEACH CA 92649

ASMT: 927570005, APN: 927570005
DIANE SMITH, ETAL
P O BOX 890506
TEMECULA CA 92589

ASMT: 927280028, APN: 927280028
CARYN CARPENTER CADEZ, ETAL
3332 VERMONT RD
TEMECULA CA 92592

ASMT: 927570006, APN: 927570006
ANN ROGERS, ETAL
35394 DE PORTOLA
TEMECULA, CA. 92592

ASMT: 927280035, APN: 927280035
TAMMY LAMAGNA, ETAL
15 LITTLE LAKE RUN
OSSINING NY 10562

ASMT: 927570007, APN: 927570007
RONALD CASSINI
P O BOX 894131
TEMECULA CA 92589

ASMT: 927280042, APN: 927280042
MARY MOODY, ETAL
23130 OXNARD ST
WOODLAND HILLS CA 91367

ASMT: 927570008, APN: 927570008
TRULA BANGERT, ETAL
43550-4 CASH CIR
TEMECULA CA 92592

ASMT: 927280043, APN: 927280043
JAMES SCHULER
258 NEPTUNE WAY
OCEANSIDE CA 92054

ASMT: 927570009, APN: 927570009
MICHAEL KELLER, ETAL
2421 SW VACUNA ST
PORTLAND OR 97219

ASMT: 927560004, APN: 927560004
VIRGINIA MCCLINTOCK
P O BOX 893640
TEMECULA CA 92589

ASMT: 927570010, APN: 927570010
J YU, ETAL
18377 HAWTHORNE AVE
BLOOMINGTON CA 92316

ASMT: 927560005, APN: 927560005
JOYA BAKER, ETAL
43555 CAREFREE DR
TEMECULA CA 92590

ASMT: 927570011, APN: 927570011
FRASER DEV
6842 LILLIAN LN
DEN PRAIRIE MN 55346



ASMT: 927570012, APN: 927570012
M T LAW GROUP INC
11012 VENTURA BL STE 253
STUDIO CITY CA 91604

ASMT: 927690006, APN: 927690006
EDWARD BELL, ETAL
35355 LINDA ROSEA RD
TEMECULA CA 92592

ASMT: 927570013, APN: 927570013
MARIN JONES, ETAL
5871 MAXSON DR
CYPRESS CA 90630

ASMT: 927690007, APN: 927690007
LILI KIMMEL, ETAL
41305 CRESTA VERDE CT
TEMECULA CA 92592

ASMT: 927570014, APN: 927570014
EVA BETTENCOURT, ETAL
C/O PAUL C JONES
17918 ARLINE AVE
ARTESIA CA 90701

ASMT: 927690008, APN: 927690008
SANCHAITA DATTA, ETAL
4540 S JUPITER DR
SALT LAKE CITY UT 84124

ASMT: 927580005, APN: 927580005
STINA GRIMM, ETAL
2815 VIA POSADA
LA JOLLA CA 92037

ASMT: 927690009, APN: 927690009
KATHRYN ROBERTS, ETAL
6937 LAUREL VALLEY DR
FORT WORTH TX 76132

ASMT: 927590002, APN: 927590002
PATRICIA WHYNAUGHT CHAVEZ, ETAL
P O BOX 468
TEMECULA CA 92593

ASMT: 927690012, APN: 927690012
KIMBERLY STUMP, ETAL
35879 BELLE CHAINE LOOP
TEMECULA, CA. 92592

ASMT: 927590003, APN: 927590003
TAMIYO FUKUBAYASHI, ETAL
10021 DUFFERIN AVE
RIVERSIDE CA 92505

ASMT: 927690013, APN: 927690013
KIMBERLY STUMP, ETAL
35917 BELLE CHAINE LOOP
TEMECULA, CA. 92592

ASMT: 927690005, APN: 927690005
KATHLEEN TAYLOR, ETAL
C/O WILLIAM J HERRICK
35325 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927690014, APN: 927690014
JON LEE
P O BOX 2124
MONTCLAIR CA 91763



ASMT: 927690015, APN: 927690015
HEATHER TUCKER, ETAL
32805 KELLER RD
WINCHESTER CA 92596

ASMT: 951260006, APN: 951260006
CRAIG CASNER
3452 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 927690016, APN: 927690016
MARICELA RODRIGUEZ, ETAL
1213 S FIR AVE
INGLEWOOD CA 90301

ASMT: 966380010, APN: 966380010
RONALD SMITH
511 BAYSHORE DR NO 802
FL LAUDERDALE FL 33304

ASMT: 927690017, APN: 927690017
KIMBERLY STUMP, ETAL
35917 BELLE CHINE LOOP
TEMECULA CA 92592

ASMT: 966380011, APN: 966380011
RANDALL HUMPHREYS, ETAL
P O BOX 3340
ONTARIO CA 91761

ASMT: 951230013, APN: 951230013
MABEY FAMILY LTD PARTNERSHIP
C/O CARLA MABEY BOUCHARD
P O BOX 3716
LA HABRA CA 90632

ASMT: 966380016, APN: 966380016
KATHLEEN SPANO, ETAL
34670 SANTA RITA RD
TEMECULA CA 92592

ASMT: 951250005, APN: 951250005
ESTHER MEKEEL, ETAL
P O BOX 939
TEMECULA CA 92593

ASMT: 966380022, APN: 966380022
BRADLEY CAPEN, ETAL
31874 VIA BARRAZA
TEMECULA CA 92592

ASMT: 951260004, APN: 951260004
LELAND MEKEEL, ETAL
34174 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 966380024, APN: 966380024
SUSAN HARRISON, ETAL
34725 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 951260005, APN: 951260005
CRAIG CASNER
34520 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 966380025, APN: 966380025
JILL LITTEN, ETAL
45031 ANZA RD
TEMECULA, CA. 92592



ASMT: 966380026, APN: 966380026
ROBB WALLEN, ETAL
C/O ELIZABETH A VIETS
45201 ANZA RD
TEMECULA, CA. 92592

ASMT: 966380027, APN: 966380027
SARAJANE KIRBY, ETAL
34555 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 966380032, APN: 966380032
BEDHAWK INV, ETAL
3112 BOSTONIAN
LOS ALAMITOS CA 90720

ASMT: 966380033, APN: 966380033
RANCHO CALIF WATER DIST
42135 WINCHESTER RD
TEMECULA CA 92590


ASMT: 966380034, APN: 966380034
JINGWEI HOPKINS, ETAL
399 E STATE ST
PLEASANT GROVE UT 84062

ASMT: 966380035, APN: 966380035
RANCHO CALIFORNIA WATER DIST
P O BOX 9017
TEMECULA CA 92589



Agenda Item No.: 4 • 4
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Larry Ross
Planning Commission: April 15, 2015

GENERAL PLAN AMENDMENT NO. 975
Environmental Assessment No. 41804
Applicant: Mary Etta Bollman
Engineer/Representative: Dave Jeffers
Consulting, Inc.


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Component and Land Use designations of the subject site from Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) on approximately 73.65 acres. The application was submitted during the permitted time period to request foundation changes in 2008.

The project is located northerly Buena Ventura Road, southerly of Auld Road, and easterly of Pourroy Road, and westerly of Borel Road.

BACKGROUND:

The proposed General Plan Amendment was before the Planning Commission on February 3, 2010 and before the Board of Supervisors on April 18, 2010 as part of the General Plan Initiation Process (GPIP). The project was initiated by the Board.

The subject site is located in the "French Valley" community within the Southwest Area Plan and is also located within the City of Temecula's Sphere of Influence. The original application proposal included 19 parcels totaling approximately 93 acres. Through the processing of the application three of the property owners that were party to the application elected to be removed from the application and are no longer proposed as part of the project.

- 964-050-007, the owner elected to become part of GPA00945 instead.
- 964-050-008, the owner elected to become part of GPA00945 instead.
- 964-050-009, the owner elected to become part of GPA00945 instead.

However, in the preparation of the exhibits for the initiation process for the Planning Commission and the Board of Supervisors apn 964-050-007 was inadvertently left on the exhibit and was initiated by the Board of Supervisors. Therefore, the Board of Supervisors initiated 17 parcels totaling 83.51 acres instead of 16 parcels totaling 73.65 acres.

During the initiation process at the Board of Supervisors, Supervisor Stone discussed that Commercial really did not fit in the application and specifically pointed out apn 964-050-007 should be changed to Medium Density Residential. He did not specifically point out the two remaining parcels that were proposed to be Commercial, apn 964-050-043 and apn 964-050-044. Based upon the Supervisor's remarks about the Commercial designations, the applicant has requested to change these proposed

GENERAL PLAN AMENDMENT NO. 975

PC Staff Report: April 15, 2015

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designations from Commercial to Medium Density Residential. Staff agrees the Commercial designations should be removed and changed to Medium Density Residential.

Board of Supervisors policy B-31 requires that all projects seeking approval under Ordinance No. 348 and Ordinance No. 460 are required to have all their property taxes paid prior to being scheduled for hearing. When attempting to schedule this project for Planning Commission the routine check of property taxes found that Aprn 964-050-020 had unpaid property taxes. This unpaid status was communicated the applicant's representative, and several months were given to allow for payment prior to being scheduled. The applicant's representative informed staff that the owners were having difficulty paying and requested that the application proceed to Planning Commission without aprn 964-050-020. The new case number, GPA00975D1, has been assigned to aprn 964-050-020 to allow this owner to progress with their proposal once they have resolved their unpaid property taxes.

The revised General Plan Exhibit reflects the removal of aprn 964-050-007 which had been previously requested to be removed from the application, removal of aprn 964-050-020 for unpaid property taxes and the change from Commercial to Medium Density Residential for aprn 964-050-043 and aprn 964-050-044. The revised exhibit is 15 parcels totaling 73.65 acres.

The current proposal, with all the subtractions noted about, of the following apns: 964-050-005, 964-050-010, 964-050-011, 964-050-012, 964-050-013, 964-050-015, 964-050-016, 964-050-017, 964-050-018, 964-050-019, 964-050-021, 964-050-037, 964-050-038, 964-050-043, and 964-050-044.

ISSUES OF POTENTIAL CONCERN:

SB-18 Tribal Consultation

The Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

Highway 79 Policy Area Consistency

The General Plan's Highway 79 Policy Area requires that residential development be proposed at 9% below the mid-point of the existing Land Use designation due to transportation infrastructure and capacity deficiencies. Mitigation was added to the project's CEQA document that makes the project consistent with the goals of the policy.

Staff's concerns during the initiation process

In the initiation staff report a number of concerns were brought up by staff, the applicant has addressed these concerns in an attached response/rebuttal letter dated August 29, 2014.

General Plan Findings

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

General Plan Amendment No. 975 falls into the Foundation Component- Regular category, because the request to change foundations was made during the permitted 5 year (now 8 year) General Plan Review Cycle as outlined the General Plan.

The Administration Element of the General Plan and Article 2 of Ordinance No. 348 provides that two findings must be made to justify a Foundation Component - Regular amendment. Further, the Administrative Element of the General Plan and Article 2 of Ordinance No. 348 provides that an Entitlement/Policy Amendment requires that three findings must be made to justify an Entitlement/Policy Amendment. As the proposed project is changing from one foundation to another, and from one designation to another both sets of findings must be made. The five required findings are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision.
 - (2) Any General Plan Principal set forth in General Plan Appendix B.
- b. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.
- c. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.
- d. The change would not create an internal inconsistency among the elements of the General Plan.
- e. That there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

Consideration Analysis:

The first required finding per the General Plan Administrative Element explains that proposed change does not involve a change in or conflict with either the Riverside County Vision or any General Plan principal as set forth in General Plan Appendix B.

The General Plan envisioned the project area to be Rural Residential 5-acre minimum. The County General Plan Vision discusses many concepts; they are broken into categories including housing, population growth, community, transportation, etc. The project has been reviewed against these visions and staff has determined that they are consistent with them. More specifically, to select a few key concepts, the Housing portion of the Riverside County Vision states that regional forecasts of housing needs are well coordinated within Riverside County, and are accepted by regional and state agencies. Currently, Riverside County is in the process of updating its Housing Element for the General Plan to meet its RHNA (Regional Housing Needs Assessment). The proposed project would increase the potential number of units on the project site and thus bring the County closer to the State required number of housing units and therefore bringing the County more into line with the regional forecasts. The Population Growth portion of the General Plan Vision discusses the downsides of random sprawl and focusing on where the growth can be accommodated. The proposed project is directly adjacent to the north and west of Medium Density Residential developments, and because of the adjacency would not be random sprawl. Because of the existing infrastructure, this area could accommodate the additional housing and growth. Therefore, there is no conflict with the Riverside County Vision .

Principals in General Plan Appendix B consist of seven categories of principals; these categories of principals include Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. The project has been reviewed

against these categories and the principals within them and staff has determined that the project is consistent with those principals. There are two principals that are of special note and they specifically apply to this project.

The first principal of note is within the Community Development category, the principal is Maturing Communities:

The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

The community in which the project site is located has been maturing over the years and changing from rural to suburban. Where large lots, rural roads, and septic tanks predominated the physical landscape of this community in the past, of recent years it has changed to 7,200 square foot lots, suburban roads, arterial roads and collector roads, and piped sewer systems.

The second principal of note is within the Community Design category, the principal is Community Variety, Choice and Balance:

Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined.

- a. Each of the following should be considered, in no order of priority, as appropriate types of urban form and development:
 - (1) Municipal boundary build-out;
 - (2) New towns, villages, neighborhoods and aggregated specific plan areas;
 - (3) Infill development and redevelopment;
 - (4) Compact and transit oriented developments; and
 - (5) Suburban development exclusive of the Very Low Density designation.

This project proposes a suburban density of 2 to 5 dwelling units per acre that would preclude one acre minimums as required in the Very Low Density designation. The proposal is to conform to the existing level of intensity as can be found directly north and west of the project site.

Therefore, there is no conflict with any General Plan principal.

The second required finding per the General Plan Administrative Element states that the proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.

Upon changing the Foundation from Rural to Community Development, the designation change from Rural Residential to Medium Density Residential is consistent with Community Development Foundation. Once the foundation change to Community Development has been changed, no further changes will be needed and therefore there will not be any conflict with any Foundation Component Designation in the General Plan.

The third required finding per the General Plan Administrative Element states that the proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

One of the main purposes of the General Plan is for the logical development of the County. In LU 22.1 the General Plan states that one of its goals is to “accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.” The General Plan designated the property to the west and north as Medium Density Residential through Specific Plan No. 238 Crown Valley Village and Specific Plan No. 286 Winchester 1800, respectively. The proposed project logically continues the Medium Density Residential that exists to the north and west, and allows the project site to utilize the infrastructure that is in place as a result of the existing Medium Density Residential. Therefore, the project will contribute to the purposes of the General Plan by continuing an existing progression of Medium Density Residential in this area.

The fourth required finding per the General Plan Administrative Element is that the change would not create an internal inconsistency among the elements of the General Plan.

The County General Plan consists of nine elements; these elements include Vision, Land Use, Circulation, Multipurpose Open Space, etc. The project has been reviewed against these elements and staff has determined that the project is consistent with them and that the project causes no internal inconsistency among the elements. Therefore, the project will not create an internal inconsistency among the elements of the General Plan. As mentioned above, the proposed project is a natural continuation of the Medium Density Residential that exists in Specific Plan No. 238 Crown Valley Village and Specific Plan No. 286 Winchester 1800, and the circulation and other elements of the General Plan that were planned for both of those specific plans, hold true for this proposal and therefore because of the work done on both of those specific plans, no internal consistency among elements of the General Plan will be created because of this proposal. Further, there are no specific policies or overlays that would prohibit the proposed change, and therefore no inconsistencies would be created.

The fifth required finding per the General Plan Administrative Element is that there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

The new condition that occurred that was unanticipated during the preparation of the General Plan is the urbanization of the area as a result of Specific Plan No. 238 Crown Valley Village and Specific Plan No. 286 Winchester 1800. The infrastructure did not exist when the General Plan was being developed and adopted in 2003. Since then, a number of tract maps have been built within the adjoining specific plans and these tract maps brought infrastructure with them. As a result, back in 2003 the project site was not ready for further development, but now with the construction of the adjoining tracts the needed infrastructure is now in place and the project site can be considered for alternative land uses, including Medium Density Residential. This change justifies modifying the General Plan.

SUMMARY OF FINDINGS:

1. Proposed General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre)
2. Surrounding General Plan Land Use (Ex. #5): Medium Density Residential and Commercial Retail to the north and west, Rural Residential to

- | | |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2): | the south, and Open Space: Conservation Habitat and Rural Residential to the east. |
| 4. Surrounding Zoning (Ex. #2): | Light Agriculture 5 acre minimum (A-1-5).
General Commercial (C-1/C-P), SP zone, Light Agriculture 10 acre minimum (A-1-10), and Residential Agriculture 2 ½ acre minimum (R-A- 2 ½) to the north, SP zoning to the west, Light Agriculture 10 acre minimum (A-1-5) to the South, and Light Agriculture 10 acre minimum (A-1-5) to the east. |
| 5. Existing Land Use (Ex. #1): | Rural single family homes and vacant. |
| 6. Surrounding Land Use (Ex. #1): | Rural single family homes and vacant to the south and east, and 7,200 foot lot homes to the north and west. |
| 7. Project Data: | Total Acreage: 73.65 acres |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

APPROVAL of the **PLANNING COMMISSION RESOLUTION NO. 2014-010** recommending adoption of General Plan Amendment No. 975 to the Riverside County Board of Supervisors;

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41804**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE GENERAL PLAN AMENDMENT NO. 975, amending the Land Use Designation for the subject property from Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) in accordance with the General Plan Land Use Exhibit #7; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

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

1. The project site is designated Rural: Rural Residential on the Southwest Area Plan.
2. The project site is surrounded by properties which are designated Medium Density Residential and Commercial Retail to the north and west, Rural Residential to the south, and Open Space: Conservation Habitat and Rural Residential to the east.

GENERAL PLAN AMENDMENT NO. 975

PC Staff Report: April 15, 2015

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3. As that the required findings for a Foundation Change – Regular and Entitlement/Policy Change are substantially the same in both the Administrative Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348 that the project is consistent with both the General Plan and Ordinance No. 348.
4. Based upon staff analysis the proposed change does not involve a change in or conflict with the Riverside County Vision. The project furthers the Riverside County Vision for Housing by increasing the potential number of units on the project site and thus bring the County closer to the State required number of housing units and therefore bringing the County more into line with the regional forecasts. The project also furthers the Riverside County Vision for Population Growth by providing an area where growth could be accommodated without causing random sprawl.
5. Based upon staff analysis the proposed change does not involve a change in or conflict with the Principals in General Plan Appendix B. The project furthers the Riverside County General Plan principals for Maturing Communities by acknowledging the change to suburban in the community and applying it to the project site. The project also furthers the Riverside County General Plan principals for Community Variety, Choice and Balance by proposing suburban densities of 2 to 5 dwelling units per acre that would preclude one acre minimums as required in the Very Low Density designation. The proposal also achieves balance by conforming to the existing level of intensity as can be found directly north and west of the project site. Therefore, based upon the above there is no conflict with General Plan Principals in General Plan Appendix B.
6. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan. Upon changing the Foundation from Rural to Community Development, the designation change from Rural Residential to Medium Density Residential is consistent with Community Development Foundation. Once foundation change to Community Development has been changed, no further changes will be needed.
7. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them. The project will contribute to the purposes of the General Plan by implementing LU 22.1 of the General Plan, which states that one of its goals is to “accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.”
8. The proposed project change would not create an internal inconsistency among the elements of the General Plan. The County General Plan consists of nine elements; these elements include Vision, Land Use, Circulation, Multipurpose Open Space, etc. The project has been reviewed against these elements and staff has determined that the project is consistent with them and that the project causes no internal inconsistency among the elements. Therefore, the project will not create an internal inconsistency among the elements of the General Plan.
9. There are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan. The new condition that occurred was the construction of the adjoining tracts, as a result the needed infrastructure is now in place and the project site can be considered for alternative land uses, including Medium Density Residential. This change justifies modifying the General Plan.
10. The zoning for the subject site is Light Agriculture 5 acre minimum (A-1-5).

11. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P), SP zone, Light Agriculture 10 acre minimum (A-1-10), and Residential Agriculture 2 ½ acre minimum (R-A- 2 ½) to the north, SP zoning to the west, Light Agriculture 10 acre minimum (A-1-5) to the South, and Light Agriculture 10 acre minimum (A-1-5) to the east.
12. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
13. This project is within the City Sphere of Influence of the City of Temecula.
14. Environmental Assessment No. 41804 identified the following potentially significant impacts:
 - a. Agriculture
 - b. Land Use
 - c. Circulation

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 proposed Community Development: Medium Density Residential Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. With mitigation, the proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received since initiation. One letter in opposition was received during the General Plan Initiation process from Endangered Habitats League, dated April 16, 2010.
2. The project site is not located within:
 - a. Area drainage plan;
 - b. The Stephens Kangaroo Rat Core Reserve Area; or,
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The city of Temecula sphere of influence;

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- b. The Stephens Kangaroo Rat Fee Area;
 - c. The Valley Wide Recreation and Parks District; and,
 - d. A 100-year flood plain and dam inundation area
4. The subject site is currently designated as Assessor's Parcel Numbers: 964-050-005, 964-050-010, 964-050-011, 964-050-012, 964-050-013, 964-050-015, 964-050-016, 964-050-017, 964-050-018, 964-050-019, 964-050-021, 964-050-037, 964-050-038, 964-050-043, and 964-050-044.

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Date Prepared: 10/29/14

Date Revised: 3/4/15

RIVERSIDE COUNTY PLANNING DEPARTMENT GPA00975 VICINITY/POLICY AREAS

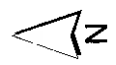
Supervisor Stone
District 3

Date Drawn: 03/05/2015
Vicinity Map



Zoning Area: Rancho California

Author: Stella Spadafora



DISCLAIMER: On October 7, 2010, the County of Riverside adopted a new General Plan and the associated maps and regulations for transportation, Riverside County Planning Department. The County of Riverside is not responsible for the accuracy of the information contained in this map. For further information, please contact the Riverside County Planning Department office in Riverside at (951)935-2300 (Western County) or in Fontana at (951)834-6277 (Eastern County) or Website: <http://www.riverside.ca.gov>

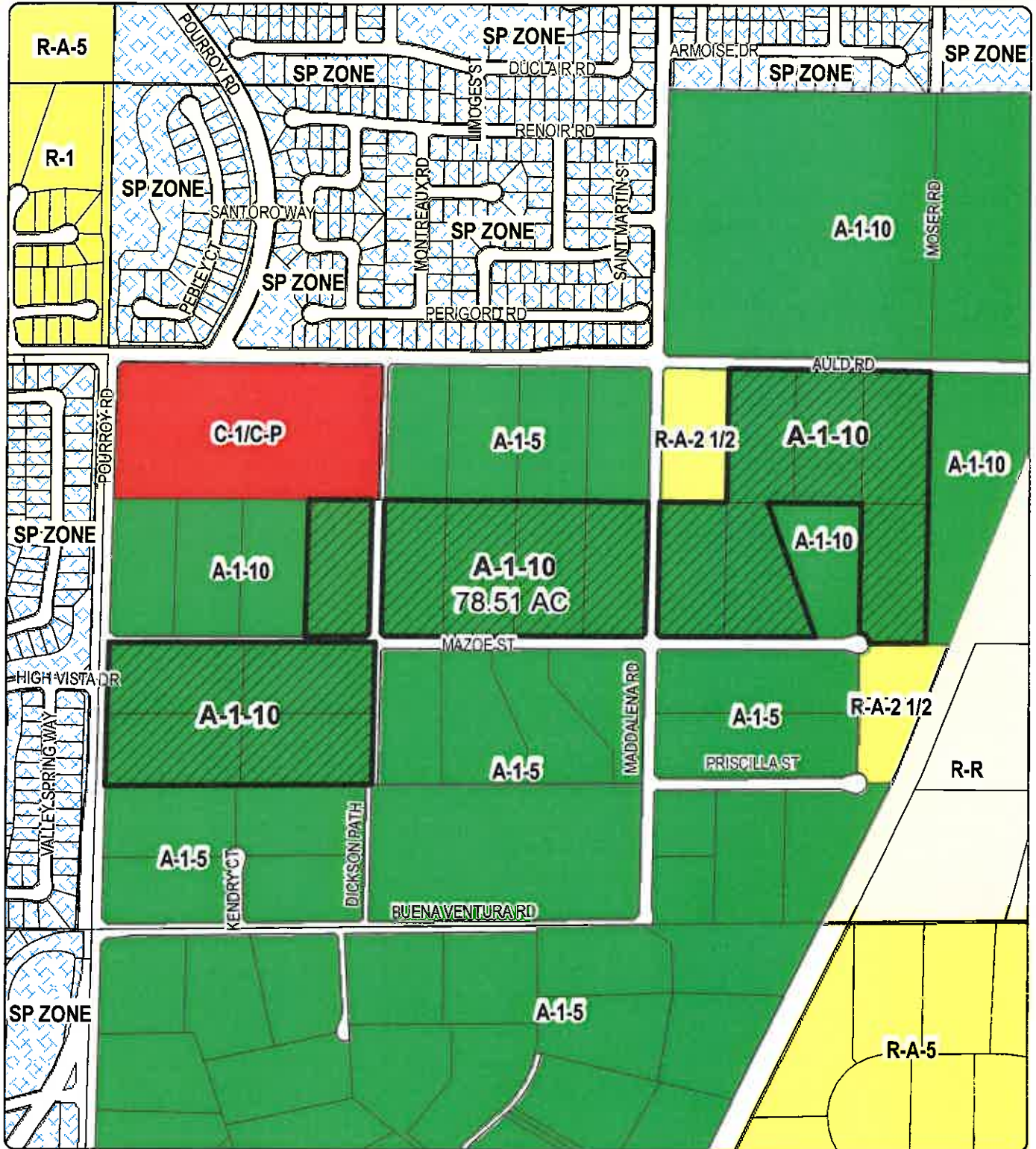
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00975

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 03/05/2015
Exhibit 2



Zoning Area: Rancho California

Author: Stella Spadafora



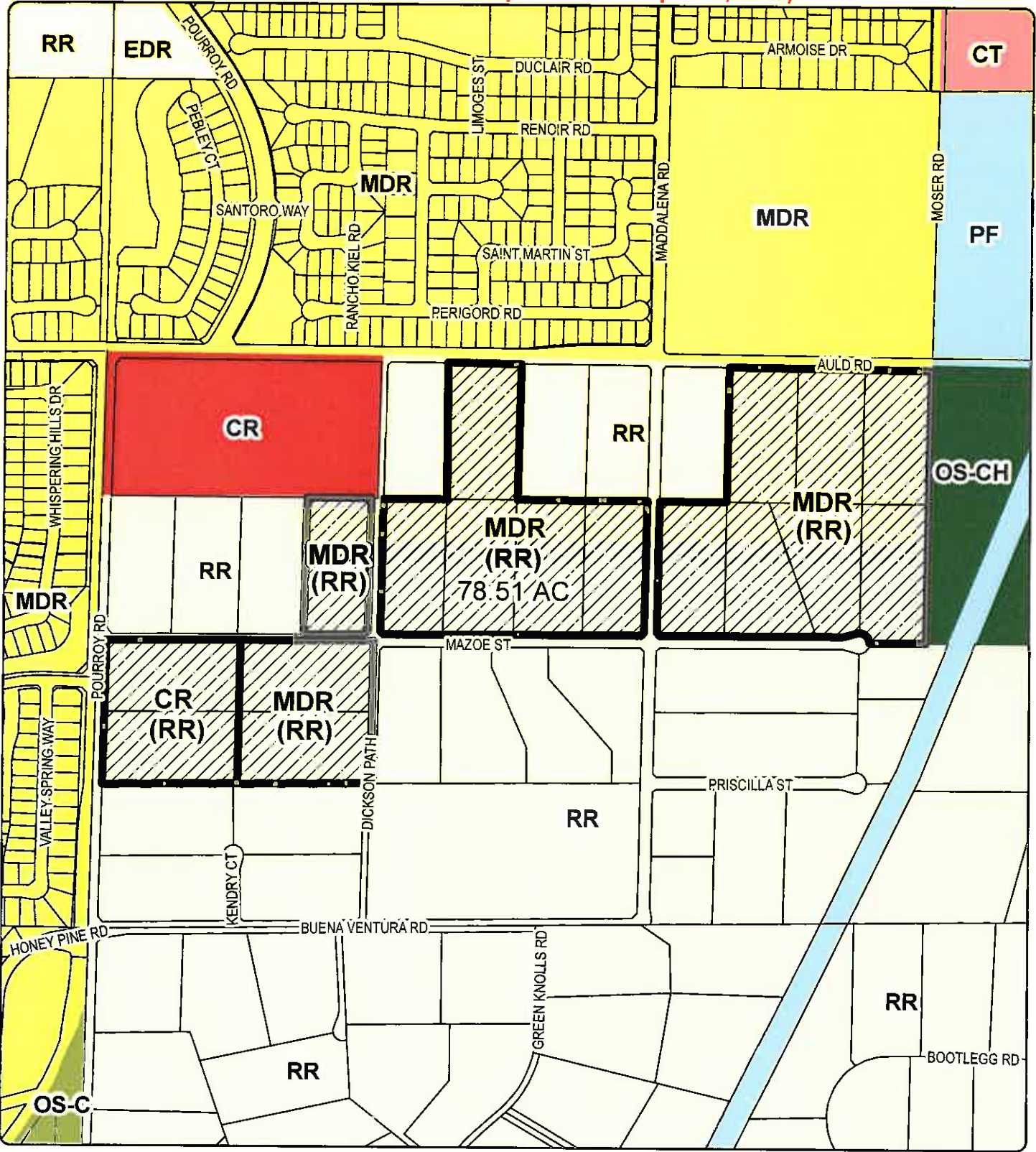
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)953-8277 (Eastern County) or Website <http://planning.netlms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT GPA00975

Supervisor Stone
District 3

PROPOSED GENERAL PLAN
(Initiated at Board of Supervisors on April 18, 2010)

Exhibit 6



Zoning Area: Rancho California

Author: Stella Spadafora



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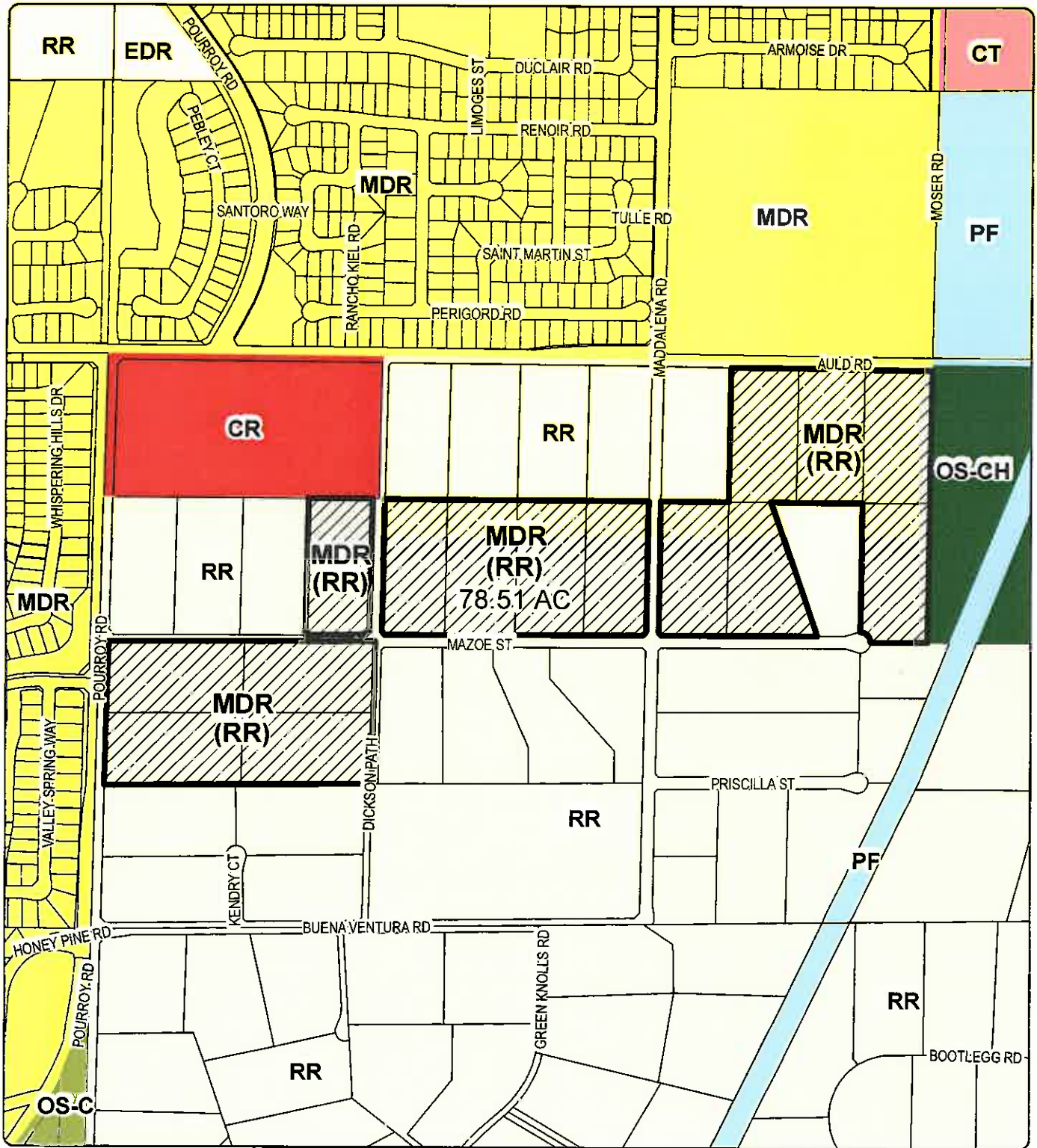
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00975

RECOMMENDED GENERAL PLAN

Supervisor Stone
District 3

Date Drawn: 03/05/2015
Exhibit 7



Zoning Area: Rancho California

Author: Stella Spadafora



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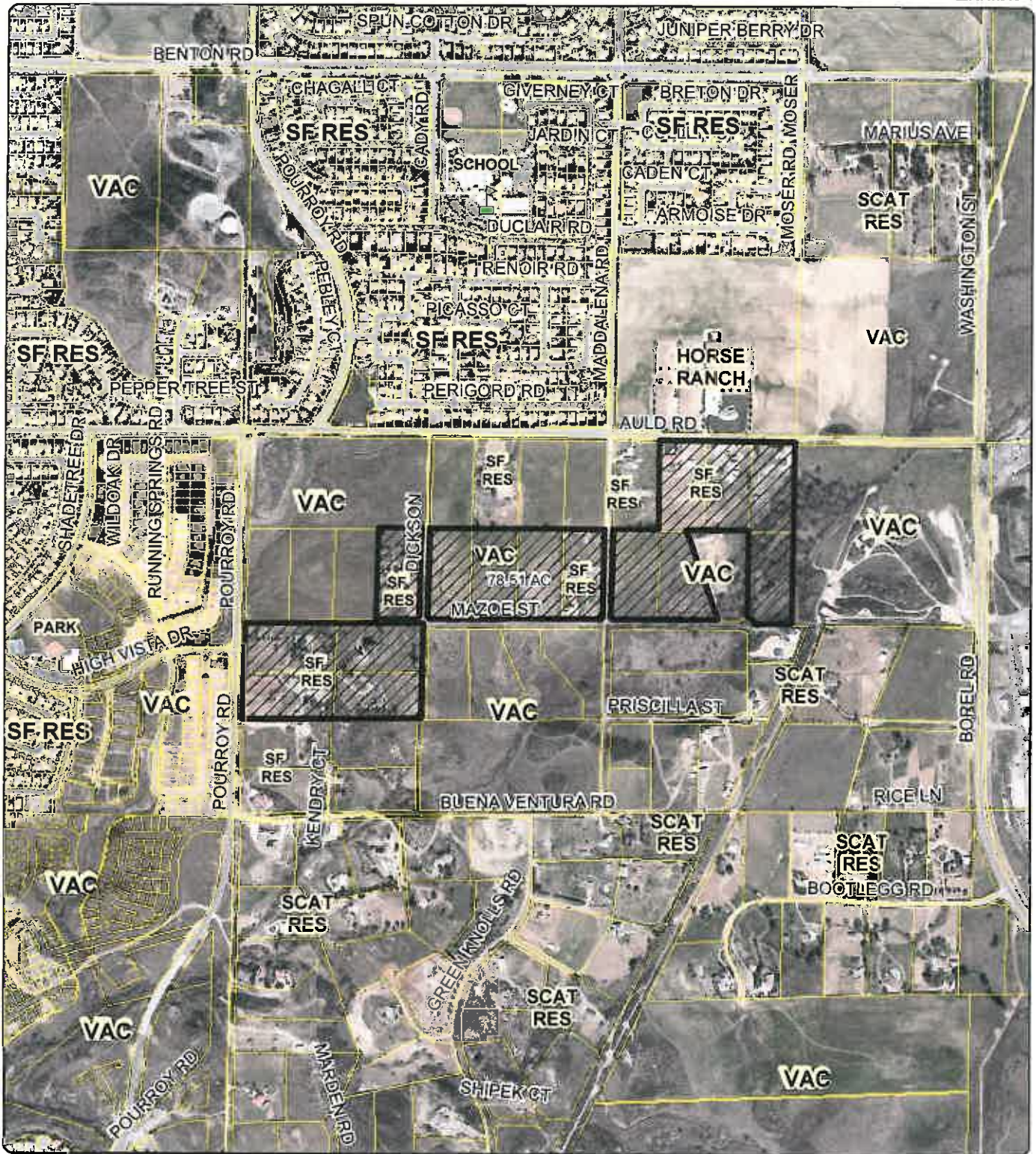
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00975

LAND USE

Supervisor Stone
District 3

Date Drawn: 03/05/2015
Exhibit 1

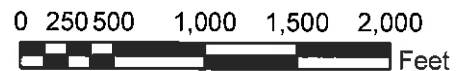


Zoning Area: Rancho California

Author: Stella Spadafora



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)938-3200 (Western County) or in Palm Desert at (760)859-8277 (Eastern County) or Website <http://planning.rctmwa.org>



2
3 **RESOLUTION**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 2014-010**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 April 15, 2015, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on April 15, 2015, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 No. 41804; and
24

25 **ADOPTION** of General Plan Amendment No. 975
26
27
28

AUGUST 29, 2014

COUNTY OF RIVERSIDE PLANNING DEPARTMENT "INITIATION" STAFF REPORT
DATED FEBRUARY 3, 2010 FOR GENERAL PLAN AMENDMENT 975

POTENTIAL ISSUES OF CONCERN:

The subject site is located in the "French Valley" community within the "Southwest Area Plan" and also lies within the City of Temecula's Sphere of Influence. There is considerable suburban development to the north and west. These areas have been developed under existing specific plans including Specific Plan No. 286, Winchester 1800, to the north, and Specific Plan No. 238, Crown Valley Village, and Specific Plan No. 184, Rancho Bella Vista, to the west.

Although there is suburban development to the north and west, there is little or no development to the east and south, where the site is located. This area is designated Rural Residential and has scattered residences on large lots. Auld Road and Pourroy Road provide a clear demarcation line between suburban development to the north and suburban development into this rural residential neighborhood will likely create conflicts between existing large lot residential uses with animals and new suburban neighborhoods.

RESPONSE/REBUTTAL:

Staff's argument that Pourroy Road and Auld Road are clear demarcations is merely stating what exists as land uses today but does not preclude changes where warranted. The area of GPA 975 is entirely located south of Auld road, a major arterial. As such, it would be more appropriate to have more urban densities relating to this urban feature. The same applies to Pourroy Road. Secondly, and more importantly Butterfield State Road re-alignment has been approved by the County and consists of a circular arc connecting Pourroy to Auld Road in their southeast quadrant, thereby jeopardizing any lines of demarcation in the area. From a safety standpoint, once Butterfield Stage Road is constructed, several existing rural parcels on the inside of the radius will have to take direct access onto this urban arterial roadway creating dangerous driveway conflicts with traffic traveling at very high speeds.

Staff's idea that conflicts would be created between animal keeping and suburban development is likely overreaching when more safety conflicts would be definitely created, as described above, if the rural designations are not changed to more suburban land uses so internal circulation can more properly join the arterial roadways of Pourroy, Auld and Butterfield Stage Roads. The animal keeping issue could be addressed by the natural

creek that separates the proposed area of GPA 975 with suburban lots to the north of the creek and the more rural lots on the south side.

Lastly, the true line of demarcation should be considered as Borrel and Washington Roads which becomes Scott Road to the north-east and Rancho California Road to the south. Open space designations are more consistent easterly of Washington Road.

The site lies immediately west of the Lake Skinner. Surrounding the lake is the Lake Skinner Regional Park and a water filtration facility. This area is characterized by rolling hills and agricultural uses extending westward with largely vacant land to the east. This man-made lake is operated by Metropolitan Water district and it affords activities such as fishing, boating, hiking and other outdoor activities that draw tourists and visitors to the area. A Class 1 bike path/regional trail is also planned through this area connecting Lake Skinner Recreation Area with points to the south.

There are a number of environmental constraints associated with the site. For example, Tualota Creek runs through the southeast corner of the site and is prone to flooding. The area along Tualota Creek will require flood plain review.

Additionally, the State of California Government Code Section 65302 (g) requires local governments to assess the potential impact that flooding, and failure of dams or other water retention structures, might have on their jurisdiction. According to the General Plan, a review of records maintained at the California Office of Emergency Services provided potential failure inundation maps for 23 dams affecting Riverside County, including the Lake Skinner Facility. These maps are intended to be used by state and local officials for the development and approval of dam failure emergency procedures as described in Section 8589.5 of the California Government code. The maps are also used to provide information needed to make natural hazard disclosure statements required under existing legislation (AB 1195 Chapter 65, June 9, 1998; Natural Hazard Disclosure Statement).

RESPONSE/REBUTTAL:

It is true that Tualota Creek traverses the southeasterly edge of the GPA area, but because of Lake Skinner Dam construction some time ago the flooding in this section has been significantly reduced and has little offsite run-on to the property. Even if there were greater flows it would be more classified as a design constraint, not an environmental constraint and as such, the County Departments will request storm drain construction to mitigate any flooding in this area that threatens residential development.

Regarding the failure of dams issue, the applicant expects to be conditioned to comply with the requirement to provide information needed to make natural hazard disclosure statements to all future residents in the area of the GPA. It should also be noted that the Lake Skinner Facility was completed in 1973 and several hundred homes have been constructed since.

Policy 7.10 of the Safety Element of the General Plan, discourages development of critical facilities that are proposed in dam failure inundation areas, and requires application of hazardous materials safety guidelines within these zones, although it does not specifically discourage residential development. However, failure of the 43,000 acre-foot Lake Skinner facility could result in flooding along Tualota Creek. Given this possibility, maintaining low density residential uses may be a more appropriate planning option for this area, than increasing residential densities or potentially adding additional commercial uses.

In addition to flooding, the site is susceptible to subsidence and a low to moderate potential for liquefaction.

RESPONSE/REBUTTAL:

It is the applicant's opinion that flooding, subsidence and liquefaction are more design constraints than environmental constraints. Future tract maps will be designed to either include the construction of a storm drain system to carry the storm water off-site to the southwest or to preclude residential structures in the floodplain zone. In either case, both are considered adequate design solutions to any flooding. Liquefaction and subsidence will also be addressed in future tract design as recommended by the project soils engineer. In both cases, these constraints are usually easily addressed and mitigated through Conditions of Approved associated with tract map approvals.

The proposed amendment includes an additional 15 acres of land designated Commercial Retail. There is already approximately 20 acres of vacant Commercial Retail land located at the southeast corner of the intersection of Pourroy Road and Auld Road. Ten acres of the proposed Commercial Retail would be south of the existing commercial at the southeast corner of the intersection of Mazoe street and Pourroy Road. The other five acres of proposed commercial would be located on the south side of Auld Road, two lots to the east of this existing commercial land.

RESPONSE/REBUTTAL:

The original GPA 975 application requesting Commercial has been modified in recent months to omit Commercial in favor of Medium Density Residential (MDR) which is more in keeping with the requested MDR for the remainder of the GPA area. In addition, GPA 945D1 located adjacent to GPA 975, was recently approved by the Planning Commission as a 5-acre commercial site.

In addition, there is almost 60 acres of vacant Commercial Tourist (40 acres) and vacant Commercial Retail (18 acres) at the intersection of Benton Road and Washington Street.

RESPONSE/REBUTTAL:

The original GPA 975 application requesting Commercial has been modified in recent months to omit Commercial in favor of Medium Density Residential (MDR) which is more in keeping with the requested MDR for the remainder of the GPA area. In addition, GPA 945D1 located adjacent to GPA 975, was recently approved by the Planning Commission as a 5-acre commercial site.

According to the General Plan's Vision Statement, "Earlier problems clearly associated with leapfrog development (development that "skips over" developable land and establishes inefficient development patterns) have virtually disappeared." This suggests that vacant areas identified for Commercial Retail in the area should be developed before new areas are added as in this case.

RESPONSE/REBUTTAL:

The original GPA 975 application requesting Commercial has been modified in recent months to omit Commercial in favor of Medium Density Residential (MDR) which is more in keeping with the requested MDR for the remainder of the GPA area. In addition, GPA 945D1 located adjacent to GPA 975, was recently approved by the Planning Commission as a 5-acre commercial site.

The proposed change does not support the County's vision of using land efficiently with the addition of 15 acres of commercial. The proposed change would "skip over" 20 acres of developable land already designated Commercial Retail near the site as well as almost 60 acres within 2/3 of a mile from the site. An efficient development pattern would see these areas developed before new areas are added.

RESPONSE/REBUTTAL:

The original GPA application requesting Commercial has been modified in recent months to omit Commercial in favor of Medium Density Residential (MDR) which is more in keeping with the requested MDR for the remainder of the GPA area. In addition, GPA 945D1 located adjacent to GPA 975, was recently approved by the Planning Commission as a 5-acre commercial site.

The site is not located in a Criteria Cell of the Multiple Species Habitat Conservation Plan (MSHCP). However, there are large areas of conserved land to the east and south, including areas designated Open Space Conservation Habitat. The existing land use pattern is more compatible with these nearby areas than Medium Density Residential and commercial Retail. Although the site is not located within a Criteria cell, it would have to comply with plan wide requirements such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP).

RESPONSE/REBUTTAL:

The area of GPA 975 is geographically closer to the existing MDR designations to the northeast, north, northwest, west and southwest which is why the application request is for MDR. To say that the existing land use pattern is more compatible with local Open Space Conservation Habitat areas seems unfounded and merely an opinion without much merit.

If the GPA application request is granted, future development will comply with all requirements listed in the paragraph above through policies and requirements of the MSHCP.

The current proposal is inconsistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the midpoint of the existing designation due to transportation infrastructure and capacity deficiencies. The policy did not include provisions to increase potential densities within the policy area as proposed by this amendment. A workshop was held at the regular Planning Commission meeting on September 30, 2009 in order to discuss the Highway 79 Policy area and the regular Foundation General Plan Amendments that fall within the policy area. As a result of the workshop, the Planning Commission recommended that those Foundation General Plan Amendments within the policy area be brought forward on a case by case basis in order to determine the appropriateness of each proposal and that the Highway 79 policies be reviewed during the General Plan update for potential amendments.

RESPONSE/REBUTTAL:

The County Transportation Department has recently devised a new set of mitigation criteria addressing the issues of the Highway 79 Policy Area. This application and all others must now comply with the new mitigation criteria.

The area of the site located west of Maddalena Road is located in Compatibility Zone E of the French Valley Airport. The proposed change is generally compatible with the land use compatibility plan for the airport. Nevertheless, it will require review by the Airport Land Use Commission.

RESPONSE/REBUTTAL:

GPA 975 was found CONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan by ALUC on April 12, 2012. A copy of the consistency letter is attached hereto and was hand-delivered to Tamara Harrison also.

RECOMMENDATION:

The Planning Director's recommendation is to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 975 from Rural: Rural Residential to Community Development: Medium Density Residential and Community Development: Commercial Retail. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

In conclusion, most, if not all of the concerns from the "Initiation" Staff Report were more of a design nature than of a land use compatibility nature. There are many reasons why this application meets the required finding of "significant change" in the area and compatibility with existing, surrounding land uses so that a staff Recommendation of Approval could be made:

- 1. Land use compatibility: existing surrounding land uses are as requested by the applicants of GPA 975, namely, MDR.**
- 2. Significant change: significant change in the area must be proven to warrant a general plan change since the last update in 2004.**
 - a. development has been slowly moving from the southwest to the north where the project site is located. Several parks have been constructed in these developments.**
 - b. Along with the residential development comes the infrastructure of utilities such as sanitary sewer, water, electrical, gas, telephone, cable TV and storm drain protection.**
 - c. In addition, an elementary school was recently constructed adjacent to GPA 975 to the west.**
 - d. A bridge is currently being constructed over Tualata Creek on Pourroy Road adjacent to the GPA site.**

Harrison, Tamara

From: Dave Jeffers [dtj@attglobal.net]
Sent: Thursday, March 22, 2012 9:56 AM
To: Harrison, Tamara; Brady, Russell
Subject: FW: GPA 975

Please see the email below regarding the OK from one of the property owners to change their designation to MDR.

David T. Jeffers, AICP
President
DaveJ.DJC@attglobal.net

DAVID JEFFERS CONSULTING, INC.
19 Spectrum Pointe Drive - Suite 609
Lake Forest, CA - 92630
Office (949) 586-5778 - Fax (949) 586-5527

WARNING: The information provided via email is not guaranteed or warranted against any defects, including design, calculations, data translation omissions or errors.

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

From: jcpetcarellc@gmail.com [mailto:jcpetcarellc@gmail.com] **On Behalf Of** Jackie Cenoz
Sent: Thursday, March 15, 2012 12:31 PM
To: Dave Jeffers
Subject: Re: GPA 975

We were always okay with it, and continue to be so.

Thanks for asking, again...

On Thu, Mar 15, 2012 at 9:28 AM, Dave Jeffers <dtj@attglobal.net> wrote:

Dear Mr. and Mrs. Cenoz,

I realize that we have discussed this before but are you OK with the County's suggestion to change the designation of your property from Commercial to Medium Density Residential? The MDR designation is the same for the remainder of the properties within the GPA area.

I have also asked this question of Mr. and Mrs. Bennett and I believe they are in agreement with the County's request to change it to MDR.

Thank you, Dave

David T. Jeffers, AICP

President

DaveJ.DJC@attglobal.net

DAVID JEFFERS CONSULTING, INC.

19 Spectrum Pointe Drive - Suite 609

Lake Forest, CA - 92630

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WARNING: The information provided via email is not guaranteed or warranted against any defects, including design, calculations, data translation omissions or errors.

Harrison, Tamara

From: Dave Jeffers [dtj@attglobal.net]
Sent: Monday, March 26, 2012 1:22 PM
To: Harrison, Tamara; Brady, Russell
Cc: 'Mary Etta Bollman'
Subject: FW: GPA 975-update

Hi Tamara and Russell,

The email below is from the Bennett's who are the other owners who have agreed to change their request to MDR instead of their original request of Commercial.

Please let me know if you need anything else.

Regards,

David T. Jeffers, AICP
President
DaveJ.DJC@attglobal.net

DAVID JEFFERS CONSULTING, INC.
19 Spectrum Pointe Drive - Suite 609
Lake Forest, CA - 92630
Office (949) 586-5778 - Fax (949) 586-5527

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

From: RANDALL BENNETT [<mailto:nannywindmill@verizon.net>]
Sent: Monday, March 26, 2012 12:03 PM
To: Dave Jeffers
Subject: Re: GPA 975-update

Hi Dave;

To facilitate this application and conform with the group we are in, we will agree to change the land use designation from commercial to MDR. Please let me know again, the date of our next hearing.

Thanks, Nancy and Randall Bennett

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

From: "Dave Jeffers" <dtj@attglobal.net>
To: "'Nancy Bennett'" <nannywindmill@verizon.net>
Sent: Monday, March 26, 2012 11:40 AM
Subject: GPA 975-update

>

> Dear Mr. and Mrs. Randall,

>

> I realize that we have discussed this before but let me ask one more
> time. Are you OK with the County's suggested change of the land use
> designation from Commercial to Medium Density Residential within the
> Community Development Foundation? The MDR is the requested designation
> for the remainder of the site.

>

> I have already gotten approval from the Cenoz' to make this

designation

> change on their property also.

>

> Thank you for your consideration.

>

> Regards, Dave

>

> David T. Jeffers, AICP

> President

> DaveJ.DJC@attglobal.net

>

> DAVID JEFFERS CONSULTING, INC.

> 19 Spectrum Pointe Drive - Suite 609

> Lake Forest, CA - 92630

> Office (949) 586-5778 - Fax (949) 586-5527

>

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

> From: Mary Etta Bollman [<mailto:maryetta@obsessionmatrix.com>]

> Sent: Monday, March 26, 2012 11:08 AM

> To: Dave Jeffers

> Subject: Bennetts

>

> 951 696 8355

>

> Please ask her for her e-mail address: Nannywindmill@verizon.net

is

> what I have for her.

>

> Mary Etta=

>

>

GPA 975 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation measures were incorporated into this project to reduce environmental impacts identified in the projects in Environmental Assessment No. 41804, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any project implementing development within the limits of GPA 975 (or any area with General Plan classifications changed in conjunction with GPA 975 hearings) will be required to report to the County that these have been satisfied. The following table provides the required information which includes identification of the potential impact, the various mitigation measures, applicable implementing timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
Agriculture & Forest Resources	GPA975 MM1: Any implementing project within the limits of General Plan Amendment No. 975 will be required to process a zone change application to assure consistency with the General Plan.	Prior to implementing project approval	Project Proponent and Riverside County Planning Department	A Change of Zone application must accompany any future subdivision or use case
Land Use/Planning	GPA975 MM1: Any implementing project within the limits of General Plan Amendment No. 975 will be required to process a zone change application to assure consistency with the General Plan.	Prior to implementing project approval	Project Proponent and Riverside County Planning Department	A Change of Zone application must accompany any future subdivision or use case
Transportation/ Traffic	<p>GPA975 MM2: The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:</p> <ul style="list-style-type: none"> • Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or 			

	<p>the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.</p> <ul style="list-style-type: none">• Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural: Rural Residential (R:RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.			
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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41804
Project Case Type (s) and Number(s): GENERAL PLAN AMENDMENT NO. 975
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Larry Ross
Telephone Number: (951) 955-9294
Applicant's Name: Mary Etta Bollman
Applicant's Address: 32573 Auld Road, Winchester, CA 92596

I. PROJECT INFORMATION

A. Project Description: The applicant proposes to amend the General Plan Component and Land Use designations of the subject site from Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) on approximately 78.51 acres. The application was submitted during the permitted time period to request foundation changes in 2008.

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

C. Total Project Area: 78.51 acres

Residential Acres: 78.51	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 964-050-005, 964-050-010, 964-050-011, 964-050-012, 964-050-013, 964-050-015, 964-050-016, 964-050-017, 964-050-018, 964-050-019, 964-050-020, 964-050-021, 964-050-037, 964-050-038, 964-050-043, and 964-050-044.

E. Street References: The project is located northerly Buena Ventura Road, southerly of Auld Road, and easterly of Pourroy Road, and westerly of Borel Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
T7SR2W SEC 9

G. Brief description of the existing environmental setting of the project site and its surroundings: Rural with scattered single family residences.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** The project is consistent with the Highway 79 policy area provisions (through mitigation), and all other policies of the Circulation Element.

3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.
5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.

B. General Plan Area Plan(s): Southwest

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest
2. **Foundation Component(s):** Community Development to the north and west, Rural to south and east.
3. **Land Use Designation(s):** Medium Density Residential and Commercial Retail to the north and west, Rural Residential to the south, and Open Space: Conservation Habitat and Rural Residential to the east.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Highway 79

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: Light Agriculture 5 acre minimum (A-1-5)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: General Commercial (C-1/C-P), SP zone, Light Agriculture 10 acre minimum (A-1-10), and Residential Agriculture 2 ½ acre minimum (R-A- 2 ½) to the north, SP zoning to the west, Light Agriculture 10 acre minimum (A-1-5) to the South, and Light Agriculture 10 acre minimum (A-1-5) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have

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

Signature

Larry Ross, Principal Planner

Printed Name

November 4, 2014

Date

For Steve Weiss, AICP Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure 9 in the Southwest Area Plan- "Scenic Highways"

Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in the Southwest Area plan. The closest Scenic Highway Corridor is the 215. This project will not impact any scenic highway corridors.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution) , Southwest Area Plan Figure 6

Findings of Fact:

a) The proposed project is located within Zone b of the Palomar Nighttime Lighting Policy Area according to figure 6 in the Southwest Area Plan section of the General Plan. However, the proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to the Mt. Palomar Observatory. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to other lighting issues. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within an area of designated "local importance" in the General Plan. Farmland of Local Importance is either currently producing, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current Land Use designations for the property do not permit commercial agricultural use. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site. The zoning on the property is zoned Light Agricultural 5 Acre Minimum which is intended for the least intense agricultural uses and the General Plan has a Rural Residential 5 Acre Minimum designation which is intended primarily for large lot single family residential with possible limited agriculture and animal keeping. As a result, the current zoning is consistent with the General Plan. However, the proposed general plan designation and current zoning are not consistent with each other. Any implementing project within the area of the proposed change will be required to process a zone change with the proposed implementing project to assure the General Plan and zoning consistency for the implementing project. Therefore there are no substantial impacts with the proposed mitigation.

c-d) The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to neighboring agriculturally zoned properties. There are no substantial impacts.

Mitigation: GPA975 MM1: Any implementing project within the limits of General Plan Amendment No. 975 will be required to process a zone change application to assure consistency with the General Plan.

Monitoring: Monitoring will be achieved through the Project review of implementing projects within the General Plan Amendment area.

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

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) The County has no forest land zoning, nor is the property forested. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change would result in a net increase in population at build out based on the proposed change. However, the amount of the increase is too speculative to provide a detailed analysis at this stage. This is a programmatic level CEQA analysis. The General Plan includes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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assumptions that could be used to estimate density, but the new water quality requirements for the State's mandated Low Impact Development (LID) standards will result in a lower density yield on development of all designations. At this stage the increase proposed is minimal on a regional scale and will not substantially alter the population projections for the area, thus not impacting the local Air Quality Management Plans. There are no point source emitters within 1 mile of the proposed site. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to air quality. At this stage, the impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances	<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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protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

- a) The proposed project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.
- b) The proposed project will not 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). The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.
- c) The proposed project does not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.
- d) The proposed project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.
- e) The proposed project does not 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. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

f) The proposed project does not 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. The proposed project does not 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. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

g) The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Based on aerial maps, there are no historic sites on the property. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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General Plan Amendment No. 975 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential ground disturbing cultural impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Project Application Materials

a-d) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. As a result, no site specific archeological studies were requested. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Additionally, the Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

10. Paleontological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the General Plan the project is in an area of high sensitivity (high A). The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Without ground disturbance the project's impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) According to the General Plan, there are no map fault zones within or near the project site. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) According to the General Plan, the project site is mapped as areas of low liquefaction potential. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required

Monitoring: No monitoring is required

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is generally flat and based on exhibit S-5 from the General Plan, there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) According to the General Plan, Figure S-7, the lower half of the site is in an area potentially susceptible to subsidence. For the purposes of a stand-alone General Plan Amendment, the indicated level of subsidence does not preclude the potential development of the property at any level. Therefore, there are no impacts based on the proposed project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on the review of the proposed project by the project does not present geological hazards such as mudflow or volcanic hazard. Lake Skinner is located about 16,000 feet (3 miles) to the east of the project site. Portions of the project site are located within a Dam Inundation zone for Lake Skinner. This also indicates a high likeliness for seiche resulting from strong seismic activity near the Lake Skinner Dam, which would impact the property. Regarding the potential mitigation of seiche, the General Plan includes many policies intended to address the concerns presented by Dam Inundation but most are specific to construction level requirements. Such mitigation will be implemented at the construction phase of development, and are not appropriate at the General Plan Amendment levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to or from slopes. As was previously explained, the site is general flat. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. The project proposes to increase the intensity of the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) According to General Plan figure S-8 the project is not located in an area of high wind erosion. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Application Materials

Findings of Fact:

a.-b.) The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential intensity of the site, which would have an increase in potential impacts because there could be more traffic trips in the area (traffic trips are the largest generator of greenhouse gasses in this area). However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential impacts as the size of the proposed development (implementing project) is not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b, d-e) The project proposes no grading or construction of any kind; therefore there are no potential impacts that could result from the transportation of hazardous materials; nor will the proposed change in land use density result in an increased potential for generating anything hazardous. The site is not listed as a hazardous materials site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in intensity may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development proposals on the site to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. Therefore, the project has no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

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

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

Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is located within the French Valley Airport Influence area, and in compatibility zone E. The project was reviewed by the Airport Land Use Commission on April 16, 2012 and was found consistent with the plan. Therefore the project is consistent with Airport Master Plans. The project would not result in a safety hazard for people working or residing in the area as that the project is consistent with the Airport Land Use Plan. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to General Plan Figure S-11 the project is not located within a Wildfire Susceptibility Area. The project is not within a high fire area, but the project is located within a state fire responsibility area. As that the project site is currently a mix of low density residences and vacant land and that the project proposes no physical changes to the property, therefore it will not expose people or structures to any risk. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

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

Source: GIS database and project materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-h) The southeast corner of project is located within a mapped flood zone. And the Flood Control District states in their letter dated September 22, 2010 that Tualota Creek flows through 8 parcels within the proposed General Plan Amendment, and that these properties are subject to inundation by flood waters. In addition several other water courses flow through different properties within the proposal. However, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not proposing any ground alteration at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts which will include a hydrology analysis. Therefore the project has no impact.

Mitigation: No mitigation is required

Monitoring: No 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 <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a, b, d) The southeast corner of the project is located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project has no impact.

c) The project is within a dam inundation area, however the project does not propose any structures and would not expose people injury or death involving flooding as a result of a failure of a levee or dam. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has a less than significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

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

Findings of Fact:

a-b) The project will result in changes to the Land Use patterns in the area. The area is currently designated for lower density uses, 5 acre minimum lot sizes. However, property near the site, specifically to the north and west have experienced some increases in density through Specific Plans. The existing condition is one of medium density residential to the north and west, with no transition of density or physical demarcation between the 7,200 square foot lots and 5 acre lots. The proposed change will continue the logical progression of the Medium Density Residential. The proposed change is not anticipated to affect the land use within the City sphere of influence. As previously stated, the potential impacts in this EA are being evaluated for the Land Use change only. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

28. Planning

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

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

Findings of Fact:

a-e) The project will eventually result in changes to the zoning in the area. The area is currently zoned Rural Residential (R-R), which is generally inconsistent with the proposed General Plan Land Use Designation. Any implementing project within the area of the proposed change will be required to process a zone change with the proposed implementing project to assure the General Plan and zoning consistency for the implementing project. The proposed change is compatible with the surrounding uses to the north and west, as that they are the same density level. The proposed Land Use change is consistent with all policies of the General Plan, and will not be dividing the physical arrangement of any communities. As previously stated, the potential impacts in this EA are being evaluated for the Land Use only. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: GPA975 MM1: Any implementing project within the limits of General Plan Amendment No. 975 will be required to process a zone change application to assure consistency with the General Plan.

Monitoring: Monitoring will be achieved through the Project review of implementing projects within the General Plan Amendment area.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-d) According to the General Plan figure OS-5 the project is not located in an area known to have mineral resources that would preclude the development of the ultimate density requested in the project. Further, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from mineral resources. There are no known mines on or near the site. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

Findings of Fact:

a-b) According to the General Plan, Figure S-19, the project is located within an airport influence area. As that the project site is currently fallow agricultural land and that the project proposes no physical changes to the property, therefore it will not expose people to excessive noise levels. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The project is not located near any railroads, therefore, there will be no significant impacts from railroad noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not located near any highways. The closest Highway is Highway 79 about two miles to the west of the northern portion of the project area. Noise from this distance will be negligible. Therefore, there will be no impacts from highway noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

The project is not located near any other source of potential noise, therefore, there will be no impacts from other noise.

Mitigation: No mitigation is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required

34. Noise Effects on or by the Project

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

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional noise analysis is required at this time. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project will not cause significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<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
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-f) There are currently few residential structures on the subject site, so little to no displacement will occur. The proposed project will change the Land Use to Medium Density Residential (2-5 D.U. per acre), thus potentially reducing demand for additional housing through the creation of additional housing stock. The project is not in a Redevelopment Project Area. The project will not exceed official regional or local population projections, this change is negligible to the population projections for Riverside County. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to population growth. Therefore, the impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project would result in an increased need for all public services, including fire. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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37. Sheriff Services

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

Findings of Fact:

The project would result in an increased need for all public services, including the Sheriff. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact:

The project would result in an increased need for all public services, including schools. However, the costs associated with the increased need are addressed through the County's Development Impact Fees and other State requirements which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

39. Libraries

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

Findings of Fact:

The project would result in an increased need for all public services, including books and materials for libraries. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

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

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

The project would result in an increased need for all public services, including the Health services. However, health care is generally driven by market forces and any increase in population is generally addressed through market demand forces. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-c) The project would increase the opportunity for density within a designation that would permit residential uses. Those residential uses would ultimately need recreation space, and would potentially impact existing recreational spaces. However, the project is not proposing any actual structures. At such time that a project is proposed, those impacts will be addressed in a separate CEQA document. There is no CSA for this area, but Valleywide Recreation and Parks District services this area. The impacts will be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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See 41.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project is located within the Highway 79 Policy Area of the General Plan. The project is proposing to increase the density of the area, see discussion in the planning section on the EA. The applicant shall demonstrate compliance with Highway 79 Policy Area to "ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than the trips projected from the General Plan traffic model residential land use designations.” Because the Policy intends to limit the existing build out of the Land Use Designation, and increase in the density proposes potential conflicts with the Policy. Mitigation is proposed below to address the General Plan Policy. This mitigation will assure that the goals of the Policy are met at the implementation stage of development. The project would be consistent with all other plans. With the proposed mitigation, the impacts are less than significant.

b) With the required mitigation outlined above, the proposed project will be able to address any congestion management program through the standard fees and mitigation required at the time development is proposed. As previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

c-d) No air traffic or water traffic will be altered due to the proposed project. There will be no impact.

e-i) The project is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: GPA975 MM2: The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project’s incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant’s request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.
- Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural: Rural Residential (R:RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.

Monitoring: Monitoring will be achieved through the Project review of implementing projects within the General Plan Amendment area.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

See 41.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. An assessment of the availability of water to service the area will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). Many of the homes in the area currently use well water. The increase in density will likely require connection to a public water system, the construction of which will have potential impacts. However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. The homes in project site are currently using septic systems. Specific permitting is required prior to the use of any septic system. The proposed increase in density would permit lot sizes that have traditionally been accepted by the County and the Regional Water Quality Control Board to permit septic systems. However, the RWQCB has recently been re-evaluating the minimum lot size that would permit septic. The proposed project might be required to connect to and construct a sewer system which could result in potential impacts. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

47. Solid Waste

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ment Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a-g) The project is not proposing any construction at this time. At this stage, the specific size and need of utility infrastructure to the area would be too speculative to analyze. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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

Findings of Fact:

a) The County has no specific energy conservation plans that would conflict with the project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposal will increase the density of the area, which could potentially impact CEQA study areas cumulatively. At this stage, the specific level of changes is not known, as there is no construction proposed with this project. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 975 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

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

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

VII. AUTHORITIES CITED

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

Revised: 3/4/2015 1:42 PM
 EA GPA00975 PC 2014

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

DATE: August 25, 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
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-K. Lovelady
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Eastern Information Center (UCR)

GENERAL PLAN AMENDMENT NO. 975 – EA41804 - Applicant: David Jeffers Consulting – Engineer/Representative: David Jeffers Consulting - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Policy Areas/ Overlays: Highway 79 Policy Area - Location: Southerly side of Auld Road, Westerly side of Moser Road, Easterly side of Pourroy Road and Northerly of Buena Ventura Road – 93.06 Gross Acres – Zoning: Light Agriculture-5 Acre Minimum (A-1-5) and Light Agriculture-10 Acre Minimum (A-1-10) - **REQUEST:** The General Plan Amendment proposes to change the General Plan Foundation Component and Land Use Designation from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) on 67.85 acres and Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) on 25.21 acres. - APNs: 964-050-005,007 through 013, 015 through 021, 037, 038, 043, 044 - Related Cases: N/A – Concurrent Cases: N/A

NOTE: This project is a stand-alone General Plan Land Use amendment, no implementing project is proposed. Please provide a comment letter from your department.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 30, 2010**. 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 **Jeff Horn, Project Planner**, at (951) 955-4641 or email at **JHORN@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.

*10/25/10
JHORN*

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
133371

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

September 22, 2010

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Jeff Horn, Project Planner

Dear Mr. Horn:

Re: General Plan Amendment 00975
Area: Rancho California

We have reviewed this case and have the following comments:

Tucalota Creek flows southwesterly through the easterly portion of the properties impacting primarily APNs 964-050-013, 015, 016, 017, 018, 019, 020 and 021. These properties are subject to inundation by flood waters. Several other watercourses traverse through the properties. A combination of major flood control facilities and complete avoidance of the floodplain will be required to fully develop to the implied density.

Questions concerning this matter may be referred to Eric Russell of this office at 951.955.1211.

Very truly yours,

A handwritten signature in black ink, appearing to read "MeKBIB DEGAGA".

MEKBIB DEGAGA
Engineering Project Manager

c: EWR:blj



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR April 16, 2012

Simon Housman
Rancho Mirage

Tamara Harrison, Urban Regional Planner IV

VICE CHAIRMAN
Rod Ballance
Riverside

Riverside County Planning Department
4080 Lemon Street, Twelfth Floor
Riverside CA 92501

HAND DELIVERY

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1046FV12

John Lyon
Riverside

Related File No.: GPA00975 (General Plan Amendment)

Glen Holmes
Hemet

APN: 964-050-005; 964-050-010; 964-050-011; 964-050-012; 964-050-013; 964-050-015; 964-050-016; 964-050-017; 964-050-018; 964-050-019; 964-050-020; 964-050-021; 964-050-037; 964-050-038; 964-050-043; 964-050-044.

Greg Pettis
Cathedral City

Dear Ms. Harrison:

Richard Stewart
Moreno Valley

On April 12, 2012, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced general plan amendment **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), as amended in 2011.

STAFF

Director
Ed Cooper

The general plan amendment is described as follows: A proposal to amend the Southwest Area Plan's land use designation on 78.57 acres located southerly of Auld Road, easterly of Pourroy Road, and westerly of Washington Street (within the unincorporated community of French Valley) from Rural Residential within the Rural Foundation Component (R:RR) to Medium Density Residential within the Community Development Foundation Component (CD:MDR).

Russell Brady
John Guerin
Barbara Santos

The finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement or statement of preference. In this situation, both the existing designation and the proposed designation are consistent with the FVALUCP.

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

A copy of the "Notice of Airport in Vicinity" is enclosed, for your information.

www.rcaluc.org

If you have any questions, please contact Russell Brady, Airport Land Use Commission Contract Planner, at (951) 955-0549, or John Guerin, Airport Land Use Commission Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Edward C. Cooper, Director

JJGJG:bks

Attachments: Notice of Airport in Vicinity

Airport Land Use Commission

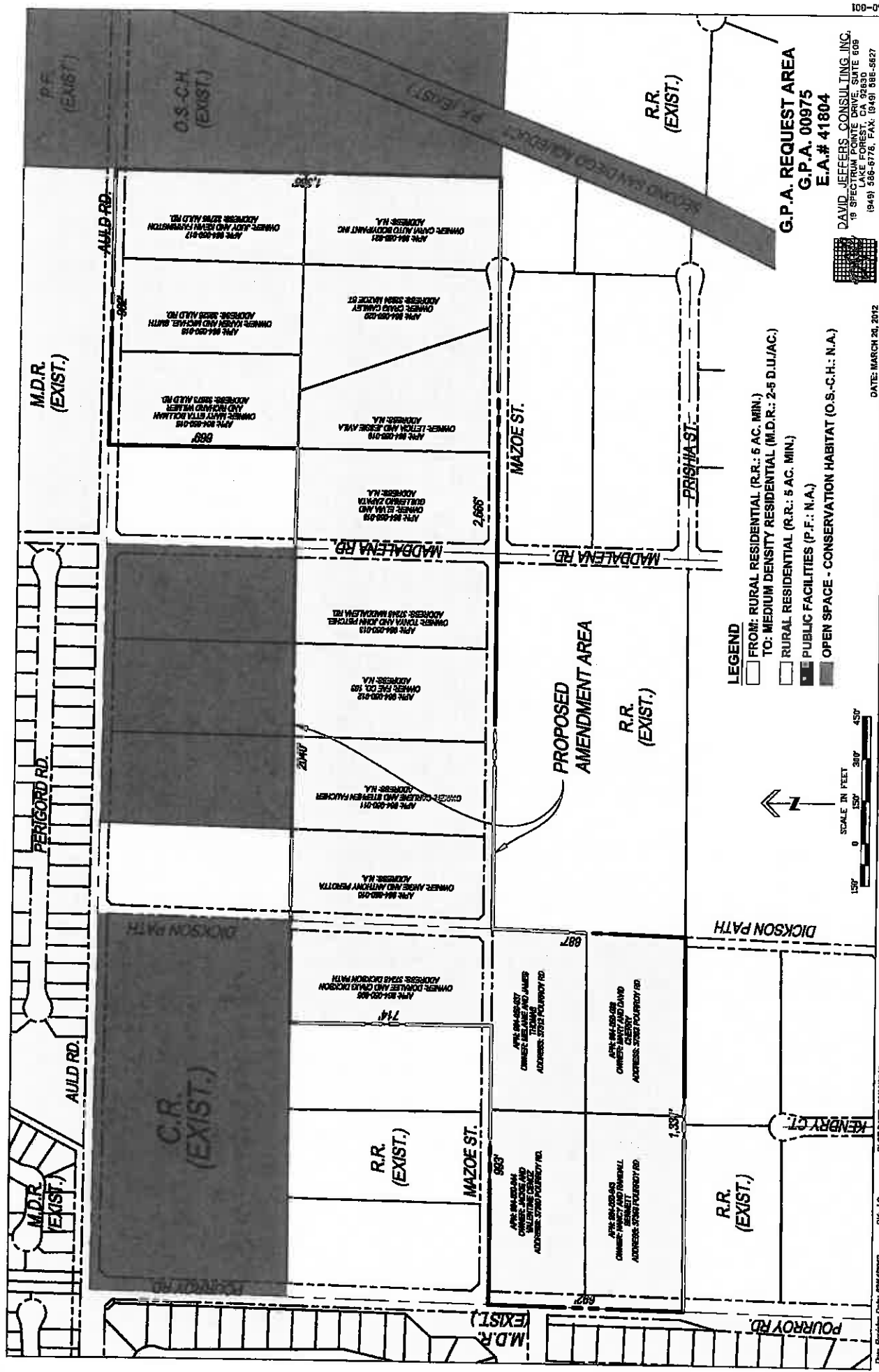
Page 2

cc: ALUC Staff
David Jeffers Consulting, Inc. (Representative)
Mary Etta Bollman (Owner/Payee)
Karen Smith (Owner/Payee)
LOLA 1, c/o Londen Land Company, LLC (Owner)
Craig and Doralee Dickson (Owner)
Anthony and Angie Perotta (Owner)
Michael and Hendrika Monteleone (Owner)
Stephen and Carlene Faucher, & Daniel Brennan (Owner)
John and Tonya Petchel (Owner)
Richard Wilmer (Owner)
Michael Smith (Owner)
Kevin and Judy Farrington (Owner)
Guillermo and Elvia Zapata (Owner)
Jessie and Leticia Avila (Owner)
Deborah Paton and Susan Ledford (Owner)
Carlos and Zulma Cella (Owner)
James and Melanie Thomas (Owner)
John and Theresa Minko (Owner)
Randall and Nancy Bennett (Owner)
Valentine and Jackie Cenoz (Owner)
Riverside County Economic Development Agency – Aviation (Attn.: Chad Davies)

Y:\ALUC\French Valley\ZAP1046FV12.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

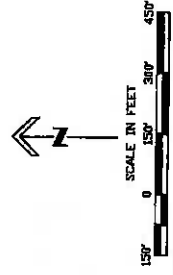


G.P.A. REQUEST AREA
G.P.A. 00975
E.A.# 41804

DAVID JEFFERS CONSULTING INC.
 19 SPECTRUM POINTE DRIVE, SUITE 608
 LAKE FOREST, CA 92630
 (949) 586-5176, FAX: (949) 586-5627



- LEGEND**
- FROM: RURAL RESIDENTIAL (R.R.: 5 AC. MIN.)
 - TO: MEDIUM DENSITY RESIDENTIAL (M.D.R.: 2-5 D.U./AC.)
 - RURAL RESIDENTIAL (R.R.: 5 AC. MIN.)
 - PUBLIC FACILITIES (P.F.: N.A.)
 - OPEN SPACE - CONSERVATION HABITAT (O.S.-C.H.: N.A.)

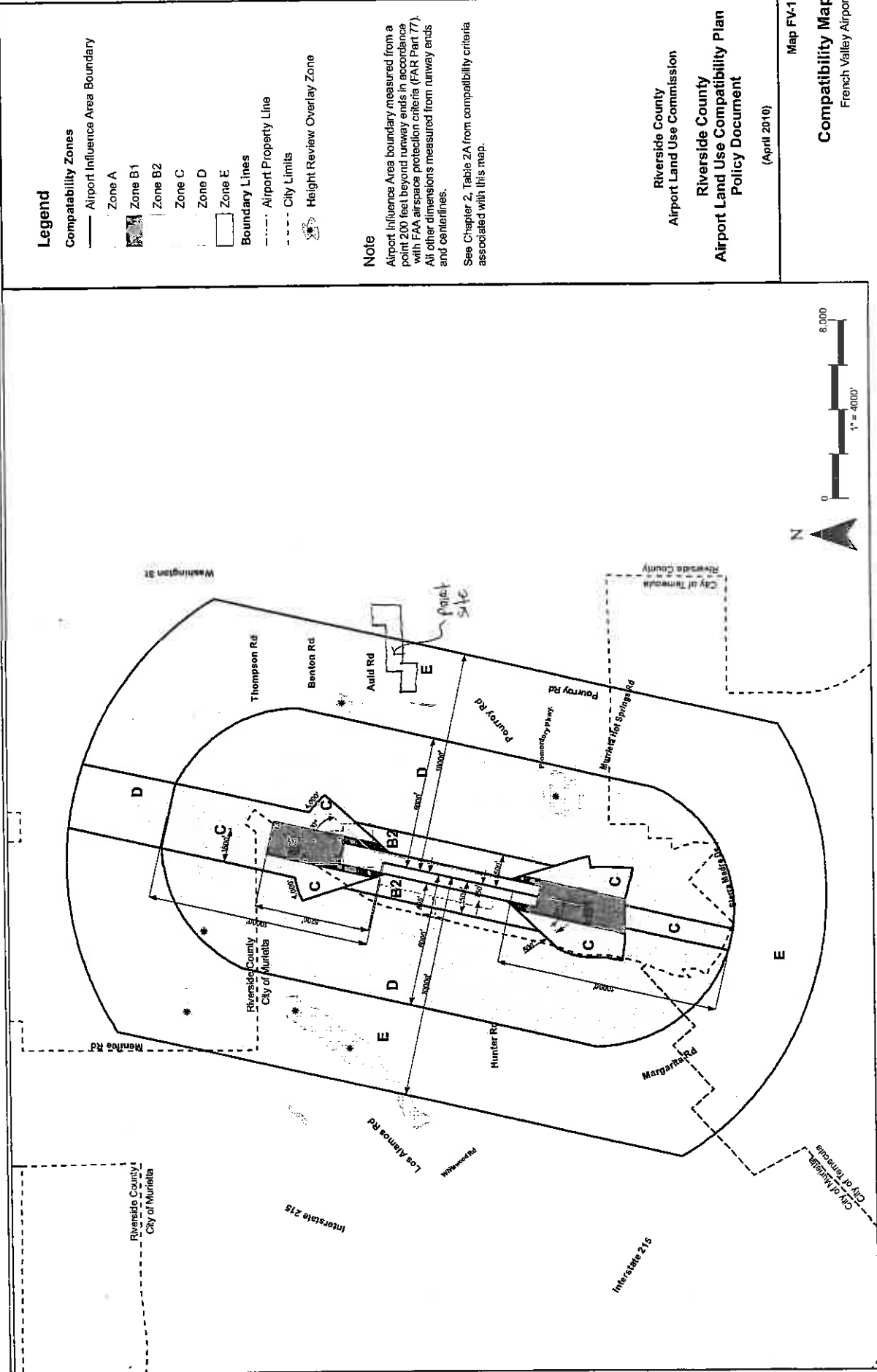


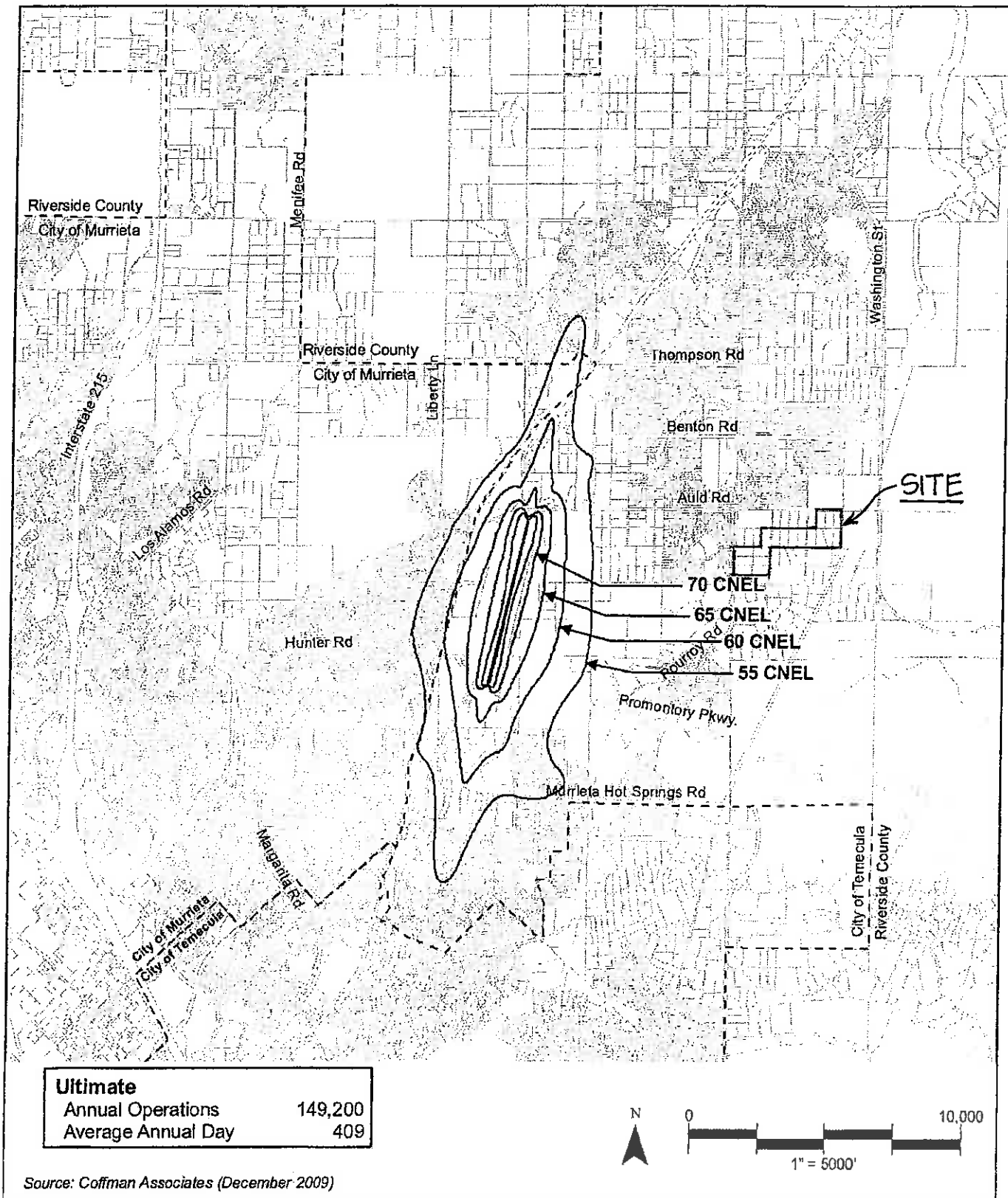
DATE: MARCH 20, 2012

BY: J.C.

Plot DATE: 02/20/2012

PC09A.00975 - AULD ROAD PLANNING DISTRICT TOPO EXHIBIT.DWG



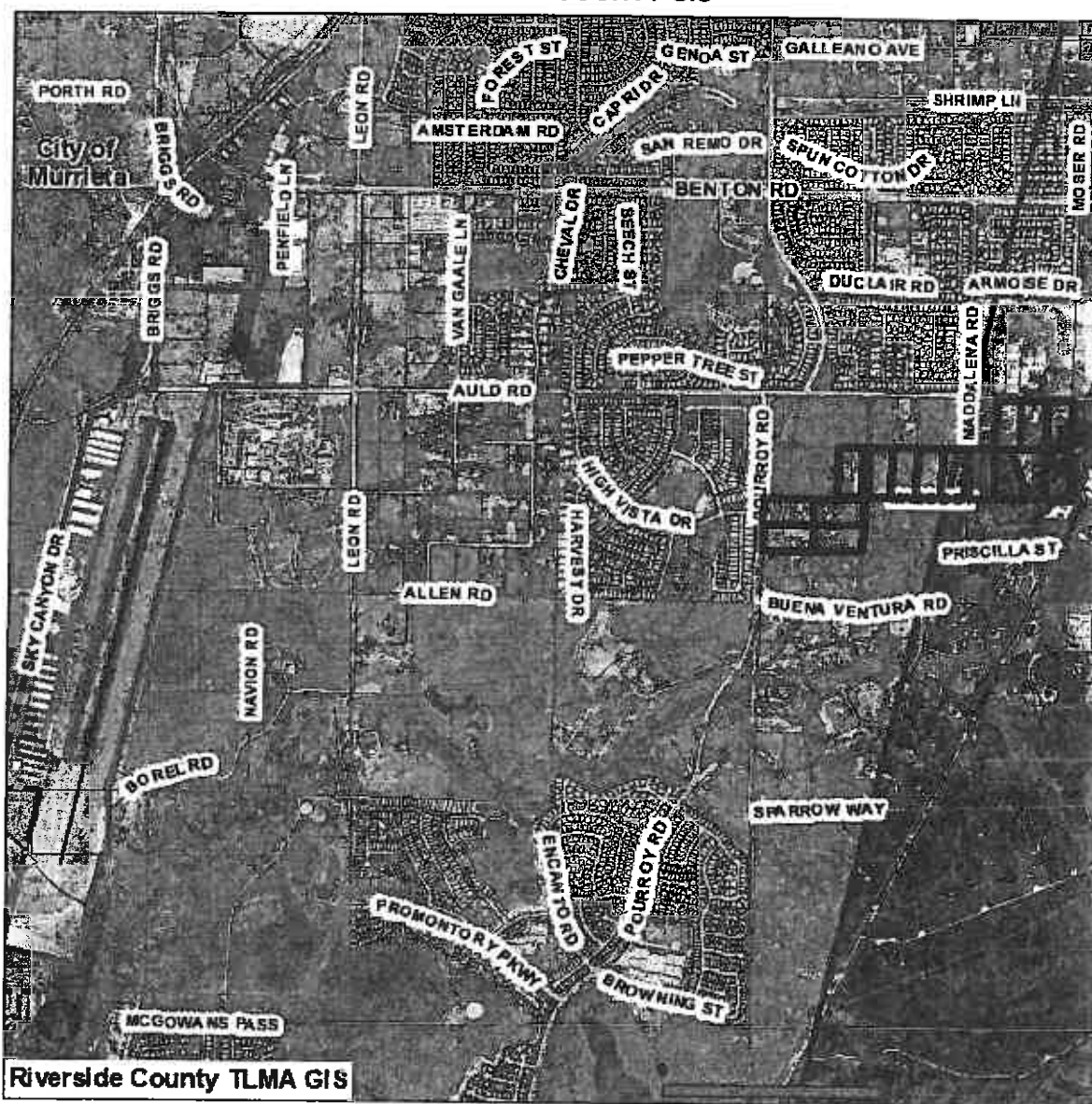


GPA 00975 : APPROX. SITE LOCATION

Map FV-3

Future Noise Impacts
French Valley Airport

RIVERSIDE COUNTY GIS



Selected parcel(s):

964-050-005 964-050-010 964-050-011 964-050-012 964-050-013 964-050-015 964-050-016
 964-050-017 964-050-018 964-050-019 964-050-020 964-050-021 964-050-037 964-050-038
 964-050-043 964-050-044

IMPORTANT

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

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Version 120118

RIVERSIDE COUNTY GIS



Selected parcel(s):

964-050-005 964-050-010 964-050-011 964-050-012 964-050-013 964-050-015 964-050-016
 964-050-017 964-050-018 964-050-019 964-050-020 964-050-021 964-050-037 964-050-038
 964-050-043 964-050-044

IMPORTANT

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

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Version 120118

4/20/10
Item 15.1 - 15.3

April 16, 2010

VIA FACSIMILE AND ELECTRONIC MAIL

Chairman Marion Ashley
Riverside County Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501

RE: Item 15, General Plan Amendment Initiation Proceedings (April 20, 2010)

Dear Chairman Ashley and Members of the Board:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on this set of landowner-initiated GPAs. Once again, we ask you to exercise planning discipline and uphold the integrity of the General Plan and the Certainty System.

Item 15.1, GPA 943 (Winchester)

Concur with staff recommendation to decline to initiate, as the proposal would violate an established boundary of Community Development and Rural Community.

Item 15.2, GPA 973 (Winchester)

No position.

Item 15.3, GPA 975 (French Valley)

Concur with staff recommendation to deny initiation. The conversion of this 89-acre Rural area to Community Development (urban residential and commercial retail) would be incompatible with surrounding uses, create flood hazards, and "leapfrog" over vacant parcels already so designated.

Thank you for considering our views, and we look forward to working with you as the Five-Year Update proceeds.

With best regards,

Dan Silver, MD
Executive Director

cc: Clerk of the Board

Electronic cc: Board Offices staff
George Johnson
Ron Goldman
Damian Meins
Mike Harrod
Katherine Lind
Interested parties

February 5, 2009

Riverside Planning Department
4080 Lemon Street, #6
Riverside, CA 92501

RE: APN 964-050-008-009

TO: Riverside County Planners

In February of 2008, an application was filed to amend Riverside County's general plan for Parcel #964050007-7, owned by Hoskings-Murietta, Inc. I hereby request that this parcel be removed from the application made by the Auld Road Property Group, and that the parcel remain on the application made by Leonard Bustin/Congregaion Havurim.

Sincerely,


George H. Smith

President

Hoiskings Murietta, Inc.
4605 Point Loma Avenue
San Diego, CA 92107

GHS/jhs

Contact: Janet H. Smith (702)496-2887 --or-- (702)436-1309



Londen Companies

◆ Lincoln Heritage Life Insurance Company ◆ Londen Land Company, L.L.C. ◆ Londen Media Group, L.L.C.

January 16, 2009

Riverside Planning Department
4080 Lemon St. #6
Riverside, CA 92501

RE: APN 964-050-008, -009

To Riverside County Planners:

In February of 2008, two applications were filed to amend Riverside County's General Plan for each of the parcels referenced above, both of which are owned by FAE Company 103, a Minnesota Limited Liability Company. I hereby request that those two parcels be removed from the application made by the Auld Road Property Group, and that the parcels remain on the application made by Leonard Bustin/Congregation Havurim.

The remaining parcel owned by FAE 103, APN 964-050-012 shall remain on the application filed by the Auld Road Property Group.

I can be reached at the address and phone number below with any further comments.

Thank you for your consideration.

Sincerely,

FAE Company 103

By it's Manager, Londen Land Company, LLC

By it's Manager, Lynn Londen

Our Business is You

4343 East Camelback Road
Suite 400
Phoenix, AZ 85018-2705
www.londen-insurance.com
Toll Free (800) 433-8181
Direct (602) 957-1650
Fax (602) 840-9765

COUNTY OF RIVERSIDE
**Application for Amendment to the
Riverside County General Plan**

General Information

Application Information

Applicant's Name: Congregation Havurim, A California Non-Profit Corporation

Address: c/o Leonard Bustin, 41935 Calle Cabrillo, Temecula, CA 92592

Daytime Phone: (951) 695-4988

Fax: (951) 699-9876

Email: LBustin@verizon.net

Reference APN: APN: 964-050-006

Property Owner 1: Congregation Havurim, A California Non-Profit Corporation

Address: P.O. Box 891663, Temecula, CA 92589

Daytime Phone: (951) 695-4988

Fax: (951) 699-9876

Email: LBustin@verizon.net

Reference APN: 964-050-007

Property Owner 2: Hoskings-Murrieta Inc., A California Corporation

Address:

Daytime Phone:

Fax:

Email:

Reference APN: 964-050-008 and 009

Property Owner 3: FAE Company 103, LLC, a Minnesota limited liability company

Address: 4343 E. Camelback Rd. #400, Phoenix, AZ 85018

Daytime Phone: (602) 957-1650

Fax: (602) 224-2246

Email: Lynn.londen@londen-insurance.com

Engineer: Michael Schweitzer, SW Engineering

(951) 491-0433 phone, (951) 491-0442 fax

mike.schweitzer@sw-engr.net

41951 Remington Avenue, Ste 160,

Temecula, CA 92590



June 14, 2011

RECEIVED
JUN 20 2011
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Ms. Halimah Shenghur
County of Riverside
4080 Lemon St. – 12th Floor
Riverside, CA 92501

RE: Change in "Applicant" for General Plan Amendment Applications

Dear Ms. Shenghur,

Per your request today at the County offices, we are sending this to initiate changes to the "Applicants" for the General Plan Amendment applications for GPAs 00925, 00926, 00928, 00973, 00974, 00975, 00977, 00978 and 00983.

David Jeffers Consulting, Inc. is currently listed as applicant for the above cases and we now would like each "Applicant" to be changed as follows:

<u>Case #</u>	<u>New Applicant Name and Address</u>
GPA 00925	Mr. Paul Attyah / Lubec Properties, LLC 908 South Granville Avenue #5 Los Angeles, CA 90049 Phone: 310.562.5153
GPA 00926	Andy and Cindy Domenigoni 31851 Winchester Road Winchester, CA 92596 Phone: 951.926.6924
GPA 00928	Michael and Hennie Monteleone 35245 Briggs Road Murrieta 92563 Phone: 951.538.6543



Ms. Halimah Shenghur
June 14, 2011
Page 2 of 3

<u>Case #</u>	<u>New Applicant Name and Address</u>
GPA 00973 and 00983	Leo and Betty Wesselink 9590 Nacimiento Lake Dr. Paso Robles, CA 93446 Phone: 805.238.5222
GPA 00974	Neal Smith 33121 Christine Lane Winchester, CA 92596 Phone: 949.285.5973
GPA 00975	Mary Etta Bollman 32573 Auld Road Winchester, CA 92596 Phone: 951.283.2222
GPA 00977	Norm Gritton 27245 Highway 74 Perris, CA 92570 Phone: 951.315.5130
GPA 00978	J. Foster Collins 30100 Los Alamos Murrieta, CA 92563 Phone: 951.202.5509



Ms. Halimah Shenghur
June 14, 2011
Page 3 of 3

Thank you for transferring the Applicant's name and address to those listed above. All future requests for additional County fees should be sent to the new applicant with a copy to David Jeffers Consulting, Inc. who is now only the "Representative" of the new applicants.

Should you have any questions or need additional information please do not hesitate to contact me.

Sincerely,

DAVID JEFFERS CONSULTING, INC.

David T. Jeffers, AICP

cc: Mr. Paul Attyah
Andy and Cindy Domenigoni
Michael and Hennie Monteleone
Leo and Betty Wesselink
Neal Smith
Mary Etta Bollman
Norm Gritton
J. Foster Collins

DTJ/tw

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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George H. Smith
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050-007

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.0

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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David Jeffers Consulting Inc. *Sharon L. Alhadeff*
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

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Tony Perrotta Jr. *[Signature]*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Angie Perrotta *Angie Perrotta*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964 050 010 - 9
Section: 9 Township: 75 Range: 2W
Approximate Gross Acreage: 5
General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Rd., East of Pourroy Rd, West of Washington St.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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David Jeffers Consulting, Inc. *Theresa Alhama*
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

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HEDERIKA MONTELEONE *Hedrika Monteleone*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
MICHAEL MONTELEONE *Michael Monteleone*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964 050 010-9

Section: 9 Township: 75 Range: 2W

Approximate Gross Acreage: 5

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Rd., East of Pourroy Rd., West of Washington St.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

Sherese L. Alvarado
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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DANIEL A. BRENNAN
PRINTED NAME OF PROPERTY OWNER(S)

Daniel A. Brennan
SIGNATURE OF PROPERTY OWNER(S)

STEPHEN J. FAUCHER
PRINTED NAME OF PROPERTY OWNER(S)

Stephen J. Faucher
SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050-011-0

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.03

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street.

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

Jeremy L. Alhadeff
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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John J. Petchel II

PRINTED NAME OF PROPERTY OWNER(S)

John J. Petchel II

SIGNATURE OF PROPERTY OWNER(S)

Tanya Marie Petchel

PRINTED NAME OF PROPERTY OWNER(S)

Tanya Marie Petchel

SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050-013

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 4.5

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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Richard A. Wilmer
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Mary Etta Bollman
PRINTED NAME OF PROPERTY OWNER(S)

Maryetta Bollman
SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050- 015

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.03

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

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SIGNATURE OF APPLICANT

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Michael Smith

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Karen Smith

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050-016

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.03

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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Kevin Farrington
PRINTED NAME OF PROPERTY OWNER(S)

Kevin Farrington
SIGNATURE OF PROPERTY OWNER(S)

Judy A. Farrington
PRINTED NAME OF PROPERTY OWNER(S)

Judy A. Farrington
SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050-017

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.03

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

Jeremias Alvarado
SIGNATURE OF APPLICANT

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ELVIA ZAPATA

PRINTED NAME OF PROPERTY OWNER(S)

Elvia Zapata

SIGNATURE OF PROPERTY OWNER(S)

GUILLERMO H. ZAPATA

PRINTED NAME OF PROPERTY OWNER(S)

G. H. Zapata

SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050-018

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 4.84

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

Signature of Applicant
SIGNATURE OF APPLICANT

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Jessie Avila
PRINTED NAME OF PROPERTY OWNER(S)

Jessie Avila
SIGNATURE OF PROPERTY OWNER(S)

Leticia Avila
PRINTED NAME OF PROPERTY OWNER(S)

Leticia Avila
SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050-019

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 4.73

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street.

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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DAVE COWLEY

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050-020

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 4.86

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

Sherissa S. Alhadeff
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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CARLOS CELLA
PRINTED NAME OF PROPERTY OWNER(S)
ZULMA CELLA
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)
[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050-021

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 4.99

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

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AUTHORIZATION FOR CONCURRENT FEE TRANSFER

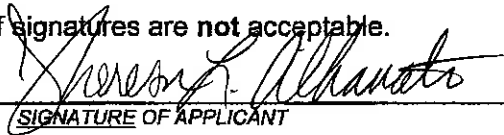
The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional 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.

David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT



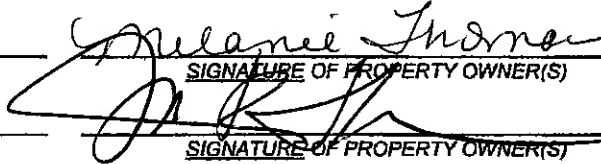
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Melanie Thomas
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)



JAMES R THOMAS
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050-037

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.0

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

DAVID S. CHERRY

PRINTED NAME OF PROPERTY OWNER(S)

David S. Cherry

SIGNATURE OF PROPERTY OWNER(S)

MARY LISA CHERRY

PRINTED NAME OF PROPERTY OWNER(S)

Mary Lisa Cherry

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050-038-5

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.0

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

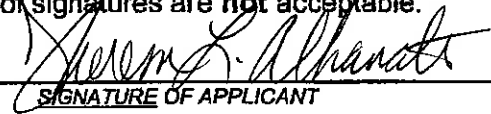
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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RANDALL A. BENNETT

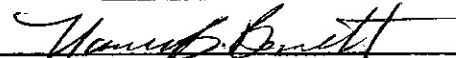
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

NANCY B. BENNETT

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050-043

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.54

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Valentin Cenoz
PRINTED NAME OF PROPERTY OWNER(S)

Valentine Cenoz
SIGNATURE OF PROPERTY OWNER(S)

Jaclyn Cenoz
PRINTED NAME OF PROPERTY OWNER(S)

Jaclyn Cenoz
SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-050- 644-0

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.18

General location (nearby or cross streets): North of Buena Ventura Road, South of Auld Road, East of Pourroy Road, West of Washington Street.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2006 pg.929 E,F& G 2-3

Existing Zoning Classification(s): R-R

Existing Land Use Designation(s): RR - Rural Residential (5 acre min.)

Proposal (describe the details of the proposed general plan amendment):

This proposal consists of an amendment to the Rural Foundation of the General Plan to a Community Development Foundation of Medium Density Residential (MDR) and Commercial (see Exhibit included herein).

Related cases filed in conjunction with this request:

None

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

Case Nos. _____

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

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	SCE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	local provider	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	EMWD	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	EMWD	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) approx. 1,000 feet

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) approx. 1,000 feet

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *Jeremy L. Alkhawaja* Date 2/12/08

Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Southwest

EXISTING DESIGNATION(S): RR - Rural Residential (5 acre min.)

PROPOSED DESIGNATION(S): Community Development Foundation - MDR & Commercial

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

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

GENERAL PLAN AMENDMENT NO. 975 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Mary Etta Bollman – Engineer/Representative: Dave Jeffers Consulting, Inc. – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) – Location: Northerly Buena Ventura Road, southerly of Auld Road, easterly of Pourroy Road, and westerly of Borel Road. – 73.65 acres – Zoning: Light Agriculture 5 acre minimum (A-1-5) – **REQUEST:** The applicant proposes to amend the General Plan Component and Land Use designations of the subject site from Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) on approximately 73.65 acres. The application was submitted during the permitted time period to request foundation changes in 2008.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
APRIL 15, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Larry Ross, at 951-955-9294 or email lross@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 the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Larry Ross
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM
GPA00975

I, Stella Spadafora, certify that on
(Print Name)
11/05/2014 the attached property owners list
(Date)
was prepared by County of Riverside / GIS
(Print Company or Individual's Name)
Distance Buffered: 600 Feet.

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 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: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

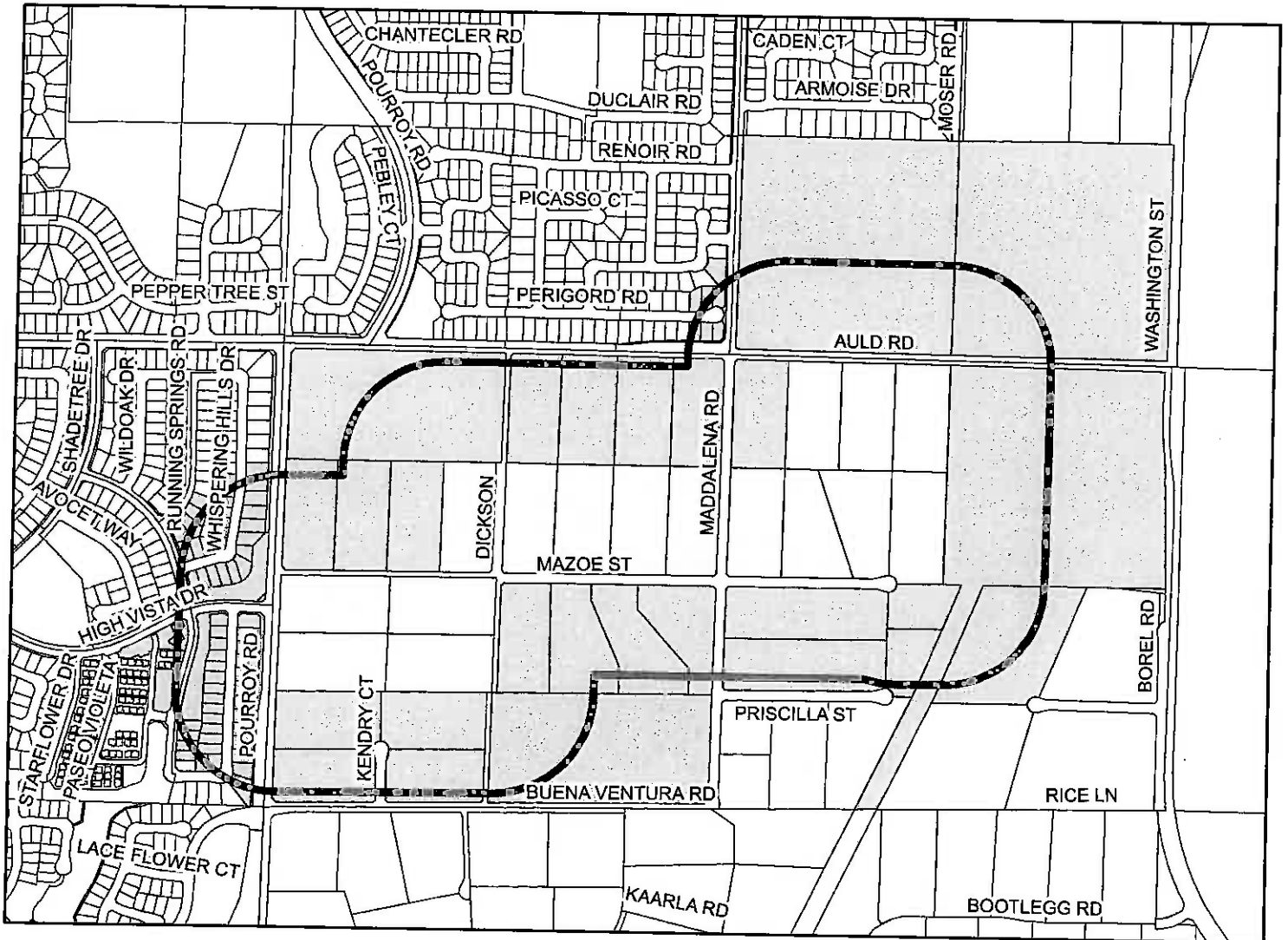
ADDRESS: 3450 14th St. 5th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

*Checked
L. Ross 11-5-11
w+1
7-5-15*

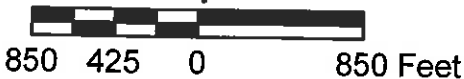
GPA00975 (600 Feet Radius)



Selected Parcels

963-421-007	963-411-008	963-410-018	963-420-004	964-050-026	963-420-015	964-050-010	963-410-014	963-410-016	963-420-013
964-050-021	964-050-040	963-420-009	963-093-053	963-420-010	963-421-003	963-420-001	964-050-005	964-050-011	964-233-011
963-421-008	964-050-028	963-410-013	963-093-051	964-050-020	963-410-017	964-050-014	964-050-018	963-410-019	964-050-030
963-421-002	963-411-031	963-411-006	963-411-001	964-050-001	964-233-008	964-050-047	964-050-048	964-050-049	964-050-050
963-420-017	963-093-054	963-420-008	964-050-037	963-421-004	963-421-013	963-411-033	963-411-003	964-050-019	964-050-041
963-420-014	963-420-003	963-420-016	963-420-007	964-050-038	964-050-013	963-411-034	964-233-010	963-420-011	963-411-009
964-050-039	963-411-032	963-410-025	963-410-026	963-410-027	963-410-028	963-411-034	964-233-012	963-421-019	963-421-020
963-460-026	964-050-017	963-411-007	964-050-035	963-421-009	963-410-015	963-411-030	964-050-008	964-050-009	964-050-012
963-410-021	963-410-020	963-410-022	964-233-009	964-050-006	963-093-052	963-411-002	963-421-010	963-421-001	964-050-016
963-421-006	964-233-007	964-030-005	964-050-022	964-050-043	963-420-019	963-411-005	963-093-040	963-093-061	964-050-042
963-410-023	963-420-006	964-050-015	964-050-029	963-420-018	963-410-012	963-420-020	964-030-006	963-410-011	963-421-005
964-050-027	964-050-002	964-050-003	964-050-004	964-233-025	963-420-012	963-411-004	964-050-044	964-233-027	963-421-011

First 120 parcels shown



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

ASMT: 963093051, APN: 963093051
DEBORAH CHEEK
37322 PASEO TULIPA
MURRIETA, CA. 92563

ASMT: 963410013, APN: 963410013
JENNIFER HARRIS, ETAL
37150 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963093052, APN: 963093052
TEMMY PHANG, ETAL
308 LA FRANCE AVE NO E
ALHAMBRA CA 91801

ASMT: 963410014, APN: 963410014
ASHLEY PHEIL
37162 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963093053, APN: 963093053
CHRIS MCLAIN
37314 PASEO TULIPA
MURRIETA, CA. 92563

ASMT: 963410015, APN: 963410015
LESTER STANLEY
37174 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963093054, APN: 963093054
INTERSTATE RESIDENTIAL PROP MANAGEME
9962 STONE HAVEN PL
CYPRESS CA 90630

ASMT: 963410016, APN: 963410016
GIZELLE AYRES, ETAL
37198 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963093061, APN: 963093061
PASEOS ASSN
C/O D R HORTON LOS ANGELES HOLDING CO
2280 WARDLOW CIR STE 100
CORONA CA 92880

ASMT: 963410017, APN: 963410017
DEONNA UIHLEIN
37210 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963410011, APN: 963410011
BEVERLY WIMBISH, ETAL
37114 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963410018, APN: 963410018
JUNE PARKS, ETAL
37222 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963410012, APN: 963410012
NOREEN LADERO, ETAL
37138 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963410019, APN: 963410019
JENNIFER CIOTOLA, ETAL
37234 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963410020, APN: 963410020
ZUGEIN PAVON, ETAL
37246 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963411004, APN: 963411004
TONYA HARTMAN COLE
37189 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963410021, APN: 963410021
LUCAS KASPER
37258 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963411005, APN: 963411005
VICKIE EDWARDS, ETAL
37177 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963410022, APN: 963410022
MARCEL GEEGBAE
37270 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963411006, APN: 963411006
JUANA CAUMARTIN, ETAL
37165 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963410023, APN: 963410023
MONIQUE SUMI LAKE, ETAL
37282 WHISPERING HILLS DR
MURRIETA CA 92563

ASMT: 963411007, APN: 963411007
WALTER THOREN, ETAL
27152 WHISPERING HILLS DR
MURRIETA CA 92563

ASMT: 963411001, APN: 963411001
KEISHA ARTHUR, ETAL
37285 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963411008, APN: 963411008
ADRIAN VEGA
37141 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963411002, APN: 963411002
MEL NAVARRO
37273 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963411009, APN: 963411009
JENNIFER LOSSIUS, ETAL
37129 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963411003, APN: 963411003
IZA SOURIOLE, ETAL
37201 WHISPERING HILLS DR
MURRIETA, CA. 92563

ASMT: 963411030, APN: 963411030
RAPHAEL FRILOT, ETAL
37148 RUNNING SPRINGS RD
MURRIETA, CA. 92563

ASMT: 963411031, APN: 963411031
FRANCINE GONZALEZ
37160 RUNNING SPRINGS RD
MURRIETA, CA. 92563

ASMT: 963420006, APN: 963420006
RANDOLPH QUITAIN, ETAL
37489 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963411032, APN: 963411032
DIANA ALVARADO, ETAL
37172 RUNNING SPRINGS RD
MURRIETA, CA. 92563

ASMT: 963420007, APN: 963420007
KIMBERLY BRIGANTI, ETAL
37477 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963411033, APN: 963411033
CHRISTINE LOBB, ETAL
37184 RUNNING SPRINGS RD
MURRIETA, CA. 92563

ASMT: 963420008, APN: 963420008
AMBER FORD, ETAL
37441 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963420001, APN: 963420001
HOLLIE MCCLINTOCK, ETAL
37410 SIERRA GROVE DR
MURRIETA, CA. 92563

ASMT: 963420009, APN: 963420009
CHERYL ANDERSON
37429 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963420002, APN: 963420002
LARCENIA FEAGIN, ETAL
37422 SIERRA GROVE DR
MURRIETA, CA. 92563

ASMT: 963420010, APN: 963420010
ELIZABETH MARTIN, ETAL
37417 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963420003, APN: 963420003
IVANIA MARTINEZ, ETAL
37434 SIERRA GROVE DR
MURRIETA, CA. 92563

ASMT: 963420011, APN: 963420011
MELINDA DAVIS, ETAL
37405 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963420004, APN: 963420004
AMERICA GUERRERO
37446 SIERRA GROVE DR
MURRIETA, CA. 92563

ASMT: 963420012, APN: 963420012
KIM MURPHY, ETAL
37393 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963420013, APN: 963420013
REBECCA ZADOR, ETAL
37381 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963420020, APN: 963420020
PATRICIA BAGGOTT, ETAL
37297 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963420014, APN: 963420014
CYNTHIA JACKSON, ETAL
37369 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963421001, APN: 963421001
MICHAEL SARMIENTO
19550 REDDING DR
SALINAS CA 93908

ASMT: 963420015, APN: 963420015
KIMBERLY MORROW, ETAL
37357 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963421002, APN: 963421002
JINEANE JONES, ETAL
37318 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963420016, APN: 963420016
JULIE KOETH, ETAL
37345 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963421003, APN: 963421003
MICHELLE CORDOVA, ETAL
37330 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963420017, APN: 963420017
DEBRA MALONE, ETAL
37333 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963421004, APN: 963421004
JANET RIESGRAF
37342 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963420018, APN: 963420018
EVANGELYN JACOB, ETAL
37321 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963421005, APN: 963421005
NICOLE BELISLE, ETAL
37354 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963420019, APN: 963420019
ROSELLE MAMAED, ETAL
37309 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963421006, APN: 963421006
JOSE GALVEZ, ETAL
37366 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963421007, APN: 963421007
ARIANA CARRASCO, ETAL
37378 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 963460026, APN: 963460026
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

ASMT: 963421008, APN: 963421008
JENNIFER OUELLET, ETAL
37402 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 964030006, APN: 964030006
ROSENTHAL RANCH LLC
C/O ROBERT L ROSENTHAL
32660 AULD RD
WINCHESTER, CA. 92596

ASMT: 963421009, APN: 963421009
LESLIE GOMEZ
37414 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 964050004, APN: 964050004
TEMECULA LTD
C/O PATRICIA DICKSON
1882 HILLHAVE DR
BREA CA 92821

ASMT: 963421010, APN: 963421010
JAIME WELCH, ETAL
37438 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 964050005, APN: 964050005
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37245 DICKSON PATH
WINCHESTER CA 92596

ASMT: 963421011, APN: 963421011
IRIS CLINCY, ETAL
37450 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 964050006, APN: 964050006
KATHY SWANNIE, ETAL
22 GOLDEN POPPY DR
COTO DE CAZA CA 92679

ASMT: 963421012, APN: 963421012
REGINA RINGLING, ETAL
37456 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 964050007, APN: 964050007
WILMARC
5909 SEVERIN DR
LA MESA CA 91942

ASMT: 963421013, APN: 963421013
AUBREY CABANILLA, ETAL
37462 VALLEY SPRING WAY
MURRIETA, CA. 92563

ASMT: 964050010, APN: 964050010
ANGIE PEROTTA, ETAL
80263 NILE WAY
INDIO CA 92201

ASMT: 964050011, APN: 964050011
STEPHEN FAUCHER, ETAL
P O BOX 218
LA MESA CA 91944

ASMT: 964050018, APN: 964050018
ELVIA ZAPATA
39738 FIRETHORN CT
MURRIETA CA 92563

ASMT: 964050012, APN: 964050012
LONDEN LAND CO
4343 E CAMELBACK STE 400
PHOENIX AZ 85018

ASMT: 964050019, APN: 964050019
LETICIA AVILA, ETAL
13108 GELDING CT
CORONA CA 92883

ASMT: 964050013, APN: 964050013
TONYA PETCHEL, ETAL
37245 MADDALENA RD
WINCHESTER CA 92596

ASMT: 964050020, APN: 964050020
SUSAN LEDFORD, ETAL
32624 MAZOE ST
WINCHESTER, CA. 92596

ASMT: 964050014, APN: 964050014
CHERYL TURNBULL, ETAL
32521 AULD RD
WINCHESTER, CA. 92596

ASMT: 964050021, APN: 964050021
ZULMA CELLA, ETAL
18266 SANTA CARLOTTA ST
FOUNTAIN VALLEY CA 92708

ASMT: 964050015, APN: 964050015
MARY BOLLMAN, ETAL
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WINCHESTER, CA. 92596

ASMT: 964050022, APN: 964050022
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 964050016, APN: 964050016
KAREN SMITH, ETAL
32625 AULD RD
WINCHESTER, CA. 92596

ASMT: 964050026, APN: 964050026
ANGEL VARELA
14 JOURNEY
ALISO VIEJO CA 92656

ASMT: 964050017, APN: 964050017
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32705 AULD RD
WINCHESTER, CA. 92596

ASMT: 964050027, APN: 964050027
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32651 MAZOE ST
WINCHESTER, CA. 92596

ASMT: 964050028, APN: 964050028
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32660 PRISCILLA ST
WINCHESTER, CA. 92596

ASMT: 964050040, APN: 964050040
DIANE MARTIN, ETAL
P O BOX 891642
TEMECULA CA 92589

ASMT: 964050029, APN: 964050029
CECILIA CUEVAS, ETAL
1849 AYERS WAY
BURBANK CA 91501

ASMT: 964050041, APN: 964050041
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ASMT: 964050030, APN: 964050030
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PALOS VERDES CA 90274

ASMT: 964050042, APN: 964050042
PAMELA BARANA, ETAL
37425 KENDRY CT
MURRIETA, CA. 92563

ASMT: 964050035, APN: 964050035
LARRY URBAN
2207 GARNET AVE STE E
SAN DIEGO CA 92109

ASMT: 964050043, APN: 964050043
RANDALL BENNETT, ETAL
37350 POURROY RD
WINCHESTER, CA. 92596

ASMT: 964050037, APN: 964050037
MELANIE THOMAS, ETAL
P O BOX 1016
IDYLLWILD CA 92549

ASMT: 964050044, APN: 964050044
JACKIE CENOZ, ETAL
37300 POURROY RD
WINCHESTER, CA. 92596

ASMT: 964050038, APN: 964050038
THERESA MINKO, ETAL
37362 POURROY RD
WINCHESTER, CA. 92596

ASMT: 964050050, APN: 964050050
SHANTI PUROHIT, ETAL
26206 DUMONT RD
HEMET CA 92544

ASMT: 964050039, APN: 964050039
JOSIAH KUO
8 DAVIS
IRVINE CA 92620

ASMT: 964233007, APN: 964233007
JESSICA PORGES, ETAL
32467 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964233008, APN: 964233008
EDWARD COLLINS, ETAL
C/O EDWARD COLLINS
32481 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964233009, APN: 964233009
MARIA GRAY
32495 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964233010, APN: 964233010
SYLVIA SWALL, ETAL
32488 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964233011, APN: 964233011
DANIEL BRINCAT
41770 MARGARITA NO 2087
TEMECULA CA 92591

ASMT: 964233012, APN: 964233012
JOSE RIVAS
32460 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964233025, APN: 964233025
KATHY MEADOWS, ETAL
32473 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964233027, APN: 964233027
VALLEY WIDE RECREATIONAL AND PARK DIS
C/O SAMUEL W GOEPP
P O BOX 907
SAN JACINTO CA 92581

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Pechanga Cultural Resource Dept
P.O. Box 1583
Temecula, CA 92593

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Eastern Municipal Water District
ATTN: Elizabeth Lovsted
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

City of Temecula
ATTN: Gary Thornbill
43200 Business Park Dr.
P.O. Box 9033
Temecula, CA 92589-9033

Endangered Habitats League
ATTN: Dan Silver
8424 Santa Monica Blvd., Suite A592
Los Angeles, CA 90069-4267

ALUC
ATTN: John Guerin
Mail Stop 1070

Representative:
Dave Jeffers
19 Spectrum Pointe
Lake Forest, CA 92545

Applicant:
Craig & Doralee Dickson
37245 Dickson Path
Winchester, CA 92596

Applicant:
Mike & Hennie Monteleone
35245 Briggs Road
Murrieta, CA 92563

Applicant:
Anthony & Angie Perotta
35245 Briggs Road
Murrieta, CA 92563

Applicant:
Dan Brennan & Steve Faucher
PO Box 218
La Mesa, CA 91944

Applicant:
Londen Land Company
Ashlee Lewis
4343 E Camelback Rd
Phoenix, AZ 85018

Applicant:
JJ & Tonya Petchel
PC Racing
25827 Jefferson Ave.
Murrieta, CA 92562

Applicant:
Richard & Mary Etta Bollman
32573 Auld Road
Winchester, CA 92596

Applicant:
Mike & Karen Smith
32625 Auld Road
Winchester, CA 92596

Applicant:
Tim & Judy Farrington
32705 Auld Road
Winchester, CA 92596

Applicant:
Bill & Elvia Zapata
39738 Firethorn Court
Murrieta, CA 92563

Applicant:
Jessie & Leticia Avila
13108 Gelding Court
Corona, CA 92883

Applicant:
Susan & Paton Smith
32624 Mazoe Street
Winchester, CA 92596

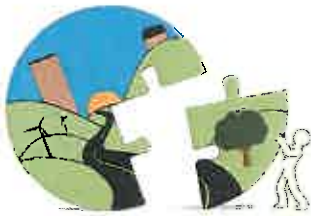
Applicant:
Carlos & Zulma Cella
18266 Santa Carlotta St
Fountain Valley, CA 92708

Applicant:
Jim & Melanie Thomas
37312 Pourroy Road
Winchester, CA 92596

Applicant:
John & Terri Minko
37362 Pourroy Road
Winchester, CA 92596

Applicant:
Randy & Nancy Bennett
37350 Pourroy Road
Winchester, CA 92596

Applicant:
Valentine & Jackie Cenoz
37300 Pourroy Road
Winchester, CA 92596



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 975 (GPA975)

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: Larry Ross Title: Principal Planner Date: November 4, 2014

Applicant/Project Sponsor: Mary Etta Bollman Date Submitted: February 14, 2008

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 Larry Ross at lross@rctlma.org.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\GPA00975\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration GPA00975.docx

Please charge deposit fee case#: ZEA41804 ZCFG05151

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.

EA41804 and GPA00975

Project Title/Case Numbers

Larry Ross

County Contact Person

951-955-9294

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Mary Etta Bollman

Project Applicant

32573 Auld Road, Winchester, CA 92596

Address

Northerly of Buena Vista Road, southerly of Auld Road, and easterly of Pourroy Road, and westerly of Borel Road.

Project Location

The project amends the General Plan Foundation Component and Land Use designations of the subject site from "Rural: Rural Residential" (RUR:RR) (5 acre minimum lot size) to "Community Development: Medium Density Residential" (CD:MDR) (2-5 DU per acre) on approximately 78.51 acres.

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. A Mitigated Negative Declaration was prepared and certified 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 adopted as part of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 11/04/2014

Y:\Planning Case Files-Riverside office\GPA00975\DH-PC-BOS Hearings\DH-PC\NOD Form GPA00975.docx

Please charge deposit fee case#: ZEA41804 ZCFG5151 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1405743

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: BOLLMAN MARY ETTA \$2,181.25
paid by: RC 184
paid towards: CFG05151 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41804
at parcel #:
appl type: CFG3

By _____ Jun 04, 2014 11:03
SCRUZ posting date Jun 04, 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