



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 AM

MAY 17, 2017

**Planning
Commissioners
2017**

1st District
Carl Bruce Shaffer

2nd District
Aaron Hake
Chairman

3rd District
Ruthanne Taylor-
Berger
Vice-Chairman

4th District
Bill Sanchez

5th District
Eric Kroencke

**Assistant TLMA
Director**
Charissa Leach,
P.E.

Legal Counsel
Michelle Clack
Deputy
County Counsel

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING COMMISSION
COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing 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).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner: 48-hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.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.

CALL TO ORDER:

SALUTE TO THE FLAG – ROLL CALL

- 1.0 **CONSENT CALENDAR:** 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)
- 1.1 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31243** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community Development: Low Density Residential (RC-LDR) Location: Northerly of Carpinus Drive and Martin Street and southerly of Springwood Lane – 94.4 acres – Zoning: Specific Plan (SP229A1) – Approved Project Description: Schedule "A" Subdivision of 94.4 acres into 192 lots with a minimum lot size of 12,000 sq. ft. **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31243, extending the expiration date to May 11, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.2 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31243** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community Development: Low Density Residential (RC-LDR) Location: Northerly of Carpinus Drive and Martin Street and southerly of Springwood Lane – 94.4 acres – Zoning: Specific Plan (SP229A1) – Approved Project Description: Schedule "A" Subdivision of 94.4 acres into 192 lots with a minimum lot size of 12,000 sq. ft. **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31243, extending the expiration date to May 11, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.3 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31244** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Cajalco Road, westerly of Alexander Street, and easterly of Carpinus Drive – 60.3 acres – Zoning: Specific Plan (SP 229) – Approved Project Description: Schedule "A" to subdivide 60.3 acres into 132 residential lots and six (6) open space lots (170,745 sq. ft. total) – 102 of the proposed residential lots will have a minimum lot size of 12,000 sq. ft., while lots no. 3, 4, 7 through 29, 35, 47 through 50, 74, 78 and 93 will have a minimum lot size of 15,000 sq. ft. The proposed project is within Planning Area 3 of Specific Plan No. 229, Amended No. 1 (Boulder Springs Specific Plan) and is identified as "Boulder Springs North" along with adjacent maps, TR31243 and TR31245. The project includes trails for both equestrian and community uses that will tie into neighboring tract maps to the north, east and west – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31244, extending the expiration date to May 11, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

- 1.4 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31244** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) Location: Northerly of Cajalco Road, westerly of Alexander Street, and easterly of Carpinus Drive – 60.3 acres – Zoning: Specific Plan (SP 229) – Approved Project Description: Schedule “A” to subdivide 60.3 acres into 132 residential lots and 6 open space lots (170,745 SF total). 102 of the proposed residential lots will have a minimum lot size of 12,000 sq. ft., while lots no. 3, 4, 7 through 29, 35, 47 through 50, 74, 78 and 93 will have a minimum lot size of 15,000 sq. ft. The proposed project is within Planning Area 3 of Specific Plan No. 229, Amended No. 1 (Boulder Springs Specific Plan) and is identified as "Boulder Springs North" along with adjacent maps, TR31243 and TR31245. The project includes trails for both equestrian and community uses that will tie into neighboring tract maps to the north, east and west – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31244, extending the expiration date to May 11, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.5 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31245** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) Location: Northerly of Carpinus Drive and Martin Street, and southerly of Springwood Lane – 49.8 acres – Zoning: Specific Plan (SP229A1) – Approved Project Description: Schedule “A” to subdivide 49.8 acres into 82 residential lots with a minimum lot size of 20,000 sq. ft. The proposal also includes two (2) open space lots, 19,484 sq. ft. total in size – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31245, extending the expiration date to May 11, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.6 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31245** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) Location: Northerly of Carpinus Drive and Martin Street, and southerly of Springwood Lane – 49.8 acres – Zoning: Specific Plan (SP229A1) – Approved Project Description: Schedule “A” to subdivide 49.8 acres into 82 residential lots with a minimum lot size of 20,000 sq. ft. The proposal also includes two (2) open space lots, 19,484 sq. ft. total in size – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31245, extending the expiration date to May 11, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.7 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33977** – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Perris Reservoir Zoning District – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (MDR) (2-5 du/ac); Open Space: Open Space Conservation (OS-C) and Open Space Recreation (OS-R); and Rural Community: Rural Residential (RR) (5 acre minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road – 123.07 Gross Acres – Zoning: SP (McCanna Hills SP No. 246A1) – Approved Project Description: Schedule “A” Subdivision of 123.07 acres into 309 residential lots with a minimum lot size of 5,000 sq. ft. and 8 open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33977, extending the expiration date to March 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.8 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33020** – Applicant: Jonathan Skeith – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community – Low Density Residential (RC-LDR) – Location: Northerly of 10th Street, easterly of Lakeview Avenue, southerly of Mountain View Lane and Westerly of Yucca Avenue – 5.0 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of five acres into three one-acre minimum residential lots and three one-half acre minimum residential lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33020, extending the expiration date to May 25, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.9 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31554** – Applicant: K & A Engineering, Inc. – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Lake Mathews Drive, southerly of Multiview Drive, easterly of Via Lago, and westerly of Gavilan Road – 880 Acres – Zoning: Specific Plan (SP308) – Approved Project Description: Schedule “B” to subdivide 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31554, extending the expiration date to March 23, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.10 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31607** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Location: Southerly of Cajalco Road, northerly of Rider Road, and westerly of Starglow Drive – 56.5 Acres – Zoning: SP Zone – Approved Project Description: Schedule “B” tract map subdivision of 56.5 gross acres into 78

residential lots (with a minimum lot size of 20,000 sq. ft. net) and two (2) natural open space lots within Planning Area 9 for conservation. The proposal will include a trail system for equestrian, bike and pedestrian uses as part of a network of trails proposed for this map, TR31608, TR31609, TR31610, TR31611, and TR31612 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31607, extending the expiration date to January 9, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

- 1.11 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31608** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Location: Southerly of Cajalco Road, Westerly of Wood Drive, and Easterly of Dreamglo Lane – 44.8 Acres – Zoning: SP Zone – Approved Project Description: Schedule “B” subdivision of 44.8 acres into 68 residential lots (with a minimum lot size of 20,000 sq. ft. net) and one (1) natural open space lot within Planning Area 9 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31608, extending the expiration date to January 9, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.12 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31609** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Location: Southerly of Cajalco Road, westerly of Dreamglo Lane, and easterly of Wood Road – 47.3 Acres – Zoning: SP Zone – Approved Project Description: Schedule “B” subdivision of 47.3 acres into 72 residential lots (with a minimum lot size of 20,000 sq. ft. net) and one (1) natural open space lot – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31609, extending the expiration date to January 9, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.13 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31610** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Location: Southerly of Cajalco Road and westerly of Barton Street – 70.1 Acres – Zoning: SP Zone – Approved Project Description: Schedule “A” subdivision of 70.1 acres into 165 residential lots (with a minimum lot size of 12,000 sq. ft. net) and three (3) natural open space lots within Planning Area 9 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31610, extending the expiration date to January 9, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.14 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31611** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Open Space – Conservation (OS-C) – Location: Southerly of Cajalco Road and westerly of Barton Street – 98 Acres – Zoning: SP Zone – Approved Project Description: Schedule “A” subdivision of 98 acres into 186 residential lots (with a minimum lot size of 12,000 sq. ft. net) and seven (7) natural open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31611, extending the expiration date to January 9, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.15 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31612** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Open Space – Conservation (OS-C) – Location: Southerly of Cajalco Road and westerly of Barton Street – 36.7 Acres – Zoning: SP Zone – Approved Project Description: Schedule “A” subdivision of 36.7 acres into 64 residential lots (with a minimum lot size of 12,000 sq. ft. net), a 9.7 acre park site, and two (2) natural open space lots within Planning areas 8, 9, and 12 of Specific Plan No. 229 Amendment 1 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31612, extending the expiration date to January 9, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.16 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34096** – Applicant: Frank Chen – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Nandina Avenue, westerly of Cyrus Lane, and easterly of Fairbreeze Court – 9.37 Gross Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: Schedule “B” Subdivision of 9.37 gross acres into nine (9) single family residential lots with a minimum lot size of one (1) gross acre – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34096, extending the expiration date to March 11, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.17 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35815** – Applicant: Frances E White – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (RM) (10 Acre Minimum) – Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Northwesterly corner of El Calamar Road and Carancho Road – 44.66 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – Approved Project Description: Schedule “D” Subdivision 44.66 acres into eight (8) residential parcels with a minimum parcel size of five (5) acres. A total of 10.8 acres will be held in conservation on proposed lots 1 through 5, and lot 8 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 35815, extending the expiration date to June 5, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

- 1.18 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30885** – Applicant: Sean Doyle – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Rural Community: Estate Density Residential – Location: Southerly of State Highway 79, westerly of the realignment of Anza Road, and northerly and southerly of Morgan Hill Drive – 162 Acres – Zoning: Specific Plan (SP313) – Approved Project Description: Schedule “A” Subdivision of 162 acres into 351 residential lots (5000, 8000, & 22,000 sq. ft. minimums), one (1) 5-acre park site, and eight (8) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30885, extending the expiration date to June 2, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.19 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30885** – Applicant: Sean Doyle – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Rural Community: Estate Density Residential – Location: Southerly of State Highway 79, westerly of the realignment of Anza Road, and northerly and southerly of Morgan Hill Drive – 162 Acres – Zoning: Specific Plan (SP313) – Approved Project Description: Schedule “A” Subdivision of 162 acres into 351 residential lots (5000, 8000, & 22,000 sq. ft. minimums), one (1) 5-acre park site, and eight (8) open space lots – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30885, extending the expiration date to June 2, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.20 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30972** – Applicant: Lansing Stone Star, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) – Location: Southerly of State Highway 74, northerly and southerly of McLaughlin Road, easterly of Emperor Road and westerly of Sultanas Road – 72.1 Gross Acres – Zoning: Specific Plan No. 260 – Approved Project Description: Schedule “A” Subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 sq. ft., three (3) mini-park lots, one (1) water quality/detention basin lot, and four (4) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30972, extending the expiration date to May 11, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.21 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892** – Applicant: Bluestone Communities – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) – Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) – Open Space – Conservation (OS-C) – Location: Southerly of Domenigoni Parkway and westerly of Indian Creek Trail – 241.8 Gross Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule “A” Subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and five (5) detention basins lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.22 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892** – Applicant: Bluestone Communities – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) – Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) – Open Space: Conservation (OS-C) – Location: Southerly of Domenigoni Parkway and Westerly of Indian Creek Trail – 241.8 Gross Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule “A” Subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and five (5) detention basins lots – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.23 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081** – Applicant: Phillip Rheingans – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) – Location: Southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive and easterly of Cornell Street – 6.41 Gross Acres – Zoning: One (1) Family Dwellings, 7,200 sq. ft. (R-1-10000) – Approved Project Description: Schedule “A” Subdivision of 6.41 acres into 16 residential lots with 10,000 sq. ft. minimum lot sizes – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.24 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081** – Applicant: Phillip Rheingans – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) – Location: Southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive and easterly of Cornell Street – 6.41 Gross Acres – Zoning: One Family Dwellings, 7,200 sq. ft. (R-1-10000) – Approved Project Description: Schedule “A” Subdivision of 6.41 acres into 16 residential lots with 10,000 sq. ft. minimum lot sizes – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

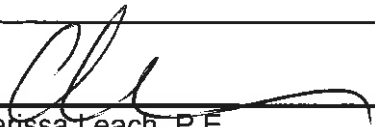
- 1.25 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32594** – Applicant: Rancon Group – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum): Citrus Vineyard Rural Policy Area – Location: Northerly of Rancho California Road and easterly of Butterfield Stage Road – 291 Gross Acres – Zoning: Citrus Vineyard (C/V) – Citrus Vineyard – 10 Acre Minimum (C/V-10) – Citrus Vineyard – 20 Acre Minimum (C/V-20) – Approved Project Description: Schedule “D” Subdivision of 291 acres to include 58 clustered residential lots with agricultural buffers on approximately 127 acres, major circulation easement on approximately 11 acres, internal roadways totaling approximately 24 acres, five (5) wineries on approximately 107 acres and three (3) vineyard lots on approximately 21 acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32594, extending the expiration date to May 8, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.26 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33145** – Applicant: Copper Skye, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 Dwelling Units Per Acre) – Low Density Residential (CD-LDR) (0.5 Acre Minimum) – Open Space: Conservation (OS-C) – Location: Southerly of Newport Road, easterly of Leon Road and northerly of Busby Road – 34.16 Gross Acres – Zoning: Specific Plan (SP 293, A-43) – Approved Project Description: Schedule “A” Subdivision of 34.16 acres into two (2) lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33145, extending the expiration date to July 20, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.27 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33700** – Applicant: Phil Rheingans – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Medium Density Residential (MDR) (2-5 DU/AC) – Location: Northerly of Simpson Road, southerly of Grand Avenue, westerly of Beeler Road, and easterly of Leon Road – 40.18 Gross Acres – Zoning: (A-1-10) – Approved Project Description: Schedule “A” Subdivision of 40.18 acres into 128 single family residential lots, two (2) open space lots for park and water quality uses totaling 3.5 acres, and two (2) open space lots for paseos – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to January 30, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.28 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29010** – Applicant: Lea M. Ward – Third Supervisorial District – Aguanga Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Open Space: Rural (OS-RUR) (20 Acre Minimum) – Location: Southerly of Highway 79 and easterly of Sage Road – 195.16 Gross Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “C” Subdivision of 195.16 gross acres into 32 residential lots with 2 acre minimum lot size, four (4) open space lots, three (3) water utility lots, and one (1) private road lot. 102.71 gross acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 29010, extending the expiration date to June 11, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners’ request).
- NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.
- NONE**
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1 **SURFACE MINING PERMIT NO. 129 REVISED PERMIT NO. 2, AMENDED NO. 2** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Valley Rock & Sand, Inc. – Engineer/Representative: George Webber – Fourth Supervisorial District – Chuckwalla Area Zoning District – Eastern Coachella Valley Area Plan: Open Space: Open Space: Mineral Resources (OS-MIN) – Conservation Habitat (OS-CH) – Water (OS-W) – Location: Easterly of Buchanan Street and the Coachella Canal, northerly of 57th Avenue, and southerly of 54th Avenue – 615.4 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (M-R-A) – Watercourse, Watershed & Conservation Areas (W-1) – Natural Assets (N-A) – **REQUEST:** A 90-acre expansion of aggregate mining facility from currently 190 acres to 280 acres and extend the life of the project by 25 years (20 years excavation/5 years reclamation) to 2042 at an annual extraction rate of approximately 360,000 tons per year. Under the current operation there are 60 acres with a projected volume of 1.4 million tons. The additional 94 acres will provide a projected additional volume of 7.6 million tons. The current rate of production is 200,000 tons per year. The proposed revision will not increase the maximum permitted annual production, nor require additional processing equipment. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

- 4.2 **CHANGE OF ZONE NO. 7804, TENTATIVE TRACT MAP NO. 36635, and TENTATIVE PARCEL MAP NO. 36895** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Nuevo Meadows Land Co LLC – Engineer: United Engineering Group – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units) and Community Development: Public Facilities – Location: Northwesterly corner of San Jacinto Avenue and Pico Avenue – 80.1 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The Tentative Tract Map proposes a Schedule “A” Subdivision of 78.8 acres into 283 residential lots with a minimum lot size of 4,000 sq. ft. The tract map will also include four (4) lots for water quality basins, two (2) open space lots, and eight (8) lots intended for landscaped features. In addition, a Parcel Map application for a Schedule “H” Subdivision of 78.8 acres into three (3) parcels ranging from 20.03 acres to 29.01 acres. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.
- 4.3 **GENERAL PLAN AMENDMENT NO. 1176** – Exempt from the California Environmental Quality Act (CEQA) – Section 15061(b)(3) (General Rule) and 15301 (existing Facilities) – Sisters of the Company of Mary Our Lady – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2-acre minimum) – Location: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux – 17.07 acres – Zoning: Residential Agricultural (2.5 Acre Minimum) (R-A-2.5) – **REQUEST:** Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one (1) parcel, totaling 17.07 gross acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 4.4 **SPECIFIC PLAN NO. 312 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 1163, CHANGE OF ZONE NO. 7898, AND TENTATIVE TRACT MAP NO. 37053, ENVIRONMENTAL IMPACT REPORT NO. 551** – Intent to Certify an Environmental Impact Report – Applicant: Riverside Mitland 03, LLC – Representative: T&B Planning, Inc. – Engineer: Hunsaker & Associates, Inc. – Third Supervisorial District – French Valley Zoning District – Southwest Area Plan – Rural Community: Low Density Residential (RC-LDR) (for area to be added to the SP) – Rural Community: Medium Density Residential (RC-MDR) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural: Rural Residential (RR) as reflected in the Specific Plan – Location: Northwesterly of Winchester Road, southerly of Keller Road, easterly of Briggs Road, and westerly of Leon Road – Zoning: Rural: Rural Residential (RR) (for area to be added to the SP), Open Area Combining Zone, Residential Developments (R-5), SP Zone (SP) as reflected in the Specific Plan – **REQUEST:** The Specific Plan Amendment proposes to modify the Specific Plan by increasing the acreage from 605.7 to 628.5 acres; increase the target residential unit count from 1,671 to 1,877, reconfigures the majority of the Planning Areas north of Baxter Road, relocates and expands the school site, increases the total recreational open space acreage north of Baxter road by 3.4 acres, and relocates and reduces the Public Park acreage from 6.4 to 5 acres. The General Plan Amendment proposes to incorporate an additional 22.8 acres into the Specific Plan boundaries and alter the land use designations of this additional 22.8 acre area and other areas in the northern portion of the Specific Plan as reflected in the Specific Plan Land Use Plan. Specifically for the 22.8 acre addition, the General Plan Amendment proposes to change the land use designation from Community Development: Low Density Residential (CD-LDR) to Community Development: Public Facilities (CD-PF) and Community Development: Medium Density Residential (CD-MDR). The Change of Zone proposes to (1) change the zoning classification of accessor parcel numbers (APNs) 480-010-019 and 480-010-022 from Rural Residential (R-R) to Specific Plan zone (SP 312); (2) change the zoning classification of APNs 480-670-031 and 480-660-016 from Open Area Combining Zone, Residential Developments (R-5) to Specific Plan zone (SP 312); and (3) modify the permitted uses and development standards within the Specific Plan zoning ordinance for all Planning Areas located within the boundaries of the French Valley Specific Plan No. 312, including the 22.8 acres proposed to be added to the Specific Plan to be consistent with the 2nd Amendment to Specific Plan No. 312. The Tentative Tract Map is a Schedule “A” Subdivision of 628.5 acres into 753 residential units, 117.7 acres of recreation, water quality basis and drainage, conservation, and one school in two phases. The Environmental Impact Report studies the impacts of the project. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.
- 4.5 **ORDINANCE NO. 348.4856** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348.4856 is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, that amends Section 18.50 related to metal shipping containers in the County’s unincorporated area. The amendment makes modifications to the development standards related to the placement of metal shipping containers including lot size minimums, maximum container size, setback requirements, color and screening for the metal shipping containers. The amendment also requires a plot plan for the placement of shipping containers on parcels less than five gross acres in the C/V, WC-W, WC-WE, WC-E, and WC-R zones. Additionally, the amendment includes the Light Agriculture (A-1) Zone as an exception to the Section 18.50 requirements. Project Planner: Wendel Bugtai at (951) 955-2459 or email at wbugtai@rivco.org.
- 5.0 WORKSHOPS:
NONE
- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0 DIRECTOR’S REPORT
- 8.0 COMMISSIONERS’ COMMENTS

1.1

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 31243
SECOND EXTENSION OF TIME
Applicant: Lansing Companies


Charissa Leach, P.E.
Assistant TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
EXTENSION OF TIME STAFF REPORT**

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 94.4 acres into one hundred and ninety two lots with a minimum lot size of 12,000 square feet.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31243

BACKGROUND:

Tentative Tract Map No. 31243 was originally approved at Planning Commission on May 11, 2005.

The first extension of time was approved at Planning Commission on September 30, 2009.

The second extension of time was received March 24, 2016, ahead of the expiration date of May 11, 2016. The County have been negotiating conditions of approval and processing the extension of time.

A third extension of time was filed March 13, 2017. The third extension of time is being processed concurrently, but as a subsequent action, with the second extension of time. The same conditions of approval will be imposed on both extension of times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (April 3, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

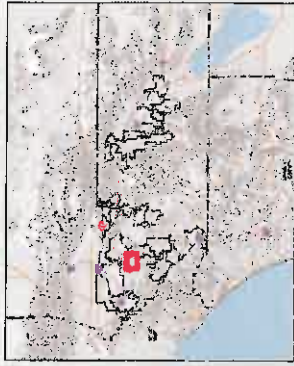
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 11, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration (which was applied for on March 13, 2017).

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31243**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 11, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR31243

Vicinity Map



Legend

- City Boundaries
- Cities
- highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
 - Lakes
 - Rivers

Notes

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.

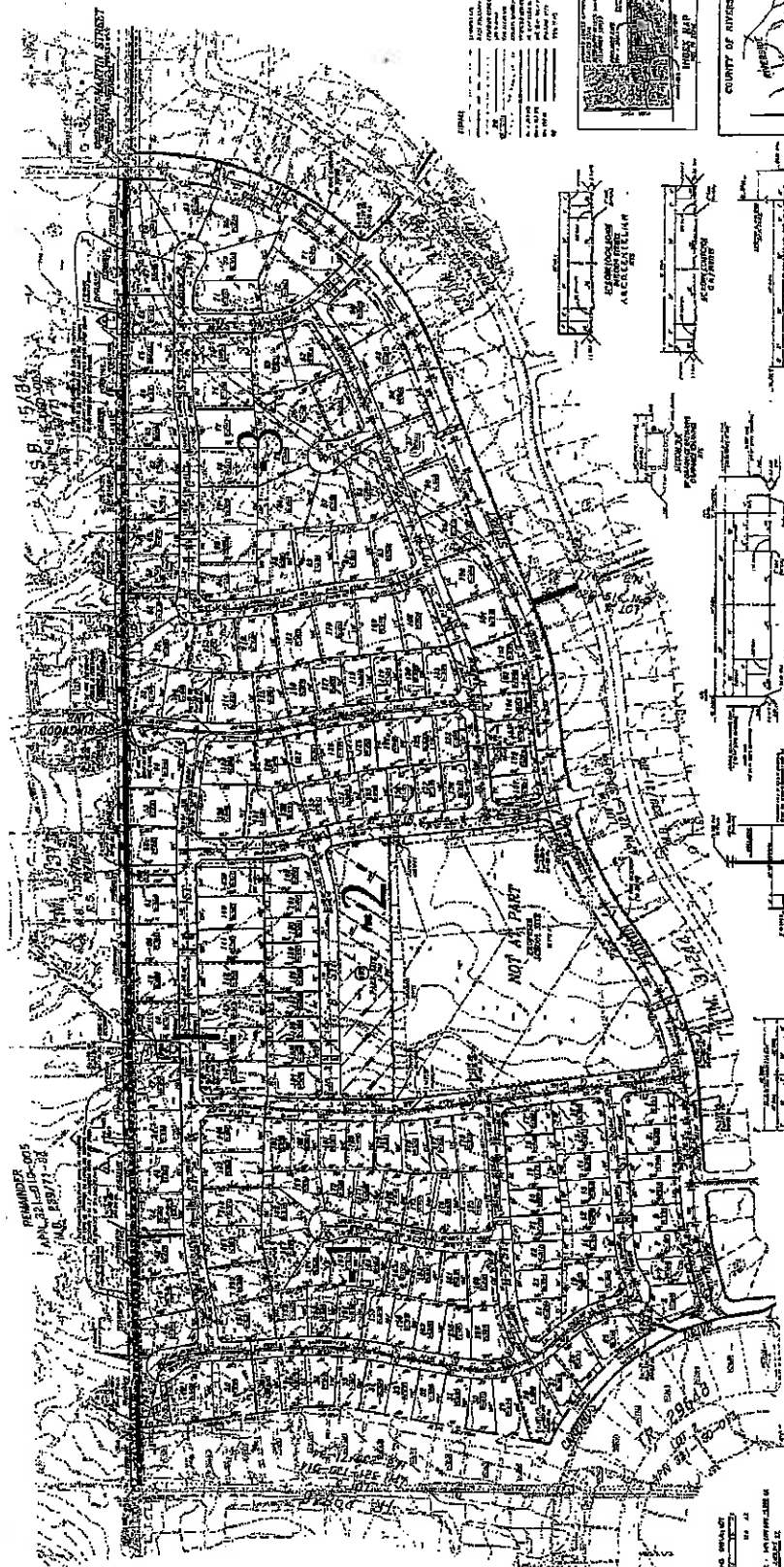


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TENTATIVE TRACT NO. 31243 AMENDED No. 1 COUNTY OF RIVERSIDE



NOTICE: This map is a tentative map of a proposed subdivision of land. It is not a final map and should not be relied upon for any purpose. The map is subject to change without notice. The map is prepared by the County of Riverside Planning Department. The map is subject to the provisions of the Subdivision Map Act, Chapter 463 of the California Government Code. The map is subject to the provisions of the Subdivision Map Act, Chapter 463 of the California Government Code. The map is subject to the provisions of the Subdivision Map Act, Chapter 463 of the California Government Code.

LEGEND:

- Lot Area
- Lot Number
- Street Name
- Utility Lines
- Proposed Improvements
- Other

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
1500 G STREET, RIVERSIDE, CALIF. 92501
PHONE (951) 955-3000

COUNTY OF RIVERSIDE
ENGINEERING AND SURVEYING
1500 G STREET, RIVERSIDE, CALIF. 92501
PHONE (951) 955-3000

TRACT 31243-1

PROPOSED IMPROVEMENTS: PAVEMENT, CURBS, GUTTERS, SIDEWALKS, UTILITY LINES, ETC.

AREA: 1.2 ACRES

LOT AREA: 1.2 ACRES

TRACT 31243-2

PROPOSED IMPROVEMENTS: PAVEMENT, CURBS, GUTTERS, SIDEWALKS, UTILITY LINES, ETC.

AREA: 1.2 ACRES

LOT AREA: 1.2 ACRES

TRACT 31243-3

PROPOSED IMPROVEMENTS: PAVEMENT, CURBS, GUTTERS, SIDEWALKS, UTILITY LINES, ETC.

AREA: 1.2 ACRES

LOT AREA: 1.2 ACRES

TRACT 31243-4

PROPOSED IMPROVEMENTS: PAVEMENT, CURBS, GUTTERS, SIDEWALKS, UTILITY LINES, ETC.

AREA: 1.2 ACRES

LOT AREA: 1.2 ACRES

TRACT 31243-5

PROPOSED IMPROVEMENTS: PAVEMENT, CURBS, GUTTERS, SIDEWALKS, UTILITY LINES, ETC.

AREA: 1.2 ACRES

LOT AREA: 1.2 ACRES

TRACT 31243-6

PROPOSED IMPROVEMENTS: PAVEMENT, CURBS, GUTTERS, SIDEWALKS, UTILITY LINES, ETC.

AREA: 1.2 ACRES

LOT AREA: 1.2 ACRES

TRACT 31243-7

PROPOSED IMPROVEMENTS: PAVEMENT, CURBS, GUTTERS, SIDEWALKS, UTILITY LINES, ETC.

AREA: 1.2 ACRES

LOT AREA: 1.2 ACRES

TRACT 31243-8

PROPOSED IMPROVEMENTS: PAVEMENT, CURBS, GUTTERS, SIDEWALKS, UTILITY LINES, ETC.

AREA: 1.2 ACRES

LOT AREA: 1.2 ACRES

Extension of Time Environmental Determination

Project Case Number: TR31243
 Original E.A. Number: 39586
 Extension of Time No.: Second
 Original Approval Date: May 11, 2005
 Project Location: North of Carpinus Drive and Martin Street and South of Springwood Lane

Project Description: Schedule A - subdivision of 94.4 acres into one hundred and ninety two lots with a minimum lot size of 12,000 square feet.

On May 11, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 11, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Monday, April 03, 2017 9:52 AM
To: Ortuno, Arturo
Subject: RE: 2nd and 3rd EOT Recommended COA TR31243
Attachments: 31243 Acceptance of new conditions 2016.pdf

The COA changes for the #2 and #3 are acceptable on TR31243. I am attaching an approval I sent to Dionne Harris on #2 in 2016.

Please consider this email as acceptance of #3 changes.

50. REQ E HEALTH DOCUMENTS
50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING

80. WQMP AND MAINTENANCE
90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

Did you mean 31244 somewhere in your last email? You listed 31243 twice but it sounded like it was different items.

Jim Hoxie



**LANSING
COMPANIES**

12671 High Bluff Drive, Ste. 150

San Diego, CA 92130

P: 858-523-0719

F: 858-523-0826

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 Please consider the environment before printing this e-mail.

03/29/17
16:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31243

Parcel: 319-020-014

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 9

EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 35

EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

03/29/17
16:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31243

Parcel: 319-020-014

50. PRIOR TO MAP RECORDATION

50.TRANS. 35 EOT2 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 20 EOT2 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

03/29/17
16:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31243

Parcel: 319-020-014

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT2 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

EOT2 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

03/29/17
16:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31243

Parcel: 319-020-014

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8

EOT2 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10

EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

03/29/17
16:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31243

Parcel: 319-020-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No. 1.2
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 31243
THIRD EXTENSION OF TIME
Applicant: Lansing Companies



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 94.4 acres into one hundred and ninety two lots with a minimum lot size of 12,000 square feet.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31243

BACKGROUND:

Tentative Tract Map No. 31243 was originally approved at Planning Commission on May 11, 2005.

The first extension of time was approved at Planning Commission on September 30, 2009.

The second extension of time was received March 24, 2016, ahead of the expiration date of May 11, 2016. The County have been negotiating conditions of approval and processing the extension of time.

A third extension of time was filed March 13, 2017. The third extension of time is being processed concurrently, but as a subsequent action, with the second extension of time. The same conditions of approval will be imposed on both extension of times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (April 3, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

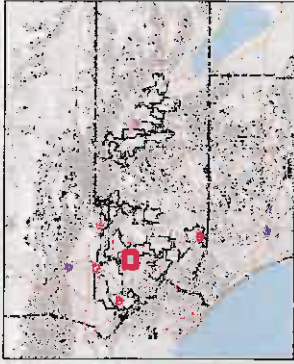
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 11, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31243**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 11, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR31243



Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - majorroads
 - counties
 - cities
 - hydrography/lines
 - waterbodies
 - Lakes
 - Rivers

Notes

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.

0 4,394 8,788 Feet

TENTATIVE TRACT NO. 31243 AMENDED No. 1 COUNTY OF RIVERSIDE



REMARKS:

1. THIS TRACT IS BEING OFFERED FOR SALE BY THE COUNTY OF RIVERSIDE AS PART OF THE PUBLIC LANDS.

2. THE TRACT IS SUBJECT TO ALL RIGHTS AND INTERESTS OF THIRD PARTIES.

3. THE TRACT IS SUBJECT TO ALL TAXES AND CHARGES.

4. THE TRACT IS SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES.

5. THE TRACT IS SUBJECT TO ALL RESTRICTIONS AND COVENANTS.

6. THE TRACT IS SUBJECT TO ALL CONDITIONS AND Covenants.

7. THE TRACT IS SUBJECT TO ALL DEEDS AND INSTRUMENTS.

8. THE TRACT IS SUBJECT TO ALL RECORDS AND DOCUMENTS.

9. THE TRACT IS SUBJECT TO ALL LAWS AND ORDINANCES.

10. THE TRACT IS SUBJECT TO ALL REGULATIONS AND ORDERS.

11. THE TRACT IS SUBJECT TO ALL DECISIONS AND ADJUDICATIONS.

12. THE TRACT IS SUBJECT TO ALL APPEALS AND REVISIONS.

13. THE TRACT IS SUBJECT TO ALL FINAL DECISIONS AND ADJUDICATIONS.

14. THE TRACT IS SUBJECT TO ALL RIGHTS AND INTERESTS OF THIRD PARTIES.

15. THE TRACT IS SUBJECT TO ALL TAXES AND CHARGES.

16. THE TRACT IS SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES.

17. THE TRACT IS SUBJECT TO ALL RESTRICTIONS AND COVENANTS.

18. THE TRACT IS SUBJECT TO ALL CONDITIONS AND COVENANTS.

19. THE TRACT IS SUBJECT TO ALL DEEDS AND INSTRUMENTS.

20. THE TRACT IS SUBJECT TO ALL RECORDS AND DOCUMENTS.

21. THE TRACT IS SUBJECT TO ALL LAWS AND ORDINANCES.

22. THE TRACT IS SUBJECT TO ALL REGULATIONS AND ORDERS.

23. THE TRACT IS SUBJECT TO ALL DECISIONS AND ADJUDICATIONS.

24. THE TRACT IS SUBJECT TO ALL APPEALS AND REVISIONS.

25. THE TRACT IS SUBJECT TO ALL FINAL DECISIONS AND ADJUDICATIONS.

COUNTY OF RIVERSIDE
PLAT NO. 31243
AMENDED No. 1

VELOCITY MAP

COUNTY OF RIVERSIDE
PLAT NO. 31243
AMENDED No. 1

31243-1

31243-2

31243-3

31243-4

31243-5

31243-6

31243-7

31243-8

31243-9

31243-10

31243-11

31243-12

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31243-24

31243-25

31243-26

31243-27

31243-28

31243-29

31243-30

31243-31

31243-32

Extension of Time Environmental Determination

Project Case Number: TR31243
 Original E.A. Number: 39586
 Extension of Time No.: Third
 Original Approval Date: May 11, 2005
 Project Location: North of Carpinus Drive and Martin Street and South of Springwood Lane

Project Description: Schedule A - subdivision of 94.4 acres into one hundred and ninety two lots with a minimum lot size of 12,000 square feet.

On May 11, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 11, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Monday, April 03, 2017 9:52 AM
To: Ortuno, Arturo
Subject: RE: 2nd and 3rd EOT Recommended COA TR31243
Attachments: 31243 Acceptance of new conditions 2016.pdf

The COA changes for the #2 and #3 are acceptable on TR31243. I am attaching an approval sent to Dionne Harris on #2 in 2016.

Please consider this email as acceptance of #3 changes.

50. REQ E HEALTH DOCUMENTS
50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING

80. WQMP AND MAINTENANCE
90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

Did you mean 31244 somewhere in your last email? You listed 31243 twice but it sounded like it was different items.

Jim Hoxie



**12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826**

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03/29/17
16:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31243

Parcel: 319-020-014

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 9 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 35 EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

03/29/17
16:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31243

Parcel: 319-020-014

50. PRIOR TO MAP RECORDATION

50.TRANS. 35 EOT2 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 20 EOT2 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

03/29/17
16:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31243

Parcel: 319-020-014

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT2 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

EOT2 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

03/29/17
16:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31243

Parcel: 319-020-014

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT2 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10 EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

03/29/17
16:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31243

Parcel: 319-020-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND


established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.3

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisorial District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 31244
SECOND EXTENSION OF TIME
Applicant: Lansing Companies



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 60.3 acres into 132 residential lots and 6 open space lots (170,745 SF total). 102 of the proposed residential lots will have a minimum lot size of 12,000 SF, while lots no. 3, 4, 7 through 29, 35, 47 through 50, 74, 78 and 93 will have a minimum lot size of 15,000 SF.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31244

BACKGROUND:

Tentative Tract Map No. 31244 was originally approved at Planning Commission on May 11, 2005.

The first extension of time was approved at Planning Commission on September 30, 2009.

The second extension of time was received March 23, 2016, ahead of the expiration date of May 11, 2016. The County have been negotiating conditions of approval and processing the extension of time.

A third extension of time was filed March 13, 2017. The third extension of time will appear on the same agenda as this second extension of time, and be acted upon subsequent to this action.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (April 3, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

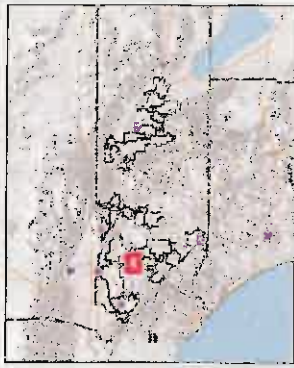
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 11, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration (which was applied for on March 13, 2017).

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31244**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 11, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR31244

Vicinity Map





Legend

- City Boundaries
- Cities
- highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
 - Lakes
 - Rivers

Notes

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0 4,657 9,313 Feet

REPORT PRINTED ON... 4/12/2017 10:25:09 AM

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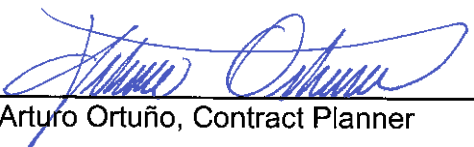
Extension of Time Environmental Determination

Project Case Number: TR31244
 Original E.A. Number: 39587
 Extension of Time No.: Second
 Original Approval Date: May 11, 2005
 Project Location: North of Cajalco road, West of Alexander Street and East of Carpinus Drive

Project Description: Schedule A - to subdivide 60.3 acres into 132 residential lots and 6 open space lots (170,745 SF total).

On May 11, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 11, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Monday, April 03, 2017 11:25 AM
To: Ortuno, Arturo
Subject: RE: 2ND AND 3RD EOT FOR TR31244

Mr. Ortuno,

The applicant accepts these changes to COA for TR31244.

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Thank you,

Jim Hoxie



LANSING
COMPANIES

12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826

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 Please consider the environment before printing this e-mail.

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Monday, April 03, 2017 10:38 AM
To: James Hoxie
Subject: 2ND AND 3RD EOT FOR TR31244

TRACT MAP Tract #: TR31244

Parcel: 319-020-015

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8

EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 35

EOT3 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31244

Parcel: 319-020-015

50. PRIOR TO MAP RECORDATION

50.TRANS. 35 EOT3 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 19 EOT3 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31244

Parcel: 319-020-015

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT3 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3

EOT3 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31244

Parcel: 319-020-015

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT3 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10 EOT3 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31244

Parcel: 319-020-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT3 - WQMP COMP AND BNS REG (cont.)

RECOMMND


established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisorial District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 31244
THIRD EXTENSION OF TIME
Applicant: Lansing Companies



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 60.3 acres into 132 residential lots and 6 open space lots (170,745 SF total). 102 of the proposed residential lots will have a minimum lot size of 12,000 SF, while lots no. 3, 4, 7 through 29, 35, 47 through 50, 74, 78 and 93 will have a minimum lot size of 15,000 SF.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31244

BACKGROUND:

Tentative Tract Map No. 31244 was originally approved at Planning Commission on May 11, 2005.

The first extension of time was approved at Planning Commission on September 30, 2009.

The second extension of time was received March 23, 2016, ahead of the expiration date of May 11, 2016. The County have been negotiating conditions of approval and processing the extension of time.

A third extension of time was filed March 13, 2017. The third extension of time will appear on the same agenda as this second extension of time, and be acted upon subsequent to this action.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (April 3, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

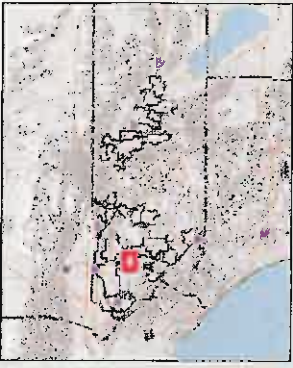
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 11, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31244**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 11, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR31244 Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - majorroads
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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.



9,313 Feet

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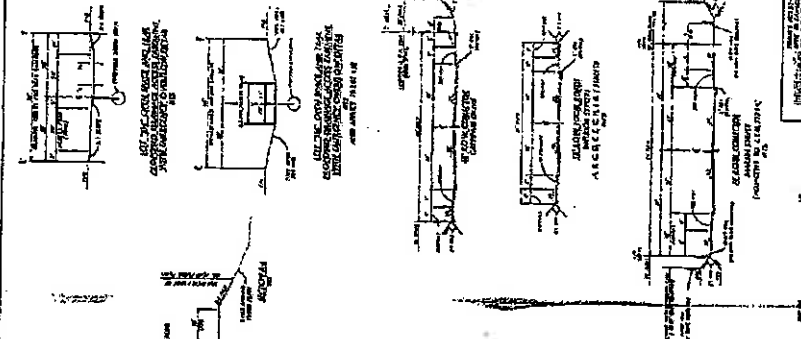
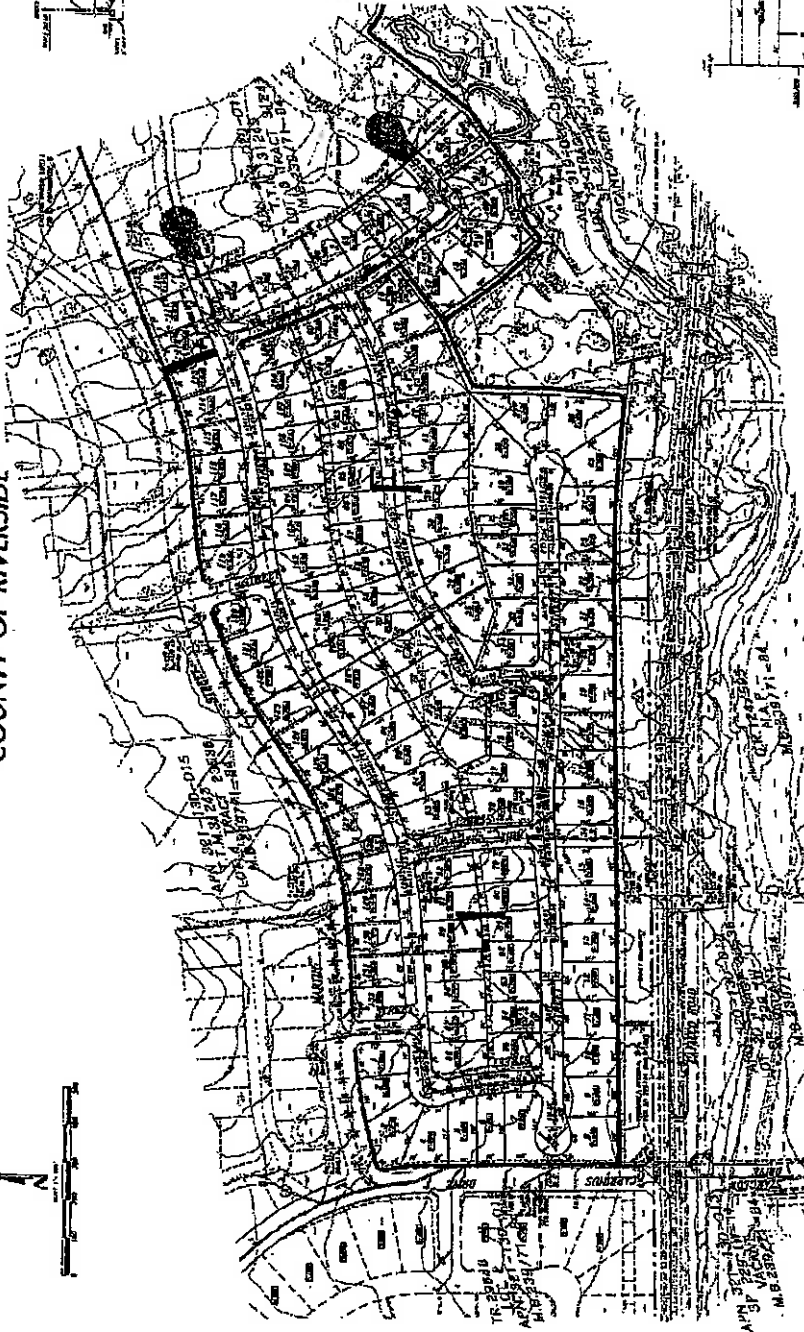
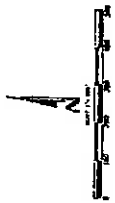
REPORT PRINTED ON... 4/12/2017 10:26:48 AM

© Riverside County RCIT GIS

TENTATIVE TRACT MAP NO. 31244

AMENDED No. 1

COUNTY OF RIVERSIDE



TRACT	ACRES	FRONT	DEPTH	AREA
1	0.25	100	100	10,000
2	0.25	100	100	10,000
3	0.25	100	100	10,000
4	0.25	100	100	10,000
5	0.25	100	100	10,000

LEGEND

▲ METERS 2.00

▲ 1/4 SECTION

▲ 1/2 SECTION

▲ 3/4 SECTION

▲ SECTION

NOTES

1. THIS TRACT MAP IS SUBJECT TO THE RIGHTS OF THE STATE OF CALIFORNIA AND THE COUNTY OF RIVERSIDE IN THE PUBLIC HIGHWAYS, CANALS, AND EASEMENTS SHOWN THEREON.

2. THE TOTAL AREA OF THIS TRACT MAP IS 12.5 ACRES.

3. THE TOTAL AREA OF THIS TRACT MAP IS 12.5 ACRES.

4. THE TOTAL AREA OF THIS TRACT MAP IS 12.5 ACRES.

5. THE TOTAL AREA OF THIS TRACT MAP IS 12.5 ACRES.

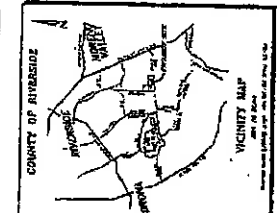
6. THE TOTAL AREA OF THIS TRACT MAP IS 12.5 ACRES.

7. THE TOTAL AREA OF THIS TRACT MAP IS 12.5 ACRES.

8. THE TOTAL AREA OF THIS TRACT MAP IS 12.5 ACRES.

9. THE TOTAL AREA OF THIS TRACT MAP IS 12.5 ACRES.

10. THE TOTAL AREA OF THIS TRACT MAP IS 12.5 ACRES.



COUNTY OF RIVERSIDE
RIVERSIDE SPRINGS AND CHERRY
TENTATIVE TRACT MAP - AMENDED No. 1
M.B. JON
STREET #1



APPROVED FOR RECORDATION

RECORDED IN BOOK 111 PAGE 111

RECORDED IN BOOK 111 PAGE 111

RECORDED IN BOOK 111 PAGE 111

RECORDED IN BOOK 111 PAGE 111

RECORDED IN BOOK 111 PAGE 111

RECORDED IN BOOK 111 PAGE 111

Extension of Time Environmental Determination

Project Case Number: TR31244
Original E.A. Number: 39587
Extension of Time No.: Third
Original Approval Date: May 11, 2005
Project Location: North of Cajalco road, West of Alexander Street and East of Carpinus Drive

Project Description: Schedule A - to subdivide 60.3 acres into 132 residential lots and 6 open space lots (170,745 SF total).

On May 11, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
Arturo Ortuño, Contract Planner

Date: April 11, 2017
For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Monday, April 03, 2017 11:25 AM
To: Ortuno, Arturo
Subject: RE: 2ND AND 3RD EOT FOR TR31244

Mr. Ortuno,

The applicant accepts these changes to COA for TR31244.

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Thank you,

Jim Hoxie



12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826

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 Please consider the environment before printing this e-mail.

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Monday, April 03, 2017 10:38 AM
To: James Hoxie
Subject: 2ND AND 3RD EOT FOR TR31244

04/03/17
11:22

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31244

Parcel: 319-020-015

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8

EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 35

EOT3 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

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11:22

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31244

Parcel: 319-020-015

50. PRIOR TO MAP RECORDATION

50.TRANS. 35 EOT3 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 19 EOT3 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31244

Parcel: 319-020-015

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT3 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3

EOT3 - WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31244

Parcel: 319-020-015

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT3 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10 EOT3 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31244

Parcel: 319-020-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT3 - WQMP COMP AND BNS REG (cont.)

RECOMMND

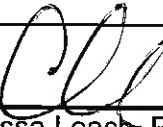
established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.5

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning Area: Mead Valley
Supervisorial District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 31245
SECOND EXTENSION OF TIME
Applicant: Lansing Companies



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 49.8 acres into 82 residential lots with a minimum lot size of 20,000 square feet. The proposal also includes two (2) open space lots, 19,484 square feet total in size.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31245

BACKGROUND:

Tentative Tract Map No. 31245 was originally approved at Planning Commission on May 11, 2005.

The first extension of time was approved at Planning Commission on September 30, 2009.

The second extension of time was received March 24, 2016, ahead of the expiration date of May 11, 2016. The County have been negotiating conditions of approval and processing the extension of time.

A third extension of time was filed March 13, 2017. The third extension of time will appear on the same agenda as this second extension of time, and be acted upon subsequent to this action.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (April 3, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

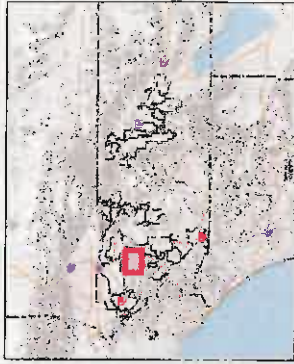
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 11, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration (which was applied for on March 13, 2017).

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31245**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 11, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR31245 Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

Notes

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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Extension of Time Environmental Determination

Project Case Number: TR31245
 Original E.A. Number: 39588
 Extension of Time No.: Second
 Original Approval Date: May 11, 2005
 Project Location: North of Carpinus Drive and Martin Street and South of Springwood Lane

Project Description: Schedule A - to subdivide 49.8 acres into 82 residential lots with a minimum lot size of 20,000 square feet. The proposal also includes two open space lots, 19,484 square feet total in size.

On May 11, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 6, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Monday, April 03, 2017 2:37 PM
To: Ortuno, Arturo
Subject: RE: 2nd and 3rd EOT for TR31245
Attachments: 3rd EOT TR31245 COA.PDF

Applicant does approve the proposed #3 COA changes for TR31245.

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Thank you,

Jim Hoxie



LANSING
COMPANIES

12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826

Privileged And Confidential Communication.

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 Please consider the environment before printing this e-mail.

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Monday, April 03, 2017 10:56 AM
To: James Hoxie
Subject: 2nd and 3rd EOT for TR31245

Attn: Greg Lansing
Lansing Companies
12671 High Bluff Drive, Suite 150

04/03/17
11:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31245

Parcel: 319-020-017

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 9

EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 35

EOT3 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR31245

Parcel: 319-020-017

50. PRIOR TO MAP RECORDATION

50.TRANS. 35

EOT3 - FINAL ACCESS AND MAINT (cont.)

RECOMMNI

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 19

EOT3 - REQ BMP SWPPP WQMP

RECOMMNI

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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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11:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31245

Parcel: 319-020-017

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT3 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

EOT3 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31245

Parcel: 319-020-017

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT3 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10 EOT3 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/03/17
11:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31245

Parcel: 319-020-017

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT3 - WQMP COMP AND BNS REG (cont.)

RECOMMEN

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.6

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning Area: Mead Valley
Supervisory District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 31245
THIRD EXTENSION OF TIME
Applicant: Lansing Companies



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 49.8 acres into 82 residential lots with a minimum lot size of 20,000 square feet. The proposal also includes two (2) open space lots, 19,484 square feet total in size.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31245

BACKGROUND:

Tentative Tract Map No. 31245 was originally approved at Planning Commission on May 11, 2005.

The first extension of time was approved at Planning Commission on September 30, 2009.

The second extension of time was received March 24, 2016, ahead of the expiration date of May 11, 2016. The County have been negotiating conditions of approval and processing the extension of time.

A third extension of time was filed March 13, 2017. The third extension of time will appear on the same agenda as this second extension of time, and be acted upon subsequent to this action.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (April 3, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

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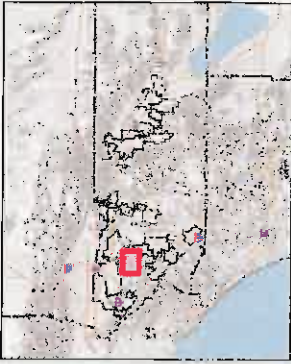
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 11, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31245**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 11, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR31245

Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
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Notes

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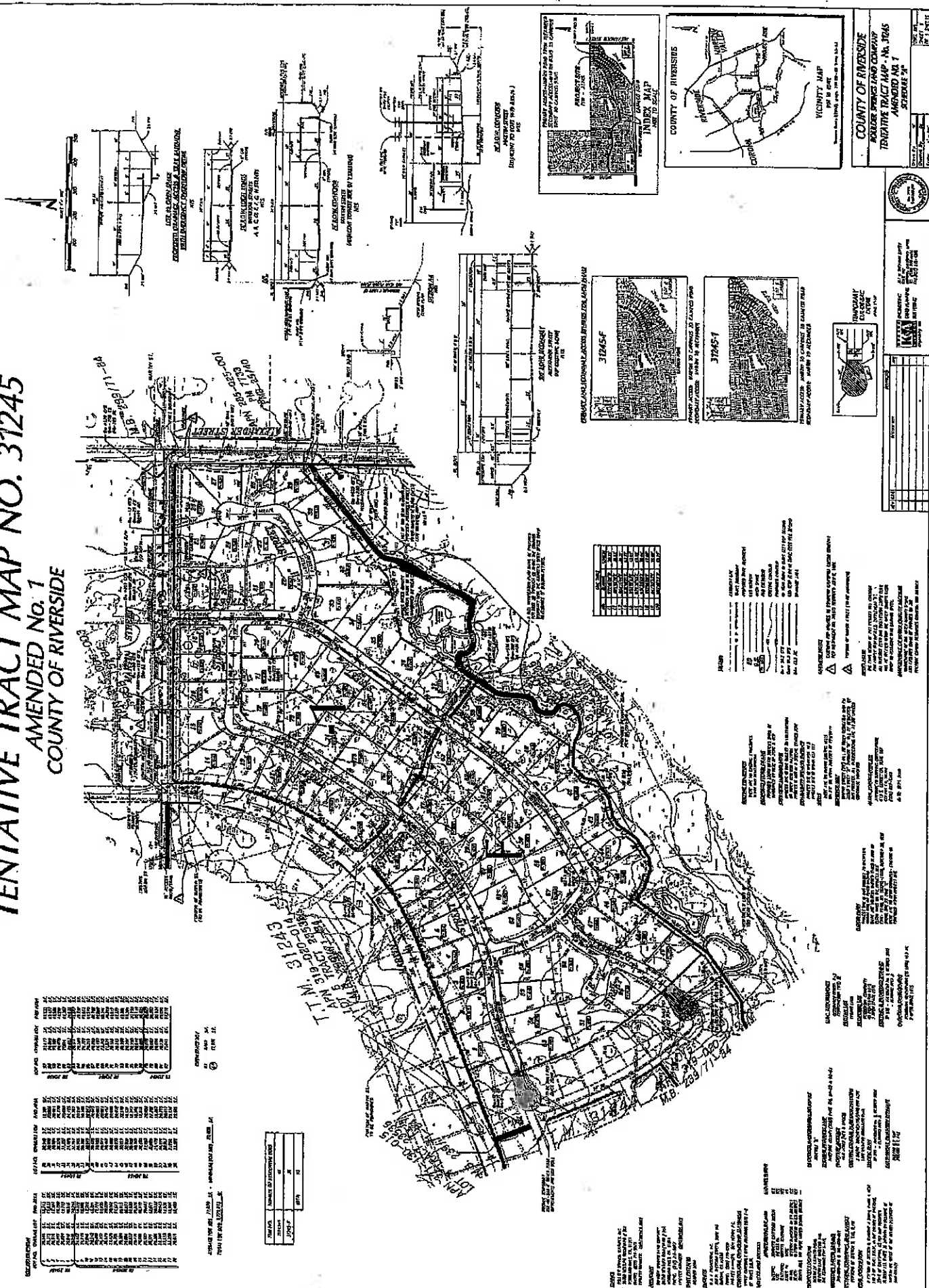


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TENTATIVE TRACT MAP NO. 31245 AMENDED NO. 1 COUNTY OF RIVERSIDE



CONVEYANCE

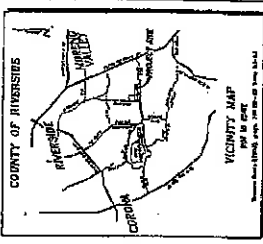
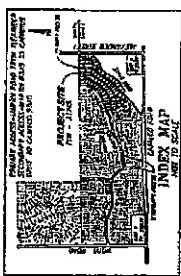
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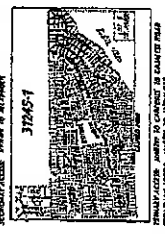
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COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP - No. 31245
AMENDED NO. 1
APPROVED BY THE BOARD OF SUPERVISORS
ON SEPTEMBER 21, 1966



GENERAL PLAN MAP - No. 31245-F
GENERAL PLAN MAP - No. 31245-G

APPROVED BY THE BOARD OF SUPERVISORS
ON SEPTEMBER 21, 1966

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APPROVED BY THE BOARD OF SUPERVISORS
ON SEPTEMBER 21, 1966

APPROVED BY THE BOARD OF SUPERVISORS
ON SEPTEMBER 21, 1966

APPROVED BY THE BOARD OF SUPERVISORS
ON SEPTEMBER 21, 1966

APPROVED BY THE BOARD OF SUPERVISORS
ON SEPTEMBER 21, 1966

APPROVED BY THE BOARD OF SUPERVISORS
ON SEPTEMBER 21, 1966

Extension of Time Environmental Determination

Project Case Number: TR31245
 Original E.A. Number: 39588
 Extension of Time No.: Third
 Original Approval Date: May 11, 2005
 Project Location: North of Carpinus Drive and Martin Street and South of Springwood Lane

Project Description: Schedule A - to subdivide 49.8 acres into 82 residential lots with a minimum lot size of 20,000 square feet. The proposal also includes two open space lots, 19,484 square feet total in size.

On May 11, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: _____
 Arturo Ortuño, Contract Planner

Date: April 6, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Monday, April 03, 2017 2:37 PM
To: Ortuno, Arturo
Subject: RE: 2nd and 3rd EOT for TR31245
Attachments: 3rd EOT TR31245 COA.PDF

Applicant does approve the proposed #3 COA changes for TR31245.

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Thank you,

Jim Hoxie



**LANSING
COMPANIES**

**12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826**

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 Please consider the environment before printing this e-mail.

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Monday, April 03, 2017 10:56 AM
To: James Hoxie
Subject: 2nd and 3rd EOT for TR31245

Attn: Greg Lansing
Lansing Companies
12671 High Bluff Drive, Suite 150

TRACT MAP Tract #: TR31245

Parcel: 319-020-017

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 9

EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 35

EOT3 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR31245

Parcel: 319-020-017

50. PRIOR TO MAP RECORDATION

50.TRANS. 35

EOT3 - FINAL ACCESS AND MAINT (cont.)

RECOMMNI

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 19

EOT3 - REQ BMP SWPPP WQMP

RECOMMNI

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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31245

Parcel: 319-020-017

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT3 - FINAL WQMP FOR GRADING

RECOMMNI

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

EOT3 -WQMP AND MAINTENANCE

RECOMMNI

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31245

Parcel: 319-020-017

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT3 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10 EOT3 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/03/17
11:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31245

Parcel: 319-020-017

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT3 - WQMP COMP AND BNS REG (cont.)

RECOMMEN


established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.7

Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning District: Perris Reservoir
Supervisory District: Fifth
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 33977
FIRST EXTENSION OF TIME
Applicant: McCanna Hills, LLC



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 123.07 acres into 309 residential lots with a minimum lot size of 5,000 sq. ft. and 8 open space lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33977

BACKGROUND:

Tentative Tract Map No. 33977 was originally approved at Planning Commission on March 27, 2007.

A first Extension of Time was filed March 6, 2017, ahead of the expiration date of March 27, 2017. The County have been negotiating conditions of approval and processing the extension of time.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a

determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 20, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 27, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33977, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 27, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

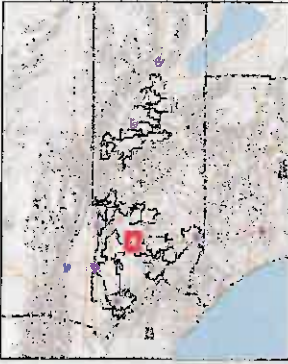
1st EOT for TR33977

Vicinity Map



Legend

- City Boundaries
- Cities
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- majorroads
- counties
- cities
- hydrographylinies
- waterbodies
- Lakes
- Rivers



Notes

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.



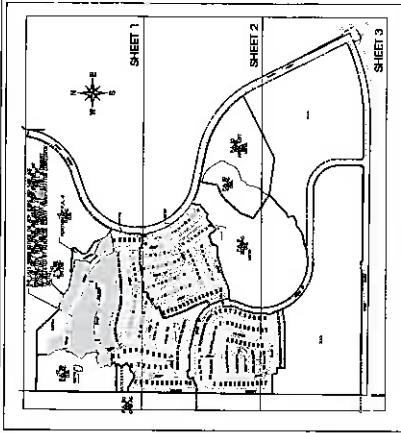
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REPORT PRINTED ON... 4/12/2017 11:30:12 AM

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MCCANNA HILLS
TENTATIVE TRACT NO. 33977
VILLAGE I CENTRAL
 County of Riverside, State of California
PAS 3B, 5A, 5B, 6, 8, 10, & 11
AMENDMENT 2



INDEX MAP

PHASE	LOT NUMBER	DUTY/M
1	1-20	30/10
2	21-40	30/10
3	41-60	30/10
4	61-80	30/10
5	81-100	30/10

P.A.	MIN. LOT AREA	LOT NUMBER	DUTY/M	DUTY/S	AS. ITY/M	AS. ITY/S
1	4,000 S.F.	1-20	30/10	30/10	30/10	30/10
2	4,000 S.F.	21-40	30/10	30/10	30/10	30/10
3	4,000 S.F.	41-60	30/10	30/10	30/10	30/10
4	4,000 S.F.	61-80	30/10	30/10	30/10	30/10
5	4,000 S.F.	81-100	30/10	30/10	30/10	30/10

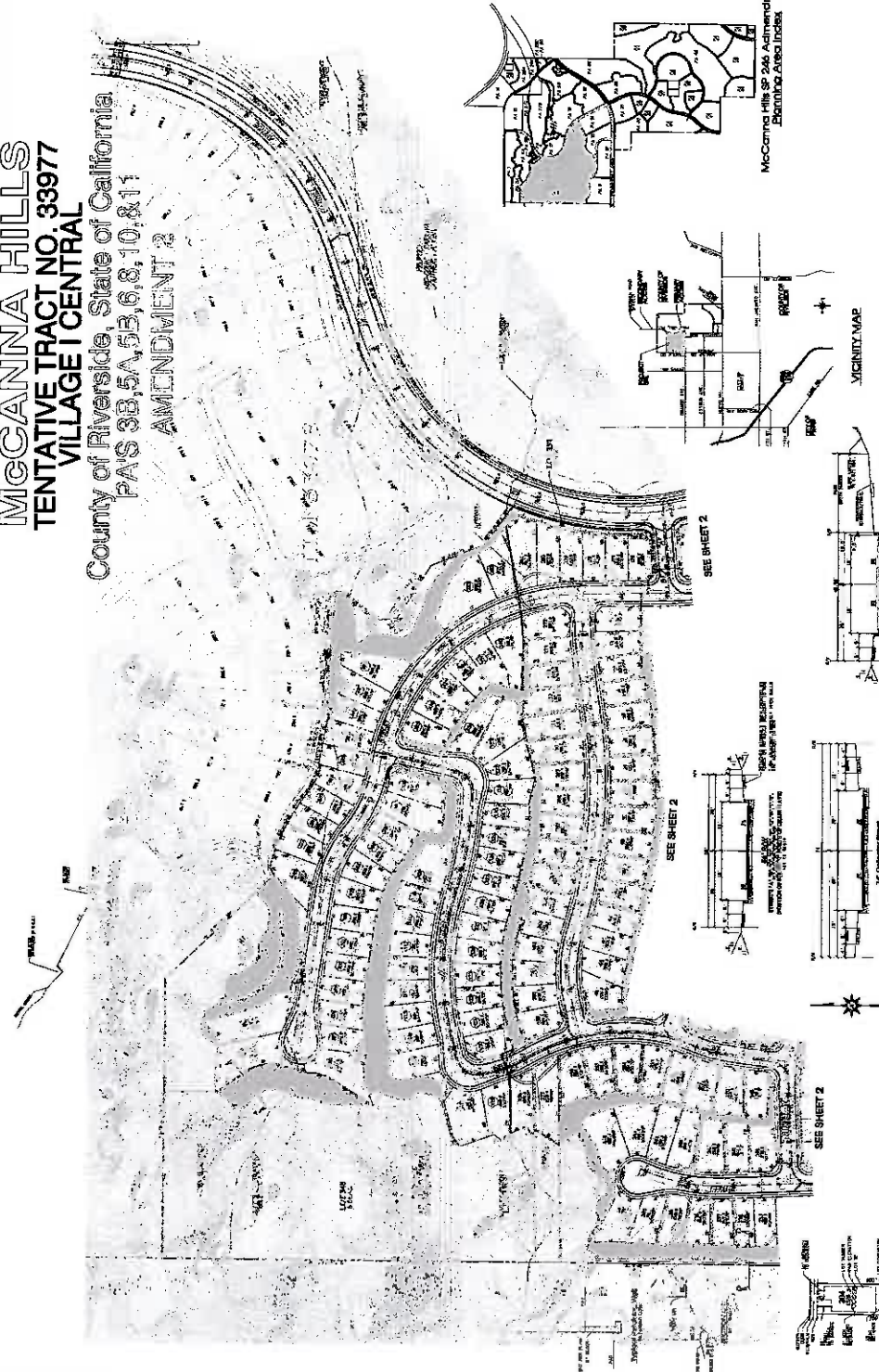
PHASE	P.A.	LOT COMPOSITION	LOT NUMBER	AS. ITY/M	AS. ITY/S
0	P.A. 30	OPEN SPACE	1-20	30/10	30/10
1	P.A. 30	OPEN SPACE	21-40	30/10	30/10
2	P.A. 30	OPEN SPACE	41-60	30/10	30/10
3	P.A. 30	OPEN SPACE	61-80	30/10	30/10
4	P.A. 30	OPEN SPACE	81-100	30/10	30/10

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Local Description
 Project Area
 TENTATIVE TRACT MAP NO. 33977
 COUNTY OF RIVERSIDE, CALIFORNIA
 DATE: 11-14-2017

MCCANNA HILLS
 TENTATIVE TRACT MAP NO. 33977
 COUNTY OF RIVERSIDE



VICINITY MAP
 Vertical Street Sections

McCanna Hills, 89 244 Amendment 1
 Riverside Area Index

MCCANNA HILLS
TENTATIVE TRACT NO. 33977
VILLAGE I CENTRAL

County of Riverside, State of California
 PA'S 3B, 5A, 5B, 6, 8, 10, & 11
AMENDMENT 2

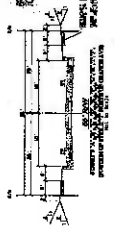
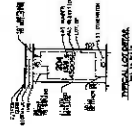


SEE SHEET 1

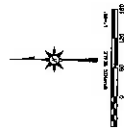
SEE SHEET 1

SEE SHEET 1

SEE SHEET 3



Typical Street Sections



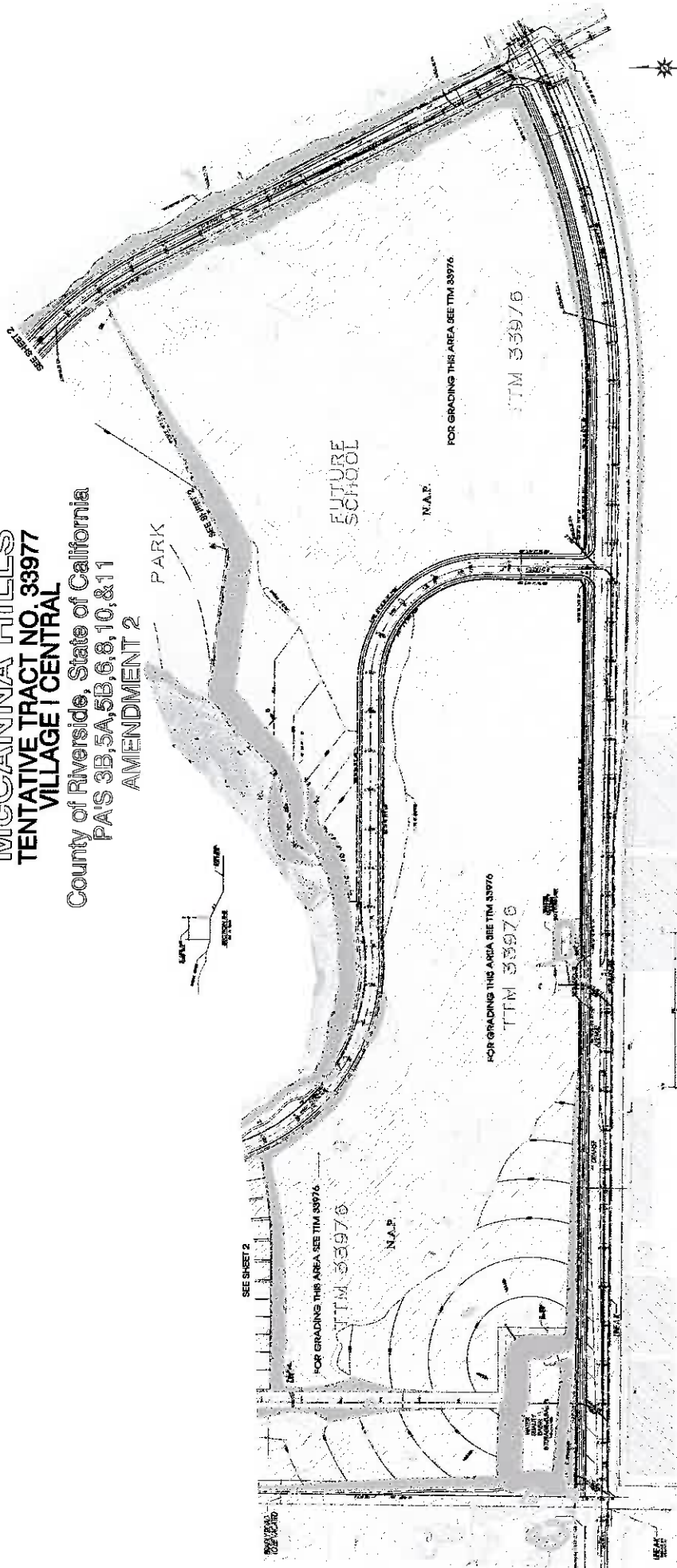
PROJECT NO.	33977	DATE	08/15/11
CLIENT	JAMES MCCANNA PARTNERS LLC	PROJECT NO.	33977
DESIGNER	ROBERTSON CONSULTANTS INC.	PROJECT NO.	33977
CHECKED BY	ROBERTSON CONSULTANTS INC.	PROJECT NO.	33977
DATE	08/15/11	PROJECT NO.	33977

ROBERTSON CONSULTANTS INC.
 1000 W. GARDEN AVENUE, SUITE 200
 ANAHEIM, CALIFORNIA 92805
 TEL: 714.944.8800 FAX: 714.944.8801

MCCANNA HILLS
 TENTATIVE TRACT NO. 33977
 AMENDMENT 2
 COUNTY OF RIVERSIDE

MCCANNA HILLS
TENTATIVE TRACT NO. 33977
VILLAGE I CENTRAL

County of Riverside, State of California
 PAS 3B, 5A, 5B, 6, 8, 10, & 11
 AMENDMENT 2



Typical Street Sections



PROJECT NO.	33977
DATE	08/11/2011
SCALE	AS SHOWN
DESIGNED BY	...
CHECKED BY	...
DATE	...

PREP
 CONSULTING ENGINEERS
 10000 WILSON AVENUE, SUITE 100
 WESTMINSTER, CALIFORNIA 92783
 TEL: (714) 771-1111 FAX: (714) 771-1112

MCCANNA HILLS
 TENTATIVE TRACT NO. 33977
 AMENDMENT 1
 County of Riverside


DATE: 08/11/2011
 TIME: 10:00 AM
 DRAWN BY: ...
 CHECKED BY: ...
 DATE: ...

Extension of Time Environmental Determination

Project Case Number: TR33977
 Original E.A. Number: 33988
 Extension of Time No.: First
 Original Approval Date: March 27, 2007
 Project Location: North of Orange Avenue, East of Bradley Road, South of Water Avenue and West of Foothill Road.
 Project Description: Schedule A - subdivision of 123.07 acres into 309 residential lots with a minimum lot size of 5,000 sq. ft. and 8 open space lots.

On March 27, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 12, 2017
 For Charissa Leech, Assistant TLMA Director

Harris, Dionne

From: Mark Burkes <mburkes@npland.com>
Sent: Monday, March 20, 2017 12:04 PM
To: Harris, Dionne; Dawn-Marie Aleson
Subject: RE: EOT Recommended Conditions for Acceptance

Hello Dionne,

Regarding parcel 307-060-006 TTM TR33977,

We accept ALL the following new conditions:

50. E HEALTH. 6 EOT1-REQ E HEALTH DOCUMENTS
50. TRANS. 39 EOT1-FINAL ACCESS AND MAINT
60. BS GRADE. 15 EOT1-REQ BMP SWPPP WQMP
60. TRANS. 1 EOT1-FINAL WQMP FOR GRADING
80. TRANS. 5 EOT1 WQMP AND MAINTENANCE
90. BS GRADE. 3 EOT1 WQMP REQUIRED
90. TRANS. 8 EOT1 – WQMP COMP AND BNS REG

Mark Burkes
Bristol Land Company LLC



100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

Direct: [949.945.2297](tel:949.945.2297) Cell: [714.497.9399](tel:714.497.9399)
Main: [949.945.2290](tel:949.945.2290) Fax: [949.945.2561](tel:949.945.2561)
mburkes@npland.com | npland.com

From: Harris, Dionne [mailto:DHarris@RIVCO.ORG]
Sent: Tuesday, March 14, 2017 11:29 AM
To: Dawn-Marie Aleson <dmaleson@ihpinc.com>
Subject: EOT Recommended Conditions for Acceptance

Attn: Mark Burkes
McCanna Hills, LLC
100 Bayview Circle, STE 2000
Newport Beach, CA 92660

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33977.

The County Planning Department has determined it necessary to recommend the addition of fourteen (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

04/12/17
11:41

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33977

Parcel: 307-060-006

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 39 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR33977

Parcel: 307-060-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 39 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT1 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/12/17
11:41

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR33977

Parcel: 307-060-006

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 5 EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33977

Parcel: 307-060-006

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 8 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33977

Parcel: 307-060-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND


established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.8

Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning Area: Lakeview
Supervisorial District: Fifth
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 33020
THIRD EXTENSION OF TIME
Applicant: Jonathan Skeith



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide five acres into three one-acre minimum residential lots and three one-half acre minimum residential lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33020

BACKGROUND:

Tentative Tract Map No. 33020 was originally approved at Planning Commission on May 25, 2005.

The first Extension of Time was approved at Planning Commission on December 2, 2015.

The second Extension of Time was approved at Planning Commission on November 2, 2016.

A third Extension of Time was filed March 22, 2017, ahead of the expiration date of May 25, 2017. The County have been negotiating conditions of approval and processing the extension of time.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (April 4, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

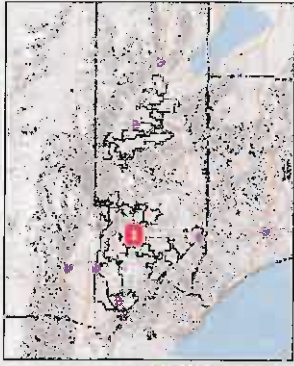
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 25, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33020, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 25, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR33020

Vicinity Map



Legend

- City Boundaries
- Cities
- highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
 - Lakes
 - Rivers

Notes

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.



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 33020

SCHEDULE "B"
 AMENDED NO. 1

CALIFORNIA REGIONAL ENGINEERS, INC.

NOV, 2004



OWNER AND REPRESENTATIVE

OWNER:
 [Name of owner]
REPRESENTATIVE:
 [Name of representative]

LEGEND

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PROPERTY NOTES AND STATISTICS

LEGAL DESCRIPTION: [Detailed legal description of the property]

PROPERTY ADDRESS: [Address]

OWNER: [Owner name]

PROPERTY TYPE: [Property type]

AREA: [Area in square feet]

PERMITS: [Permit information]

REMARKS: [Remarks and notes]

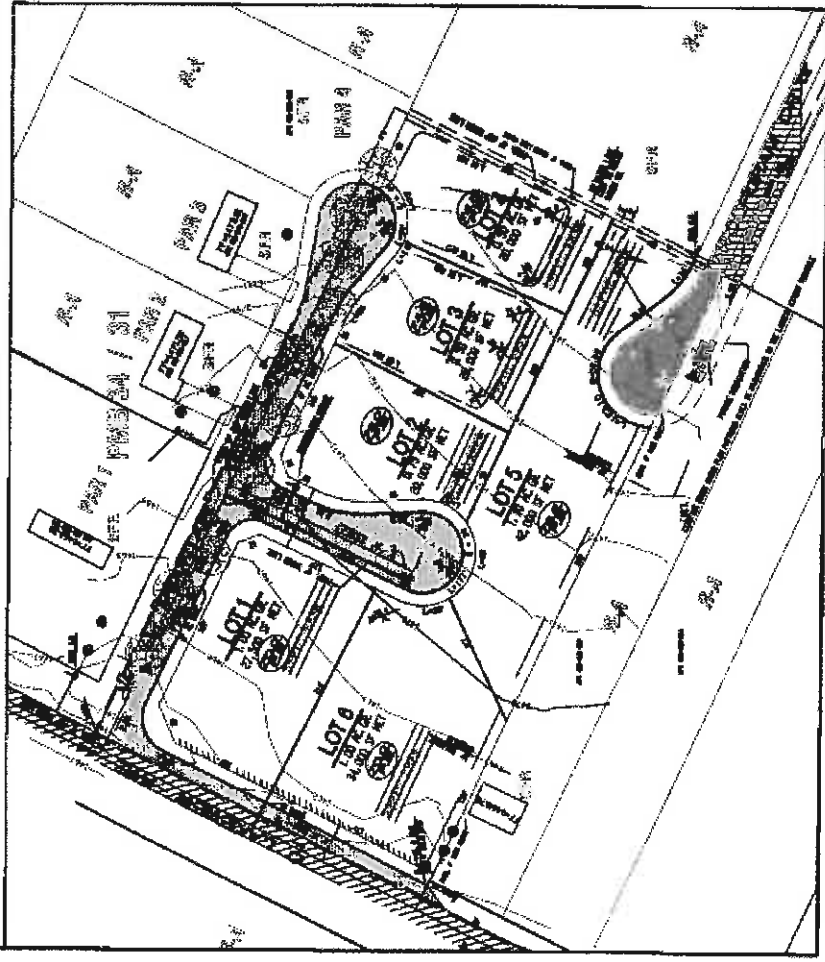
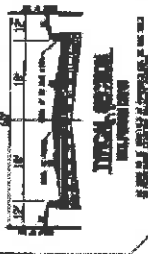
STREET SECTION



STREET SECTION



STREET SECTION



California Regional Engineers, Inc.
 Engineers - Land Surveyors - Planners
 10000 Main Street, Suite 100, San Diego, CA 92123
 619-441-1111
 www.creng.com



Extension of Time Environmental Determination

Project Case Number: TR33020
 Original E.A. Number: 39891
 Extension of Time No.: Third
 Original Approval Date: May 25, 2005
 Project Location: North of 10th Street, East of Lakeview Avenue, South of Mountain View Lane and West of Yucca Avenue
 Project Description: Schedule B - subdivision of five acres into three one-acre minimum residential lots and three one-half acre minimum residential lots.

On May 25, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 11, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: jskeith@crecorp.org
Sent: Tuesday, April 04, 2017 10:00 AM
To: Ortuno, Arturo
Subject: RE: 3RD EOT TR33020 COA

Follow Up Flag: Follow up
Flag Status: Flagged

Arturo

This is a duplicate sent from my Android last night, just making sure it gets to you.

I have read and have no objections to the additional Conditions of Approval. Please proceed to process the EOT.

Thank you

Jonathan D. Skeith, PE.QSD
California Regional Engineers, Inc.
31676 Quilt Way
Menifee, CA 92584
ofc. (951) 672-9867 fax (951) 246-8732 cell (951) 295-8503
jskeith@crecorp.org

CONFIDENTIALITY NOTICE:

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. All applicable privileges are hereby asserted. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. Do not print, copy or forward.

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

Subject: 3RD EOT TR33020 COA
From: "Ortuno, Arturo" <AOrtuno@rivco.org>
Date: Mon, April 03, 2017 3:44 pm
To: "jskeith@crecorp.org" <jskeith@crecorp.org>

Attn: Jonathan Skeith
31676 Quilt Way
Menifee, CA 92584

RE: **EXTENSION OF TIME REQUEST** for **No. 33020.**

The County Planning Department has determined it necessary to recommend the addition of new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references

04/03/17
16:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33020

Parcel: 426-460-020

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1

EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 29

EOT3 - FINAL ACCESS AND MAINT'

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

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16:34

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33020

Parcel: 426-460-020

50. PRIOR TO MAP RECORDATION

50.TRANS. 29 EOT3 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT3 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR33020

Parcel: 426-460-020

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

EOT3 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT3 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR33020

Parcel: 426-460-020

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 10 EOT3 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 11 EOT3 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/03/17
16:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR33020

Parcel: 426-460-020

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

EOT3 - WQMP COMP AND BNS REG (cont.)

RECOMMND


established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.9

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Gavilan Hills
Supervisory District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 31554
FIRST EXTENSION OF TIME
Applicant: K & A Engineering, Inc.



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31554

BACKGROUND:

Tentative Tract Map No. 31554 was originally approved at Board of Supervisors on March 23, 2010.

A first Extension of Time was filed February 22, 2017, ahead of the expiration date of March 23, 2017. The County have been negotiating conditions of approval and processing the extension of time.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated March 23, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

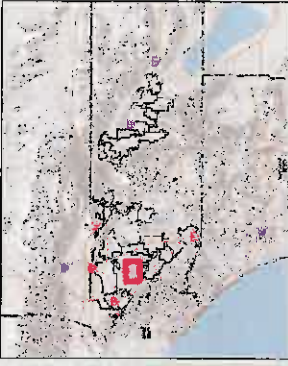
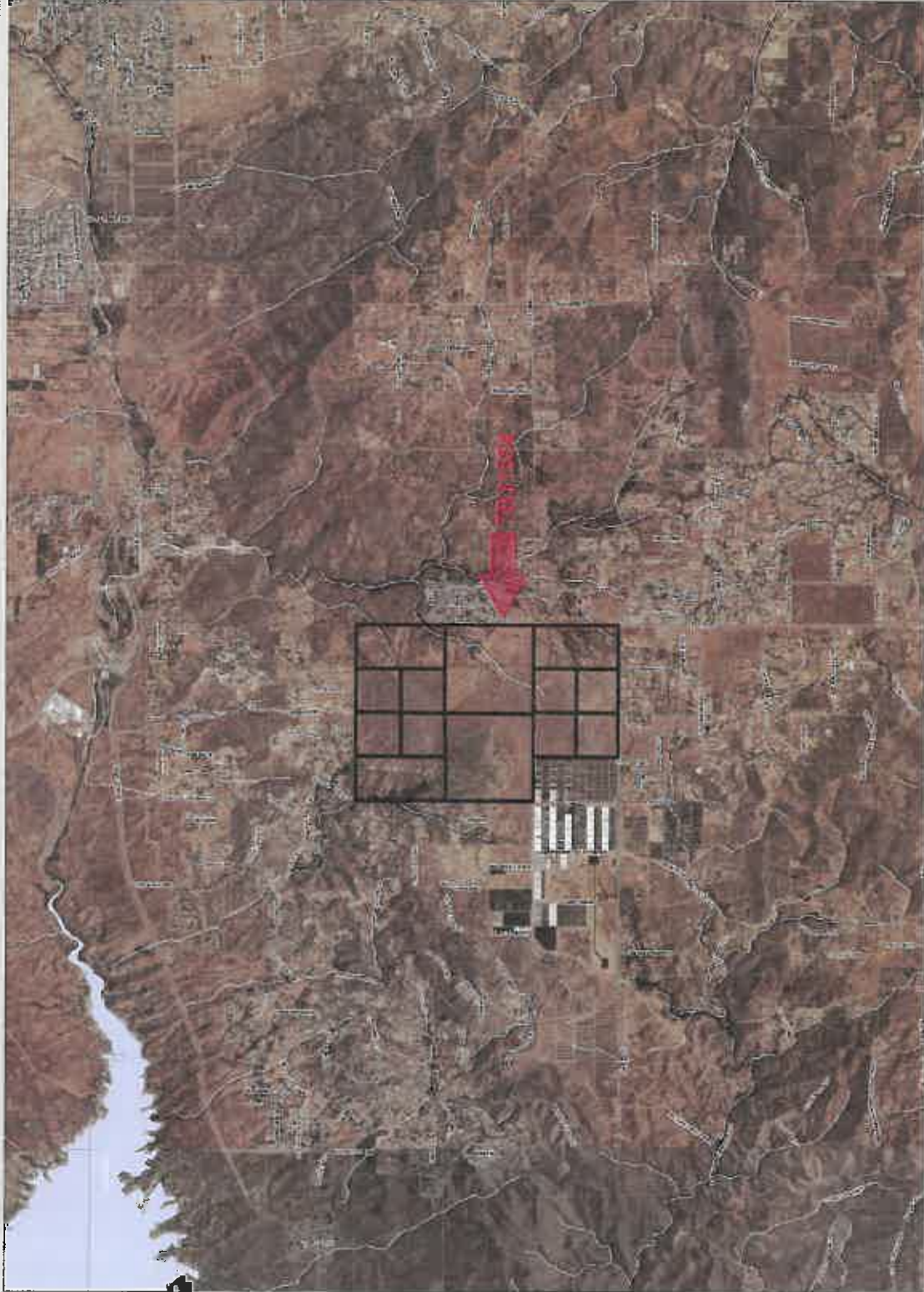
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 23, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31554, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 23, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR31554

Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- countries
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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.

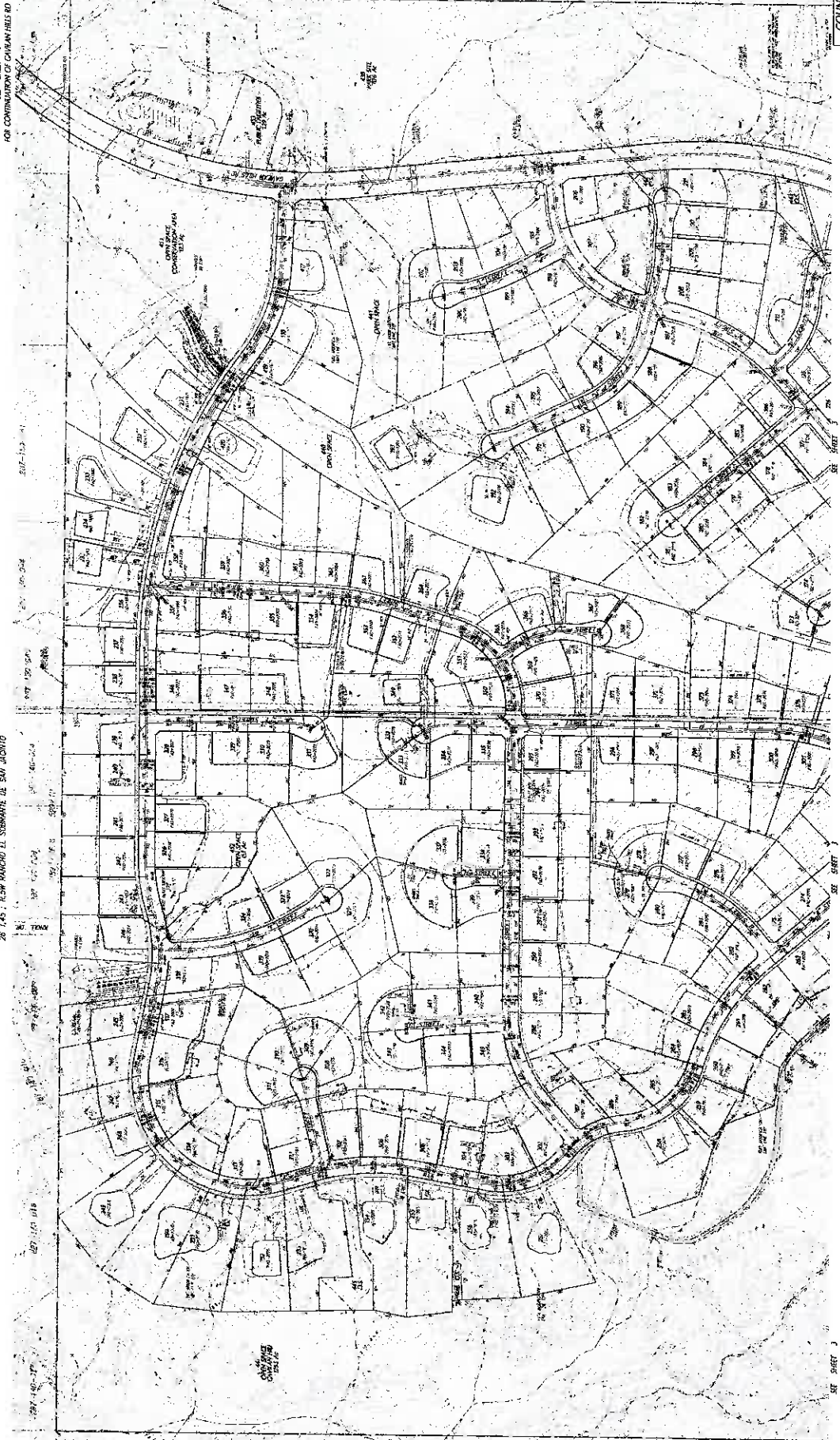


11,179 Feet

5,589



TENTATIVE TRACT MAP NO. 31554
COUNTY OF RIVERSIDE, CAVILAN HILLS SF. 308 A#1
 BEING A DIVISION OF SECTION 22, 8 & A PORTION OF SECTION 20, 14 & 1, RANCHO EL SOMBRERO DE SAN JACINTO



SEE SHEET 4
 FOR CONTINUATION OF CANTON HILLS RD

SEE SHEET 3

COUNTY OF RIVERSIDE
 CANTON HILLS SF. 308
 TENTATIVE TRACT MAP
 NO. 31554

APPROVED FOR RECORDATION BY THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON THIS 15th DAY OF APRIL, 2015.

APPROVED FOR RECORDATION BY THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON THIS 15th DAY OF APRIL, 2015.

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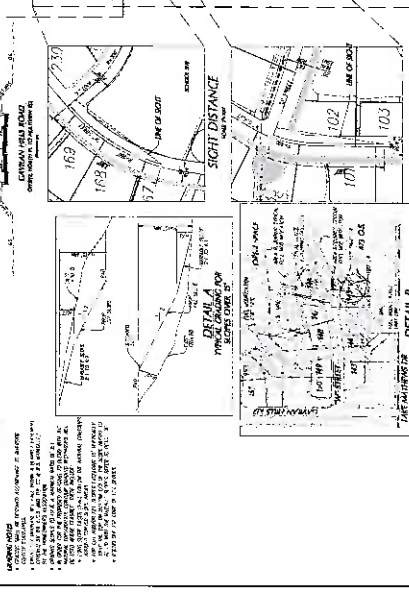
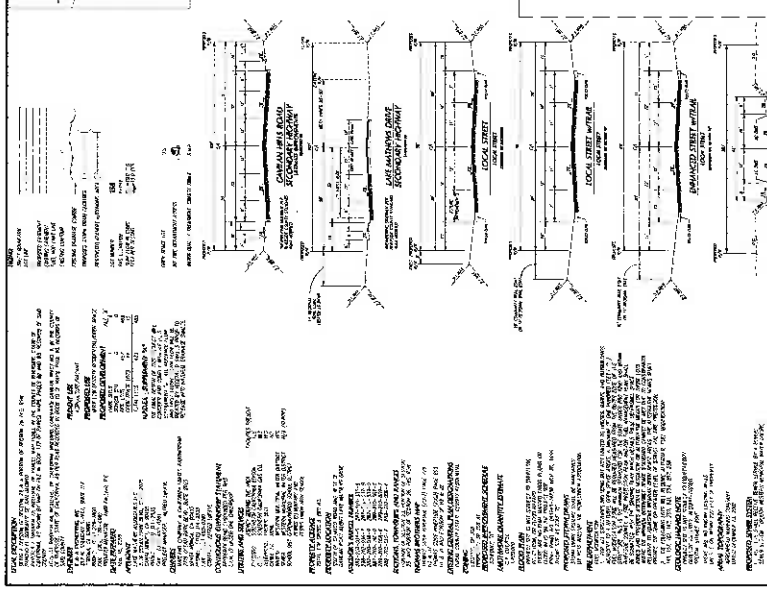
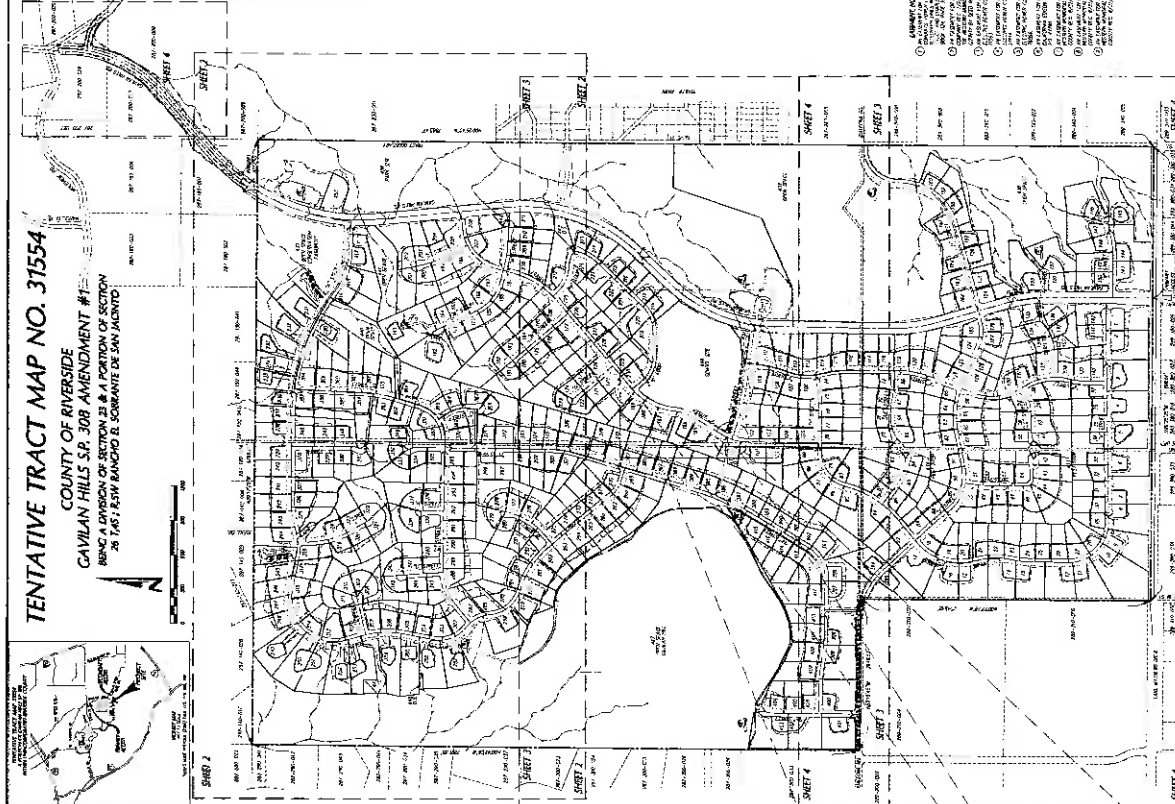
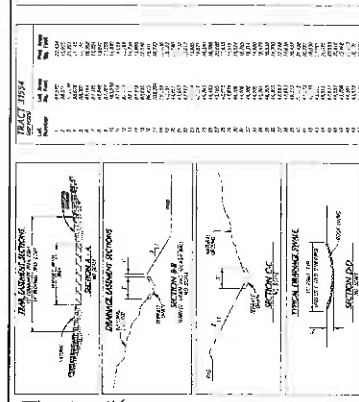
APPROVED FOR RECORDATION BY THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON THIS 15th DAY OF APRIL, 2015.

APPROVED FOR RECORDATION BY THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON THIS 15th DAY OF APRIL, 2015.

APPROVED FOR RECORDATION BY THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON THIS 15th DAY OF APRIL, 2015.

TENTATIVE TRACT MAP NO. 31554
COUNTY OF RIVERSIDE
GAVILAN HILLS SQ. 308 AMENDMENT #1
BEING A DIVISION OF SECTION 33 & A PORTION OF SECTION
26 T4S 137W RANCHO B. SOMARANTE DE SAN JACINTO

TRACT 31554	TRACT 31554	TRACT 31554
Area	Area	Area
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4.00	4.00	4.00
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COUNTY OF RIVERSIDE
GAVILAN HILLS SQ. 308 #1
TENTATIVE TRACT MAP
NO. 31554

APPROVED: *[Signature]*
DATE: *[Date]*

APPROVED: *[Signature]*
DATE: *[Date]*

APPROVED: *[Signature]*
DATE: *[Date]*

APPROVED: *[Signature]*
DATE: *[Date]*

Extension of Time Environmental Determination

Project Case Number: TR31554

Original E.A. Number: 39310

Extension of Time No.: First

Original Approval Date: March 23, 2010

Project Location: North of Lake Mathews Drive, South of Multiview Drive, East of Via Lago, West of Gavilan Road.

Project Description: Schedule B - to subdivide 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot.

On March 23, 2010, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Arturo Ortuño, Contract Planner

Date: April 12, 2017
For Charissa Leech, Assistant TLMA Director

Harris, Dionne

From: James Bolton <JamesB@kaengineering.com>
Sent: Thursday, March 23, 2017 6:57 AM
To: Harris, Dionne
Cc: Oliver Santos
Subject: RE: EOT Recommended Conditions for Acceptance

Hi Dionne – Both our Client and I have reviewed these additional Conditions of Approval for the extension of time for Tentative Tract Map No. 31554. We have no objections to the additional Conditions. They are acceptable.

Thanks again for your help with this.

Jim Bolton, P.E.
Sr. Project Manager

K & A Engineering, Inc.
357 N. Sheridan St.
Suite 117
Corona, CA 92880
Phone (951) 279-1800 ext 148
Fax (951) 279-4380

jamesb@kaengineering.com

From: Harris, Dionne [mailto:DHarris@RIVCO.ORG]
Sent: Tuesday, March 14, 2017 12:01 PM
To: James Bolton <JamesB@kaengineering.com>
Subject: EOT Recommended Conditions for Acceptance

Attn: James Bolton, P.E.
K&A Engineering, Inc
357 N. Sheridan Street, STE 117
Corona CA, 92880

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31554.

The County Planning Department has determined it necessary to recommend the addition of fourteen (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An

TRACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1

EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 29

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

04/12/17
15:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 29

EOT1 - FINAL ACCESS AND MAINT (cont.)

RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15

EOT1 - REQ BMP SWPPP WQMP

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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31554

Parcel: 287-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31554

Parcel: 287-220-001

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 11 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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15:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31554

Parcel: 287-220-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

EOT1 - WQMP COMP AND BNS REG (cont.)


RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No. 1.10
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2018

TENTATIVE TRACT MAP NO. 31607
FIRST EXTENSION OF TIME
Applicant: Lansing Companies



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 56.5 gross acres into seventy eight (78) residential lots (with a minimum lot size of 20,000 square feet net) and two (2) natural open space lots within Planning Area 9 for conservation.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31607

BACKGROUND:

Tentative Tract Map No. 31607 was originally approved at Board of Supervisors on January 9, 2007.

A first Extension of Time was filed April 10, 2017. The County have been negotiating conditions of approval and processing the extension of time.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a

determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 13, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

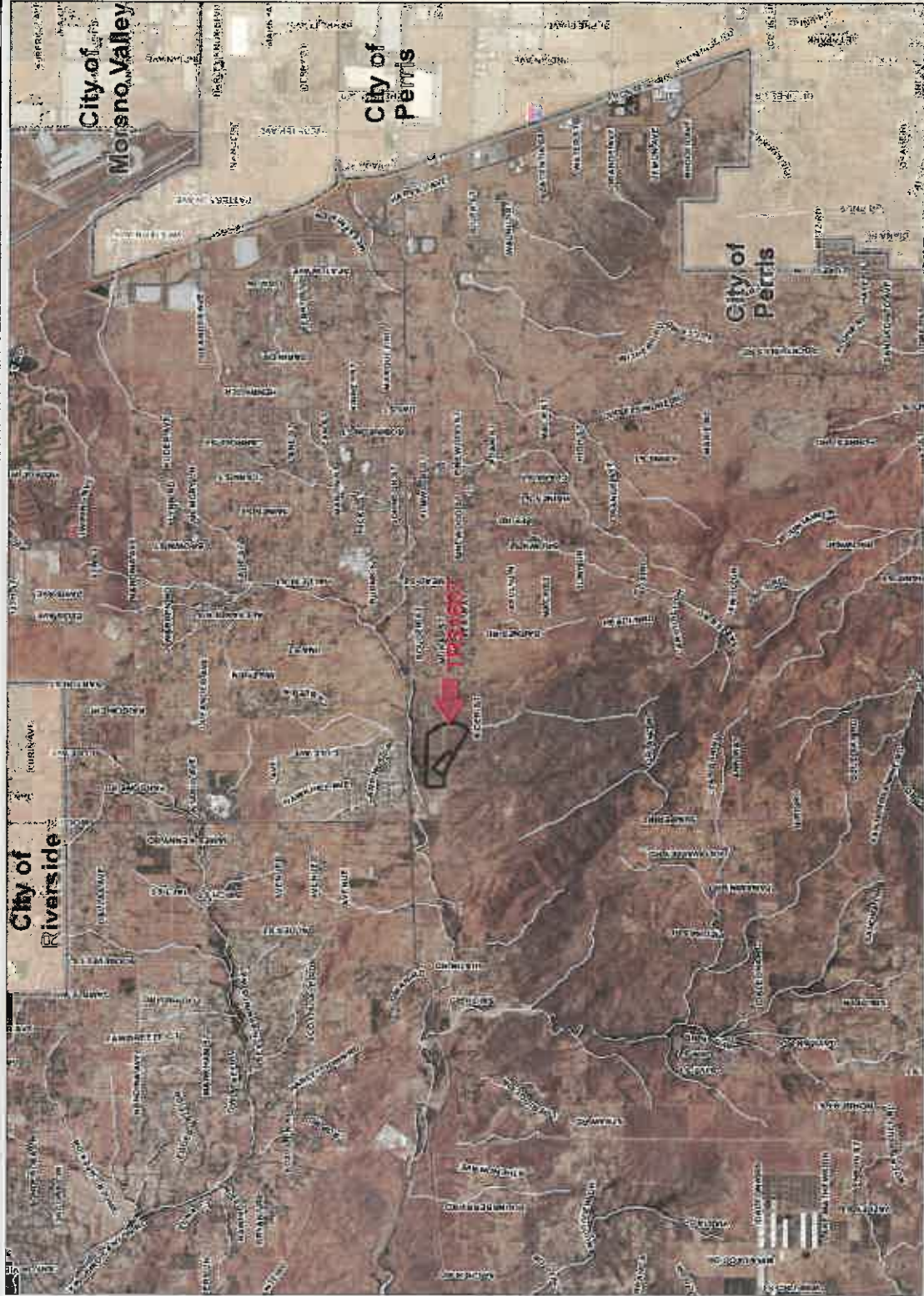
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 9, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31607, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 9, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR31607 Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
 - majorroads
 - counties
 - cities

Notes

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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REPORT PRINTED ON... 4/14/2017 11:31:17 AM

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Extension of Time Environmental Determination

Project Case Number: TR31607
 Original E.A. Number: 39157
 Extension of Time No.: First
 Original Approval Date: January 9, 2007
 Project Location: South of Cajalco Road, North of Rider Road and West of Starglow Drive

Project Description: Schedule B - tract map subdivision of 56.5 gross acres into seventy eight (78) residential lots (with a minimum lot size of 20,000 square feet net) and two (2) natural open space lots within Planning Area 9 for conservation.

On January 9, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 14, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Thursday, April 13, 2017 1:23 PM
To: Ortuno, Arturo
Subject: RE: 1st EOT TR31607-TR31612 Recommended Conditions

Arturo,

Applicant does agree to the requested COA changes as detailed in your email.

For Tracts TR31607 – TR31612, we agree to these changes:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Thank you,

Jim Hoxie



LANSING
COMPANIES

12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826

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 Please consider the environment before printing this e-mail.

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Thursday, April 13, 2017 11:55 AM
To: Gregory Lansing
Cc: James Hoxie
Subject: 1st EOT TR31607-TR31612 Recommended Conditions

Attn: Greg Lansing
Lansing Companies

04/13/17
10:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31607

Parcel: 321-140-019

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5

EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 42

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

04/13/17
10:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31607

Parcel: 321-140-019

50. PRIOR TO MAP RECORDATION

50.TRANS. 42 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/13/17
10:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31607

Parcel: 321-140-019

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/13/17
10:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31607

Parcel: 321-140-019

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 7 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/13/17
10:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31607

Parcel: 321-140-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND


established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.11

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2018

TENTATIVE TRACT MAP NO. 31608
FIRST EXTENSION OF TIME
Applicant: Lansing Companies



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 44.8 acres into sixty-eight (68) residential lots (with a minimum lot size of 20,000 square feet) and one (1) natural open space lot within Planning Area 9.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31608

BACKGROUND:

Tentative Tract Map No. 31608 was originally approved at Board of Supervisors on January 9, 2007.

A first Extension of Time was filed April 10, 2017. The County have been negotiating conditions of approval and processing the extension of time.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 13, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

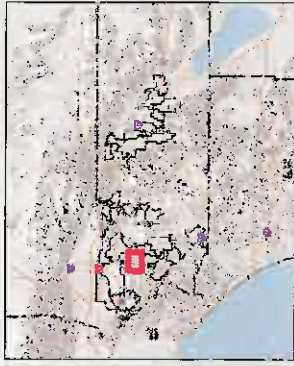
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 9, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31608, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 9, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR31608

Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- Hwy
- INTERCHANGE
- INTERSTATE
- USHwy
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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.

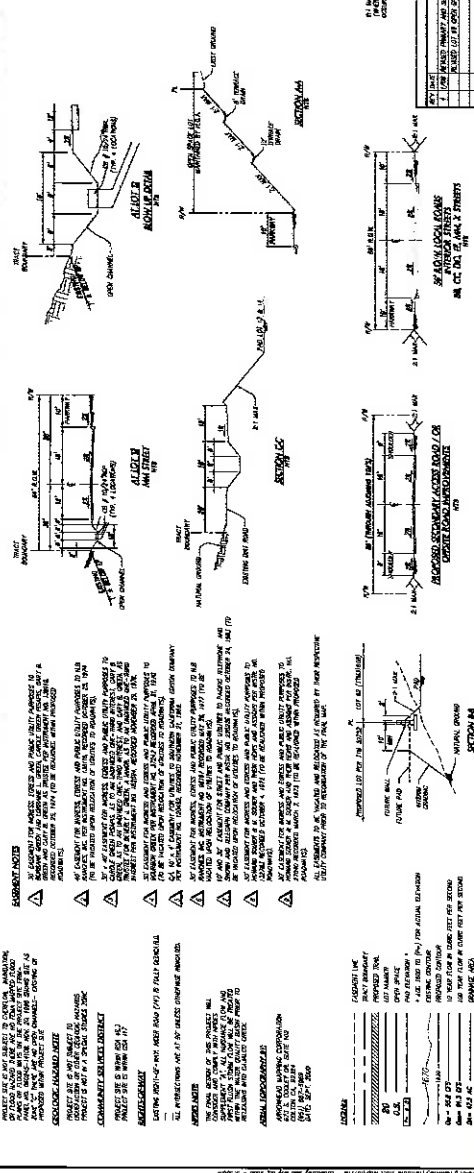


0 5,485 10,970 Feet

0 5,485 10,970 Feet



TENTATIVE TRACT No. 31608 AMENDED COUNTY OF RIVERSIDE



OWNER: BOLD SPINGS AND COMPANY
25450 COUNTRY CLUB ROAD
DANA POINT, CA 92629
TEL: 949.261.1234
FAX: 949.261.1235
WWW.BOLDSPINGS.COM

DATE REVISION:
4/18/08

ENGINEER: J. A. BROWN, CIVIL ENGINEER
J.A.B. ENGINEERING, INC.
4070 BROADWAY, SUITE 317
DANA POINT, CA 92629
TEL: 949.261.1234
FAX: 949.261.1235
WWW.JABENGINEERING.COM

COUNTY REQUIRED DEVELOPMENT PLAN:
CITY OF DANAPoint, 100 BROADWAY
DANA POINT, CA 92629
TEL: 949.261.1234
FAX: 949.261.1235
WWW.DANAPoint.CA.GOV

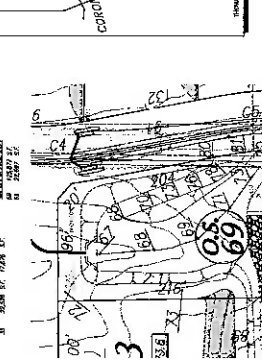
UTILITY AND SERVICES:

UTILITY	DEPTH	MARKING
WATER	12" - 36"	RED
SEWER	12" - 36"	YELLOW
STORM	12" - 36"	BLUE
GAS	6" - 36"	ORANGE
TELEPHONE	6" - 36"	PINK
CABLE TV	6" - 36"	PURPLE
POWER	4" - 36"	BLACK

ADDITIONAL NOTES:

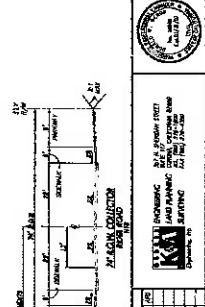
- SEE GENERAL NOTES FOR ALL APPLICABLE CODES AND REGULATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENGINEERING PROFESSIONAL REGULATORY BOARD'S SPECIFICATIONS AND STANDARDS FOR CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF RIVERSIDE AND THE CITY OF DANAPoint.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
- ALL DISTANCES SHALL BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
- ALL STATIONING SHALL BE IN STATION POINTS.
- ALL CURVES SHALL BE IN ACCORDANCE WITH THE AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY DESIGN.
- ALL SLOPES SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
- ALL ELEVATIONS SHALL BE IN FEET ABOVE MEAN SEA LEVEL UNLESS OTHERWISE SPECIFIED.
- ALL UTILITIES SHALL BE AS SHOWN ON THIS PLAN UNLESS OTHERWISE SPECIFIED.
- ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA FIRE CODE.
- ALL RETAINING WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FOUNDATION SPECIFICATIONS FOR RETAINING WALLS.
- ALL PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY MATERIALS.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR LIGHTING.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR SIGNAGE.
- ALL FENCES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR FENCES.
- ALL IRONWORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR IRONWORK.
- ALL BRICKWORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR BRICKWORK.
- ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR CONCRETE.
- ALL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR STEEL.
- ALL WOOD SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR WOOD.
- ALL SOIL SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR SOIL.
- ALL WATER SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR WATER.
- ALL SEWER SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR SEWER.
- ALL STORM SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR STORM.
- ALL GAS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR GAS.
- ALL TELEPHONE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR TELEPHONE.
- ALL CABLE TV SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR CABLE TV.
- ALL POWER SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR POWER.

LOT NO.	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
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3	1,234	1,234	1,234	1,234	1,234	1,234
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16	1,234	1,234	1,234	1,234	1,234	1,234
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18	1,234	1,234	1,234	1,234	1,234	1,234
19	1,234	1,234	1,234	1,234	1,234	1,234
20	1,234	1,234	1,234	1,234	1,234	1,234
21	1,234	1,234	1,234	1,234	1,234	1,234
22	1,234	1,234	1,234	1,234	1,234	1,234
23	1,234	1,234	1,234	1,234	1,234	1,234
24	1,234	1,234	1,234	1,234	1,234	1,234
25	1,234	1,234	1,234	1,234	1,234	1,234
26	1,234	1,234	1,234	1,234	1,234	1,234
27	1,234	1,234	1,234	1,234	1,234	1,234
28	1,234	1,234	1,234	1,234	1,234	1,234
29	1,234	1,234	1,234	1,234	1,234	1,234
30	1,234	1,234	1,234	1,234	1,234	1,234
31	1,234	1,234	1,234	1,234	1,234	1,234
32	1,234	1,234	1,234	1,234	1,234	1,234
33	1,234	1,234	1,234	1,234	1,234	1,234
34	1,234	1,234	1,234	1,234	1,234	1,234
35	1,234	1,234	1,234	1,234	1,234	1,234
36	1,234	1,234	1,234	1,234	1,234	1,234
37	1,234	1,234	1,234	1,234	1,234	1,234
38	1,234	1,234	1,234	1,234	1,234	1,234
39	1,234	1,234	1,234	1,234	1,234	1,234
40	1,234	1,234	1,234	1,234	1,234	1,234
41	1,234	1,234	1,234	1,234	1,234	1,234
42	1,234	1,234	1,234	1,234	1,234	1,234
43	1,234	1,234	1,234	1,234	1,234	1,234
44	1,234	1,234	1,234	1,234	1,234	1,234
45	1,234	1,234	1,234	1,234	1,234	1,234
46	1,234	1,234	1,234	1,234	1,234	1,234
47	1,234	1,234	1,234	1,234	1,234	1,234
48	1,234	1,234	1,234	1,234	1,234	1,234
49	1,234	1,234	1,234	1,234	1,234	1,234
50	1,234	1,234	1,234	1,234	1,234	1,234
51	1,234	1,234	1,234	1,234	1,234	1,234
52	1,234	1,234	1,234	1,234	1,234	1,234
53	1,234	1,234	1,234	1,234	1,234	1,234
54	1,234	1,234	1,234	1,234	1,234	1,234
55	1,234	1,234	1,234	1,234	1,234	1,234
56	1,234	1,234	1,234	1,234	1,234	1,234
57	1,234	1,234	1,234	1,234	1,234	1,234
58	1,234	1,234	1,234	1,234	1,234	1,234
59	1,234	1,234	1,234	1,234	1,234	1,234
60	1,234	1,234	1,234	1,234	1,234	1,234
61	1,234	1,234	1,234	1,234	1,234	1,234
62	1,234	1,234	1,234	1,234	1,234	1,234
63	1,234	1,234	1,234	1,234	1,234	1,234
64	1,234	1,234	1,234	1,234	1,234	1,234
65	1,234	1,234	1,234	1,234	1,234	1,234
66	1,234	1,234	1,234	1,234	1,234	1,234
67	1,234	1,234	1,234	1,234	1,234	1,234



COUNTY OF RIVERSIDE
BOULDER SPRINGS AND COMPANY
TENTATIVE TRACT MAP
No. 31608 - AMENDED
SCHEDULE "B"

APPLICANT: BOLD SPINGS AND COMPANY
ADDRESS: 25450 COUNTRY CLUB ROAD, DANA POINT, CA 92629
DATE: 4/18/08



LEGEND:

- SOLID LINE: EXISTING ROAD
- DASHED LINE: PROPOSED ROAD
- THIN SOLID LINE: EASEMENT
- THIN DASHED LINE: FUTURE ROAD
- THICK SOLID LINE: EXISTING DRIVEWAY
- THICK DASHED LINE: PROPOSED DRIVEWAY
- THIN SOLID LINE: EXISTING SIDEWALK
- THIN DASHED LINE: PROPOSED SIDEWALK
- THIN SOLID LINE: EXISTING UTILITY
- THIN DASHED LINE: PROPOSED UTILITY
- THIN SOLID LINE: EXISTING CURB
- THIN DASHED LINE: PROPOSED CURB
- THIN SOLID LINE: EXISTING GUTTER
- THIN DASHED LINE: PROPOSED GUTTER
- THIN SOLID LINE: EXISTING GRADE
- THIN DASHED LINE: PROPOSED GRADE
- THIN SOLID LINE: EXISTING WALKWAY
- THIN DASHED LINE: PROPOSED WALKWAY
- THIN SOLID LINE: EXISTING BIKEWAY
- THIN DASHED LINE: PROPOSED BIKEWAY
- THIN SOLID LINE: EXISTING RAMP
- THIN DASHED LINE: PROPOSED RAMP
- THIN SOLID LINE: EXISTING SLOPE
- THIN DASHED LINE: PROPOSED SLOPE
- THIN SOLID LINE: EXISTING ELEVATION
- THIN DASHED LINE: PROPOSED ELEVATION

Extension of Time Environmental Determination

Project Case Number: TR31608
 Original E.A. Number: 39163
 Extension of Time No.: First
 Original Approval Date: January 9, 2007
 Project Location: South of Cajalco Road, West of Wood Drive and East of Dreamglo Lane

Project Description: Schedule B - subdivision of 44.8 acres into sixty-eight (68) residential lots (with a minimum lot size of 20,000 square feet) and one (1) natural open space lot within Planning Area 9.

On January 9, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 14, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Thursday, April 13, 2017 1:23 PM
To: Ortuno, Arturo
Subject: RE: 1st EOT TR31607-TR31612 Recommended Conditions

Arturo,

Applicant does agree to the requested COA changes as detailed in your email.

For Tracts TR31607 – TR31612, we agree to these changes:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Thank you,

Jim Hoxie



**LANSING
COMPANIES**

**12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826**

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 Please consider the environment before printing this e-mail.

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Thursday, April 13, 2017 11:55 AM
To: Gregory Lansing
Cc: James Hoxie
Subject: 1st EOT TR31607-TR31612 Recommended Conditions

Attn: Greg Lansing
Lansing Companies

04/13/17
11:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31608

Parcel: 321-140-032

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5

EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 42

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR31608

Parcel: 321-140-032

50. PRIOR TO MAP RECORDATION

50.TRANS. 42 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/13/17
11:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31608

Parcel: 321-140-032

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT1 - WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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11:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31608

Parcel: 321-140-032

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 7 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/13/17
11:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31608

Parcel: 321-140-032

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.12

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2018

TENTATIVE TRACT MAP NO. 31609
FIRST EXTENSION OF TIME
Applicant: Lansing Companies



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 47.3 acres into seventy-two (72) residential lots (with a minimum lot size of 20,000 square feet net), and one (1) natural open space lot.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31609

BACKGROUND:

Tentative Tract Map No. 31609 was originally approved at Board of Supervisors on January 9, 2007.

A first Extension of Time was filed April 10, 2017. The County have been negotiating conditions of approval and processing the extension of time.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 13, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

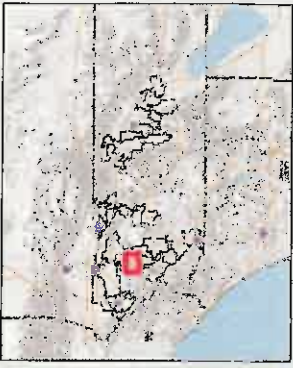
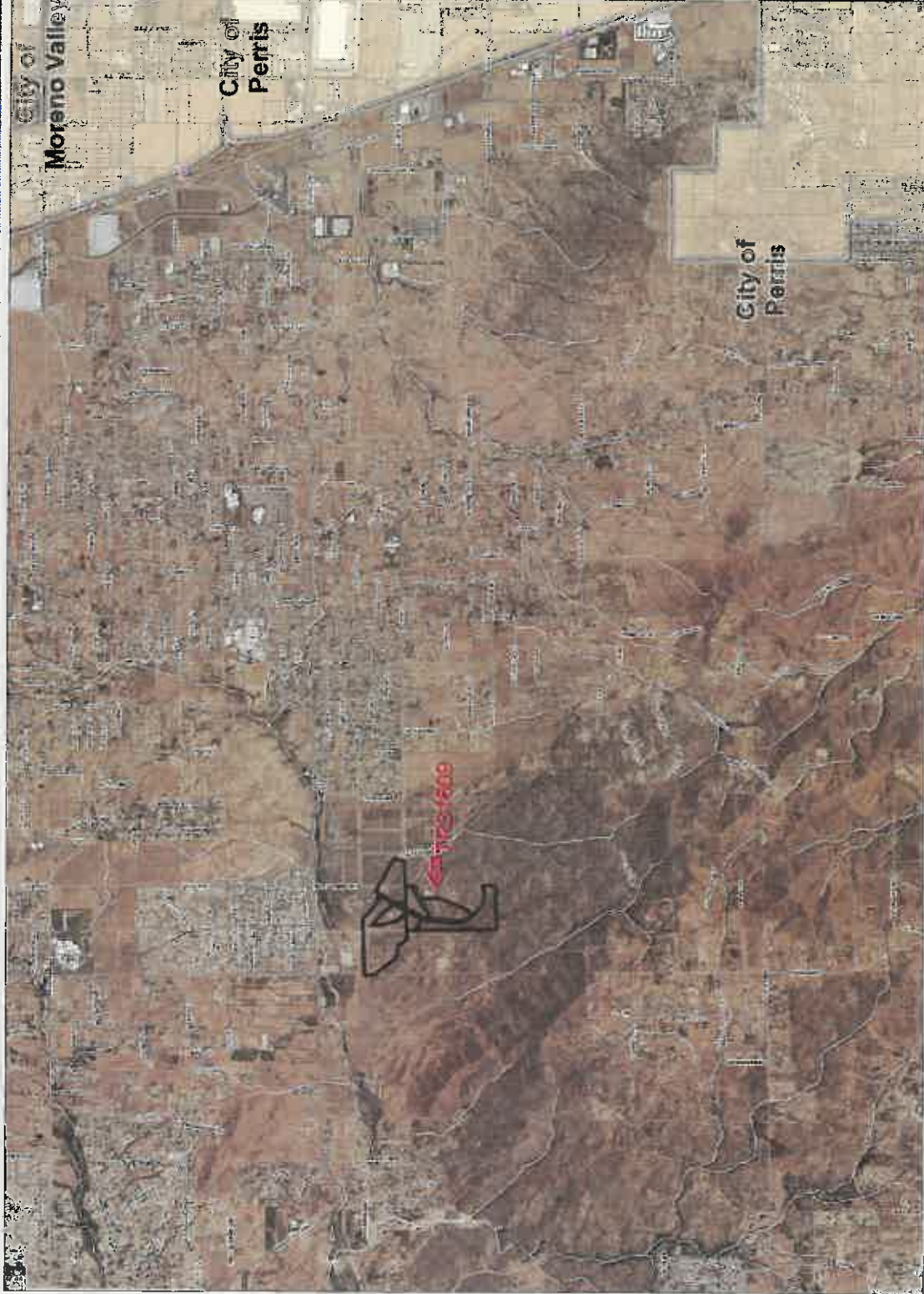
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 9, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31609, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 9, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR31609

Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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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Extension of Time Environmental Determination

Project Case Number: TR31609
 Original E.A. Number: 39164
 Extension of Time No.: First
 Original Approval Date: January 9, 2007
 Project Location: South of Cajalco Road, West of Dreamglo Lane and East of Wood Road

Project Description: Schedule B - subdivision of 47.3 acres into seventy-two (72) residential lots (with a minimum lot size of 20,000 square feet net), and one (1) natural open space lot.

On January 9, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 14, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Thursday, April 13, 2017 1:23 PM
To: Ortuno, Arturo
Subject: RE: 1st EOT TR31607-TR31612 Recommended Conditions

Arturo,

Applicant does agree to the requested COA changes as detailed in your email.

For Tracts TR31607 – TR31612, we agree to these changes:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Thank you,

Jim Hoxie



LANSING
COMPANIES

12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826

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 Please consider the environment before printing this e-mail.

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Thursday, April 13, 2017 11:55 AM
To: Gregory Lansing
Cc: James Hoxie
Subject: 1st EOT TR31607-TR31612 Recommended Conditions

Attn: Greg Lansing
Lansing Companies

04/13/17
11:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31609

Parcel: 321-410-011

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6

EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 43

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31609

Parcel: 321-410-011

50. PRIOR TO MAP RECORDATION

50.TRANS. 43 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31609

Parcel: 321-410-011

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31609

Parcel: 321-410-011

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 7 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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11:05

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31609

Parcel: 321-410-011

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND


established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.13

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2018

TENTATIVE TRACT MAP NO. 31610
FIRST EXTENSION OF TIME
Applicant: Lansing Companies


Charissa Leach, P.E.
Assistant TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
EXTENSION OF TIME STAFF REPORT**

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 70.1 acres into one-hundred sixty five (165) residential lots (with a minimum lot size of 12,000 square feet net) and three (3) natural open space lots within Planning Area 9.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31610

BACKGROUND:

Tentative Tract Map No. 31610 was originally approved at Board of Supervisors on January 9, 2007.

A first Extension of Time was filed April 10, 2017. The County have been negotiating conditions of approval and processing the extension of time.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a

determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 13, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

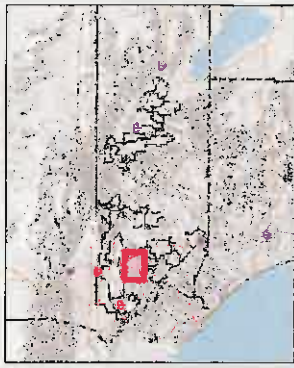
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 9, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31610, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 9, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR31610 Vicinity Map




Legend


- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

Notes

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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TENTATIVE TRACT No. 31610 AMENDED COUNTY OF RIVERSIDE



OWNER
BULLOCK SPRINGS LAND COMPANY
1400 WEST 10TH STREET
MONTICELLO, CALIFORNIA 92356
TEL: (951) 251-1111
FAX: (951) 251-1112

PREPARED BY
JAMES W. BULLOCK
1400 WEST 10TH STREET
MONTICELLO, CALIFORNIA 92356
TEL: (951) 251-1111
FAX: (951) 251-1112

DATE
MAY 19, 2009

PROJECT
RESIDENTIAL DEVELOPMENT
1400 WEST 10TH STREET
MONTICELLO, CALIFORNIA 92356

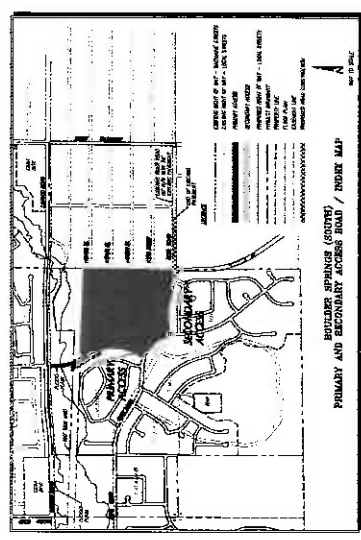
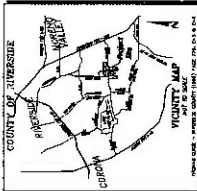
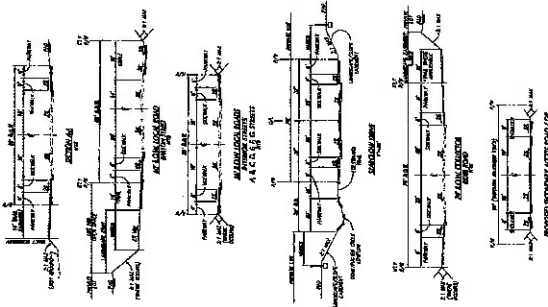
DESCRIPTION
This map shows the proposed subdivision of the land described in the above description into lots, blocks, and tracts. The subdivision is subject to the approval of the County Board of Supervisors. The subdivision is also subject to the approval of the State Department of Industrial Relations, the State Department of Public Health, and the State Department of Social Services.

LEGEND
 - LOT
 - BLOCK
 - TRACT
 - EASEMENT
 - ENCUMBRANCE
 - UNLAWFUL ENCROACHMENT
 - UNLAWFUL CONVEYANCE
 - UNLAWFUL DEED
 - UNLAWFUL CONTRACT
 - UNLAWFUL AGREEMENT
 - UNLAWFUL INSTRUMENT
 - UNLAWFUL ORDER
 - UNLAWFUL DECREE
 - UNLAWFUL JUDGMENT
 - UNLAWFUL VERDICT
 - UNLAWFUL WRIT
 - UNLAWFUL EXECUTION
 - UNLAWFUL SALE
 - UNLAWFUL TRANSFER
 - UNLAWFUL ASSIGNMENT
 - UNLAWFUL DEVISEMENT
 - UNLAWFUL BEQUEST
 - UNLAWFUL TESTAMENTARY DISPOSITION
 - UNLAWFUL INTEREST

NOTES
 1. The subdivision is subject to the approval of the County Board of Supervisors.
 2. The subdivision is also subject to the approval of the State Department of Industrial Relations, the State Department of Public Health, and the State Department of Social Services.
 3. The subdivision is also subject to the approval of the State Department of Transportation, the State Department of Water Resources, and the State Department of Parks and Recreation.

ADDITIONAL INFORMATION
 The subdivision is also subject to the approval of the State Department of Education, the State Department of Health Care Services, and the State Department of Social Services. The subdivision is also subject to the approval of the State Department of Public Safety, the State Department of Corrections, and the State Department of Juvenile Justice.

CONTACT INFORMATION
 James W. Bullock
1400 West 10th Street
Monticello, California 92356
Tel: (951) 251-1111
Fax: (951) 251-1112



COUNTY OF RIVERSIDE
SEAL
OFFICE OF THE COUNTY CLERK
1400 WEST 10TH STREET
MONTICELLO, CALIFORNIA 92356
TEL: (951) 251-1111
FAX: (951) 251-1112

REGISTERED
PLAT NO. 31610
DATE OF RECORDATION
DATE OF EXPIRATION

Extension of Time Environmental Determination

Project Case Number: TR31610
Original E.A. Number: 39728
Extension of Time No.: First
Original Approval Date: January 9, 2007
Project Location: South of Cajalco Road and West of Barton Street

Project Description: Schedule A - subdivision of 70.1 acres into one-hundred sixty five (165) residential lots (with a minimum lot size of 12,000 square feet net) and three (3) natural open space lots within Planning Area 9.

On January 9, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Arturo Ortuño, Contract Planner

Date: April 14, 2017
For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Thursday, April 13, 2017 1:23 PM
To: Ortuno, Arturo
Subject: RE: 1st EOT TR31607-TR31612 Recommended Conditions

Arturo,

Applicant does agree to the requested COA changes as detailed in your email.

For Tracts TR31607 – TR31612, we agree to these changes:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Thank you,

Jim Hoxie



12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826

Privileged And Confidential Communication.

This electronic transmission, and any documents attached hereto, (a) are protected by the Electronic Communications Privacy Act (18 USC §§ 2510-2521), (b) may contain confidential and/or legally privileged information, and (c) are for the sole use of the intended recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of the information received in error is strictly prohibited.

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 Please consider the environment before printing this e-mail.

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Thursday, April 13, 2017 11:55 AM
To: Gregory Lansing
Cc: James Hoxie
Subject: 1st EOT TR31607-TR31612 Recommended Conditions

Attn: Greg Lansing
Lansing Companies

04/13/17
11:07

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31610

Parcel: 321-140-019

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6

EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 45

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR31610

Parcel: 321-140-019

50. PRIOR TO MAP RECORDATION

50.TRANS. 45 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31610

Parcel: 321-140-019

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31610

Parcel: 321-140-019

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 7 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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11:07

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31610

Parcel: 321-140-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

EOT1 - WQMP COMP AND BNS REG (cont.)

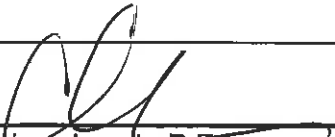
RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2018

TENTATIVE TRACT MAP NO. 31611
FIRST EXTENSION OF TIME
Applicant: Lansing Companies



Chafessa Leach, P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 98 acres into one-hundred and eighty six (186) residential lots (with a minimum lot size of 12,000 square feet net) and seven (7) natural open space lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31611

BACKGROUND:

Tentative Tract Map No. 31611 was originally approved at Board of Supervisors on January 9, 2007.

A first Extension of Time was filed April 10, 2017. The County have been negotiating conditions of approval and processing the extension of time.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 13, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

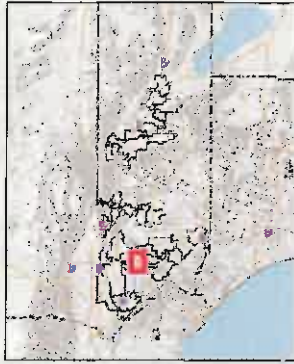
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 9, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31611**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 9, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR31611 Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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.



0 5,545 11,091 Feet



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Extension of Time Environmental Determination

Project Case Number: TR31611
 Original E.A. Number: 39747
 Extension of Time No.: First
 Original Approval Date: January 9, 2007
 Project Location: South of Cajalco Road and West of Barton Street

Project Description: Schedule A - subdivision of ninety-eight (98) acres into one-hundred and eighty six (186) residential lots (with a minimum lot size of 12,000 square feet net) and seven (7) natural open space lots.

On January 9, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 14, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Thursday, April 13, 2017 1:23 PM
To: Ortuno, Arturo
Subject: RE: 1st EOT TR31607-TR31612 Recommended Conditions

Arturo,

Applicant does agree to the requested COA changes as detailed in your email.

For Tracts TR31607 – TR31612, we agree to these changes:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Thank you,

Jim Hoxie



12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826

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 Please consider the environment before printing this e-mail.

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Thursday, April 13, 2017 11:55 AM
To: Gregory Lansing
Cc: James Hoxie
Subject: 1st EOT TR31607-TR31612 Recommended Conditions

Attn: Greg Lansing
Lansing Companies

04/13/17
11:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31611

Parcel: 321-410-006

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6

EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 44

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR31611

Parcel: 321-410-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 44 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 13 EOT1 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31611

Parcel: 321-410-006

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/13/17
11:10

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31611

Parcel: 321-410-006

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 7 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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11:10

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31611

Parcel: 321-410-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND

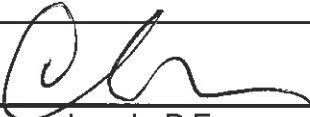
established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

7.15

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisorial District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2018

TENTATIVE TRACT MAP NO. 31612
FIRST EXTENSION OF TIME
Applicant: Lansing Companies



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 36.7 acres into sixty four (64) residential lots, with a minimum lot size of 12,000 square feet (net), a 9.7 acre park site, and two natural open space lots within Planning areas 8, 9, and 12 of Specific Plan No. 229 Amendment 1.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31612

BACKGROUND:

Tentative Tract Map No. 31612 was originally approved at Board of Supervisors on January 9, 2007.

A first Extension of Time was filed April 10, 2017. The County have been negotiating conditions of approval and processing the extension of time.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a

determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 13, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

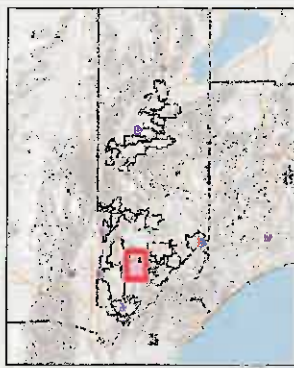
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 9, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31612, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 9, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR31612

Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

Notes

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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Extension of Time Environmental Determination

Project Case Number: TR31612
 Original E.A. Number: 39749
 Extension of Time No.: First
 Original Approval Date: January 9, 2007
 Project Location: South of Cajalco Road and West of Barton Street

Project Description: Schedule A - subdivision of 36.7 acres into sixty four (64) residential lots, with a minimum lot size of 12,000 square feet (net), a 9.7 acre park site, and two natural open space lots within Planning areas 8, 9, and 12 of Specific Plan No. 229 Amendment 1.

On January 9, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 14, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Thursday, April 13, 2017 1:23 PM
To: Ortuno, Arturo
Subject: RE: 1st EOT TR31607-TR31612 Recommended Conditions

Arturo,

Applicant does agree to the requested COA changes as detailed in your email.

For Tracts TR31607 – TR31612, we agree to these changes:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Thank you,

Jim Hoxie



12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826

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 Please consider the environment before printing this e-mail.

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Thursday, April 13, 2017 11:55 AM
To: Gregory Lansing
Cc: James Hoxie
Subject: 1st EOT TR31607-TR31612 Recommended Conditions

Attn: Greg Lansing
Lansing Companies

04/13/17
11:12

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31612

Parcel: 321-140-026

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 44 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR31612

Parcel: 321-140-026

50. PRIOR TO MAP RECORDATION

50.TRANS. 44 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/13/17
11:12

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31612

Parcel: 321-140-026

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31612

Parcel: 321-140-026

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 7 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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11:12

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31612

Parcel: 321-140-026

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

EOT1 - WQMP COMP AND BNS REG (cont.)


RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 34096
FIRST EXTENSION OF TIME
Applicant: Frank Chen



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 9.37 gross acres into nine (9) single family residential lots with a minimum lot size of one (1) gross acre.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34096

BACKGROUND:

Tentative Tract Map No. 34096, along with Change of Zone No. 7383, was originally approved at Planning Commission on February 6, 2008. The project proceeded to the Board of Supervisors for final approval on March 11, 2008.

The first Extension of Time was received March 8, 2017, ahead of the expiration date of March 11, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on April 11, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a

determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 11, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

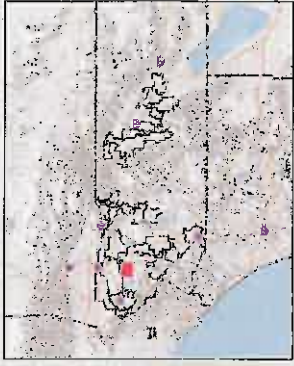
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 11, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34096, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 11, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR34096

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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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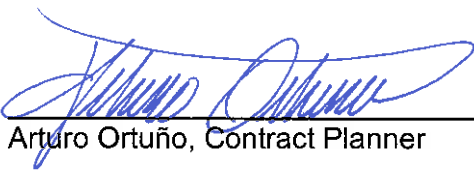
Extension of Time Environmental Determination

Project Case Number: TR34096
Original E.A. Number: 40966
Extension of Time No.: First
Original Approval Date: March 11, 2008
Project Location: North of Nandina Avenue, West of Cyrus Lane, and East of Fairbreeze Court

Project Description: Schedule B - subdivision of 9.37 gross acres into nine (9) single family residential lots with a minimum lot size of one (1) gross acre.

On March 11, 2008, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Arturo Ortuño, Contract Planner

Date: April 19, 2017
For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Frank chen <frank.chen@sbcglobal.net>
Sent: Tuesday, April 11, 2017 1:32 AM
To: Ortuno, Arturo
Subject: Re: 1st EOT TR34096 Recommended Conditions

Good Morning Mr. Ortuno,

Thank you for your email, dated April 5, 2017, regarding the EOT (Extension of Tome) application for TR34096

I, Frank Chen, am the Extension of Time Applicant for TR34096, and I accept these seven new recommended conditions of approval which are identified as follows:

50 E HEALTH - REQ E HEALTH DOCUMENTS
50 TRANS - Final ACCESS AND MAINT
60 BS GRADE - REQ BMP SWPPP WQMP
60 TRANS - FINAL WQMP FOR GRADING
80 TRANS - WQMP AND MAINTENANCE
90 BS GRADE - WQMP REQUIRED
90 TRANS - WQMP COMP AND BNS REG

If you have any questions, please contact me at (714) 697-2455.

Thank you,

Frank Chen
12255 Vista Panorama
Santa Ana, CA 92705
(714) 697-2455
email: frank.chen@sbcglobal.net
On Friday, April 7, 2017 10:04 AM, Frank chen <frank.chen@sbcglobal.net> wrote:

Good Morning Mr. Ortuno,

Thank you for your email, dated April 5, 2017, regarding the EOT (Extension of Tome) application for TR34096.

I have reviewed the proposed additional conditions of approval attached in your correspondence. As I have couple questions in terms of these conditions. If it is possible, I like to discuss with you briefly. I did try to call you this morning, and left a message with my phone No.. Please give me a call at my Cell Phone: (714) 69 -2455 at your connivance.

Thank you,

Frank Chen
12255 Vista Panorama
Santa Ana, CA 92705
Cell: (714) 697-2455
email: frank.chen@sbcglobal.net

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14:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR34096

Parcel: 273-310-063

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6

EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 39

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR34096

Parcel: 273-310-063

50. PRIOR TO MAP RECORDATION

50.TRANS. 39 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR34096

Parcel: 273-310-063

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR34096

Parcel: 273-310-063

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 8 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

TRACT MAP Tract #: TR34096

Parcel: 273-310-063

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

EOT1 - WQMP COMP AND BNS REG (cont.)


RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 35815
FIRST EXTENSION OF TIME
Applicant: Frances E White



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres will be held in conservation on proposed lots 1 through 5, and lot 8.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35815

BACKGROUND:

Tentative Tract Map No. 35815, along with Change of Zone No. 7659, was originally approved at the Planning Commission on September 15, 2010. The project proceeded to the Board of Supervisors, along with Agricultural Preserve Case No. 1000, for final approval on June 5, 2012.

The first Extension of Time was received March 29, 2017, ahead of the expiration date of June 5, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on April 6, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 6, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

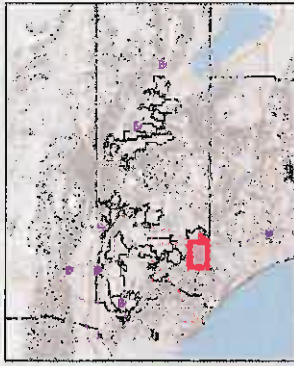
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 5, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35815, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 5, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR35815

Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

Notes

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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Extension of Time Environmental Determination

Project Case Number: TR35815
 Original E.A. Number: 41950
 Extension of Time No.: First
 Original Approval Date: June 5, 2012
 Project Location: Northwest corner of El Calamar Road and Carancho Road

Project Description: Schedule D - subdivision 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres will be held in conservation on proposed lots 1 through 5, and lot 8.

On June 5, 2012, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 19, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: fran white <franwhite3@gmail.com>
Sent: Thursday, April 06, 2017 2:03 PM
To: Ortuno, Arturo
Subject: Re: 1st EOT TR35815 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Arturo,

Thank you for the email.

I, Frances White , accept the recommended conditions listed below:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Thank you,
Frances White
EOT applicant **EXTENSION OF TIME REQUEST** for **No. 35815**.

On Wed, Apr 5, 2017 at 4:28 PM, Ortuno, Arturo <AOrtuno@rivco.org> wrote:

Good afternoon,

I will be taking over all of the EOT applications and the County has adopted a few changes to better streamline the process. I'm not sure if you have been contacted previously regarding recommended conditions. The County has determined the following conditions will be applicable to all tract/parcel EOT applications. As soon as you can accept the following conditions I will be able to draft a staff report and send it for manager review. Feel free to contact me if you have further questions.

Thank you,

Attn: Frances E White

PO Box 1762

04/03/17
18:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1

EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 8

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

50. PRIOR TO MAP RECORDATION

50.TRANS. 8 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT1 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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18:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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18:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3

EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 2

EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/03/17
18:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

EOT1 - WQMP COMP AND BNS REG (cont.)

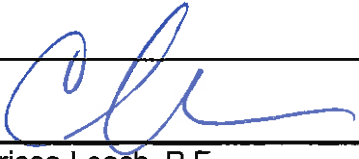
RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No. 1.18
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 30885
THIRD EXTENSION OF TIME
Applicant: Sean Doyle



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 162 acres into 351 residential lots (5000, 8000, & 22,000 square foot minimums), one 5-acre park site, and eight open space lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30885

BACKGROUND:

Tentative Tract Map No. 30885 was originally approved at Planning Commission on June 2, 2004.

The Planning Commission approved the first Extension of Time on January 23, 2008.

The Planning Commission approved the second Extension of Time on January 7, 2009.

The third Extension of Time was received May 23, 2016, ahead of the expiration date of June 2, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 6, 2017.

A forth Extension of Time was filed April 5, 2017. The forth Extension of Time is being processed concurrently, but as a subsequent action, with the third Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 6, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 2, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration (which was applied for on April 5, 2017).

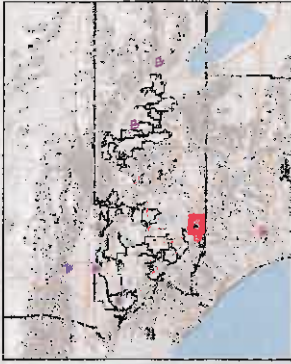


RECOMMENDATION:

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30885**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 2, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR30885

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - majorroads
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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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Extension of Time Environmental Determination

Project Case Number: TR30885
 Original E.A. Number: 39034
 Extension of Time No.: Third
 Original Approval Date: June 2, 2004
 Project Location: South of State Highway 79, West of the realignment of Anza Road, and North and South of Morgan Hill Drive
 Project Description: Schedule A - subdivision of 162 acres into 351 residential lots (5000, 8000, & 22,000 square foot minimums), one 5-acre park site, and eight open space lots.

On June 2, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 19, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Ed Lenth <elenth@mdsconsulting.net>
Sent: Thursday, April 06, 2017 10:08 AM
To: Ortuno, Arturo
Subject: RE: 3rd and 4th EOT TR30885 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Completed

Hi Arturo. Sean Doyle has no issue with the attached additional conditions relative to TR 30885. However, similar conditions would be an issue relative to 32627 as the site has been graded and WQMP approved. Please contact him separately with any conditions which are specific to 32627. His email Sean.Doyle@calatl.com Thanks.

Ed Lenth
PE, QSD, QSP
Senior Vice President
MDS Consulting
17320 Redhill Ave. Ste. 350
Irvine, CA 92614
ph (949) 251-8821
fx (949) 251-0516

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Thursday, April 6, 2017 9:07 AM
To: Ed Lenth <elenth@mdsconsulting.net>
Subject: 3rd and 4th EOT TR30885 Recommended Conditions

Good morning,

I will be taking over all of the EOT applications and the County has adopted a few changes to better streamline the process. I'm not sure if you have been contacted previously regarding recommended conditions. The County has determined the following conditions applicable to all tract/parcel EOT applications. Our records show that the 3rd EOT filed in May 23, 2016 was never approved. Since it was submitted timely, the County will go ahead and apply the following conditions to both EOTs and process concurrently. As soon as you can accept the following conditions I will be able to draft a staff report and send it for manager review. Feel free to contact me if you have further questions.

Also, I'm trying to process another EOT application for TR32627 under the same applicant (Sean Doyle). Unfortunately the County hasn't been able to contact Sean Doyle so I was wondering if you are also managing this tract map. Please let me know so I could send a separate email of recommended for the tract map.

Thank you,

Attn: Ed Lenth
Sean Doyle
17320 Redhill Ave, Suite 350
Irvine, CA 92614

TRACT MAP Tract #: TR30885

Parcel: 952-240-014

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT4 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

2. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 34 EOT4 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met"

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14:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30885

Parcel: 952-240-014

50. PRIOR TO MAP RECORDATION

50.TRANS. 34 EOT4 - FINAL ACCESS AND MAINT (cont.) RECOMMND

if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT4 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT4 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30885

Parcel: 952-240-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT4 - FINAL WQMP FOR GRADING (cont.) RECOMMND

Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4 EOT4 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR30885

Parcel: 952-240-014

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT4 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 8 EOT4 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/26/17
14:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR30885

Parcel: 952-240-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

EOT4 - WQMP COMP AND BNS REG (cont.)


RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No. 11.19
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 30885
FOURTH EXTENSION OF TIME
Applicant: Sean Doyle



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 162 acres into 351 residential lots (5000, 8000, & 22,000 square foot minimums), one 5-acre park site, and eight open space lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30885

BACKGROUND:

Tentative Tract Map No. 30885 was originally approved at Planning Commission on June 2, 2004.

The Planning Commission approved the first Extension of Time on January 23, 2008.

The Planning Commission approved the second Extension of Time on January 7, 2009.

The third Extension of Time was received May 23, 2016, ahead of the expiration date of June 2, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 6, 2017.

h

A fourth Extension of Time was filed April 5, 2017. The fourth Extension of Time is being processed concurrently, but as a subsequent action, with the third Extension of Time. The same conditions of approval will be imposed on both Extensions of Times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 6, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

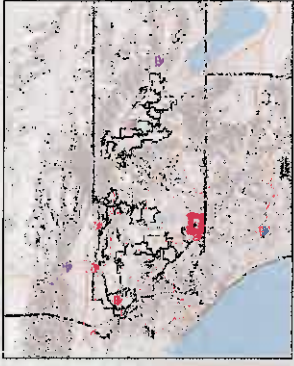
Therefore, upon an approval action by the Planning Commission, subsequent receipt and filing action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 2, 2018. If a final map has not been recorded prior to this date, a fifth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30885**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 2, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

4th EOT for TR30885

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - majorroads
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes


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.

Extension of Time Environmental Determination

Project Case Number: TR30885
Original E.A. Number: 39034
Extension of Time No.: Forth
Original Approval Date: June 2, 2004
Project Location: South of State Highway 79, West of the realignment of Anza Road, and North and South of Morgan Hill Drive
Project Description: Schedule A - subdivision of 162 acres into 351 residential lots (5000, 8000, & 22,000 square foot minimums), one 5-acre park site, and eight open space lots.

On June 2, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
Arturo Ortuño, Contract Planner

Date: April 19, 2017
For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Ed Lenth <elenth@mdsconsulting.net>
Sent: Thursday, April 06, 2017 10:08 AM
To: Ortuno, Arturo
Subject: RE: 3rd and 4th EOT TR30885 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Completed

Hi Arturo. Sean Doyle has no issue with the attached additional conditions relative to TR 30885. However, similar conditions would be an issue relative to 32627 as the site has been graded and WQMP approved. Please contact him separately with any conditions which are specific to 32627. His email Sean.Doyle@calatl.com Thanks.

Ed Lenth
PE, QSD, QSP
Senior Vice President
MDS Consulting
17320 Redhill Ave. Ste. 350
Irvine, CA 92614
ph (949) 251-8821
fx (949) 251-0516

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Thursday, April 6, 2017 9:07 AM
To: Ed Lenth <elenth@mdsconsulting.net>
Subject: 3rd and 4th EOT TR30885 Recommended Conditions

Good morning,

I will be taking over all of the EOT applications and the County has adopted a few changes to better streamline the process. I'm not sure if you have been contacted previously regarding recommended conditions. The County has determined the following conditions applicable to all tract/parcel EOT applications. Our records show that the 3rd EOT filed in May 23, 2016 was never approved. Since it was submitted timely, the County will go ahead and apply the following conditions to both EOTs and process concurrently. As soon as you can accept the following conditions I will be able to draft a staff report and send it for manager review. Feel free to contact me if you have further questions.

Also, I'm trying to process another EOT application for TR32627 under the same applicant (Sean Doyle). Unfortunately the County hasn't been able to contact Sean Doyle so I was wondering if you are also managing this tract map. Please let me know so I could send a separate email of recommended for the tract map.

Thank you,

Attn: Ed Lenth
Sean Doyle
17320 Redhill Ave, Suite 350
Irvine, CA 92614

04/26/17
14:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30885

Parcel: 952-240-014

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT4 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

2. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 34 EOT4 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met"

TRACT MAP Tract #: TR30885

Parcel: 952-240-014

50. PRIOR TO MAP RECORDATION

50.TRANS. 34 EOT4 - FINAL ACCESS AND MAINT (cont.) RECOMMND

if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT4 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT4 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board

TRACT MAP Tract #: TR30885

Parcel: 952-240-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT4 - FINAL WQMP FOR GRADING (cont.) RECOMMND

Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4 EOT4 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR30885

Parcel: 952-240-014

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT4 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 8 EOT4 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/26/17
14:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR30885

Parcel: 952-240-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

EOT4 - WQMP COMP AND BNS REG (cont.)

RECOMMND


established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.20

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 30972
THIRD EXTENSION OF TIME
Applicant: Lansing Stone Star, LLC



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, (3) three mini-park lots, (1) water quality/detention basin lot, and (4) open space lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30972

BACKGROUND:

Tentative Tract Map No. 30972 was originally approved at Planning Commission on May 11, 2005.

Planning Commission approved the first Extension of Time on September 30, 2009.

Planning Commission approved the second Extension of Time on September 21, 2016.



The third Extension of Time was received March 14, 2017, ahead of the expiration date of May 11, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on April 17, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 17, 2017) indicating the acceptance of the six (6) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 11, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30972**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 11, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR30972

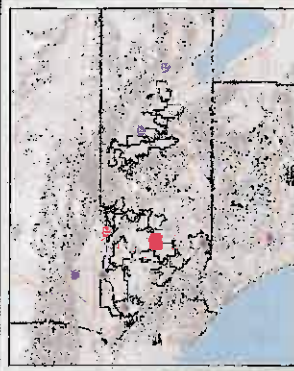
Vicinity Map



City of
Menifee

Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers



Notes

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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Extension of Time Environmental Determination

Project Case Number: TR30972
 Original E.A. Number: 38851
 Extension of Time No.: Third
 Original Approval Date: May 11, 2005
 Project Location: South of State Highway 74, North and South of McLaughlin Road, East of Emperor Road and West of Sultanas Road
 Project Description: Schedule A - subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, (3) three mini-park lots, (1) water quality/detention basin lot, and (4) open space lots.

On May 11, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 25, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Trip Hord <ambrosehord@gmail.com>
Sent: Monday, April 17, 2017 8:17 AM
To: Ortuno, Arturo
Cc: James Hoxie
Subject: Re: FW: 3rd EOT TR30972 Recommended Conditions

Arturo:

Yes, the Draft Conditions that you sent over are the same as those that Desiree Bowie had previously provided to us for this EOT. As I stated to Ms. Bowie in my email dated April 12th, we have collectively reviewed the Draft Conditions of Approval and find each to be acceptable.

Please schedule this 3rd EOT for TR 30972 for Planning Commission action.

Thanks very much,

Trip Hord

On Wed, Apr 12, 2017 at 4:54 PM, Ortuno, Arturo <AOrtuno@rivco.org> wrote:

Good afternoon,

I sent the following conditions on April 5, 2017. Are these the conditions the owner/applicant accepted. I did not see a reference to these conditions when you sent an email to Desiree stating that the owner/applicant accepted. Please verify and send me an acceptance email referencing the following conditions. As soon as you can, I will then be able to start drafting a staff report for manager review.

Thank you.

From: Ortuno, Arturo
Sent: Wednesday, April 05, 2017 2:29 PM
To: 'glansing@lansingcompanies.com' <glansing@lansingcompanies.com>
Cc: 'James Hoxie' <jhoxie@lansingcompanies.com>
Subject: 3rd EOT TR30972 Recommended Conditions

Attn: Trip Hord

Lansing Stone Star, LLC

TRACT MAP Tract #: TR30972

Parcel: 459-020-004

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8 EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 33 EOT3 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR30972

Parcel: 459-020-004

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 16 EOT3 - REQ BMP SWPPP WQMP

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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at:

TRACT MAP Tract #: TR30972

Parcel: 459-020-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) RECOMMND

www.rcflood.org/npdes. For any questions, please contact
(951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita
No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT3 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall
comply with the following:

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of
Building Safety with GPS coordinates for the location of
the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project -
specific WQMP treatment control BMPs with the Department of
Building Safety Business Registration Division. Any person
or entity that owns or operates a commercial and/or
industrial facility shall register such facility for annual
inspections.

5. The applicant shall make payment to the Building and
Safety Department for the Water Quality Management Plan
(WQMP) Annual Inspection.

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15:16

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30972

Parcel: 459-020-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 EOT3 - WQMP REQUIRED (cont.)

RECOMMND

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 11 EOT3 - WQMP COMP AND BNS REG

RECOMMND


Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.21

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 31892
THIRD EXTENSION OF TIME
Applicant: Bluestone Communities



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 241.8 into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892

BACKGROUND:

Tentative Tract Map No. 31892, along with Specific Plan No. 293 Amendment No. 3 and Change of Zone No. 6877, was originally approved at Planning Commission on September 22, 2004. The project proceeded to the Board of Supervisors for final approval on November 30, 2004.

Planning Commission approved the first Extension of Time on November 14, 2007.

Planning Commission approved the second Extension of Time on June 1, 2016.



The third Extension of Time was received July 17, 2015, ahead of the expiration date of November 30, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 14, 2017.

A fourth Extension of Time was filed August 29, 2016. The fourth Extension of Time is being processed concurrently, but as a subsequent action, with the third Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of four (4) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 14, 2017) indicating the acceptance of the four (4) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

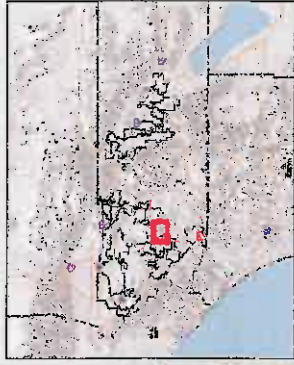
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become November 30, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration (which was applied for on August 29, 2016).

RECOMMENDATION:

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31892**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 30, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR31892

Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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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Extension of Time Environmental Determination

Project Case Number: TR31892
 Original E.A. Number: 39400
 Extension of Time No.: Third
 Original Approval Date: November 30, 2004
 Project Location: South of Domenigoni Parkway and West of Indian Creek Trail

Project Description: Schedule A - subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots.

On November 30, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 25, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Ralph Emerson <remerson@bluestonecommunities.com>
Sent: Friday, April 14, 2017 11:28 AM
To: Ortuno, Arturo
Cc: Adam Rush; Justin Bert; Rick Sidor
Subject: EOT #4 - Winchester Ridge.
Attachments: 4th EOT TR31892 COA.PDF

Good Morning Arturo,

*Thank you for your time and continued support! As the Applicant of Record for the Extension of Time (EOT) #4, and authorized representative of Bluestone Communities, I hereby **agree and accept** the additional conditions of approval, associated with Tentative Tract Map No. 31892 (EOT #4), as detailed below and attached herein:*

50. REQ E HEALTH DOCUMENTS

60. REQ BMP SWPPP WQMP

50. FINAL ACCESS AND MAINT

90. WQMP COMP AND BNS REG

Please let me know if you have any questions.

Ralph Emerson

Bluestone Communities
(714)296-5326

TRACT MAP Tract #: TR31892

Parcel: 461-170-002

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6

EOT4 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

2. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 36

EOT4 - FINAL ACCESS AND MAINT

RECOMMND

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15

EOT4 - REQ BMP SWPPP WQMP

RECOMMNI

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

TRACT MAP Tract #: TR31892

Parcel: 461-170-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 EOT4 - REQ BMP SWPPP WQMP (cont.) RECOMMND

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.

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.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 10 EOT4 - WQMP COMP AND BNS REG RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No. 1.22
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 31892
FOURTH EXTENSION OF TIME
Applicant: Bluestone Communities



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 241.8 into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892

BACKGROUND:

Tentative Tract Map No. 31892, along with Specific Plan No. 293 Amendment No. 3 and Change of Zone No. 6877, was originally approved at Planning Commission on September 22, 2004. The project proceeded to the Board of Supervisors for final approval on November 30, 2004.

Planning Commission approved the first Extension of Time on November 14, 2007.

Planning Commission approved the second Extension of Time on June 1, 2016.

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The third Extension of Time was received July 17, 2015, ahead of the expiration date of November 30, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 14, 2017.

A fourth Extension of Time was filed August 29, 2016. The fourth Extension of Time is being processed concurrently, but as a subsequent action, with the third Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of four (4) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 14, 2017) indicating the acceptance of the four (4) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

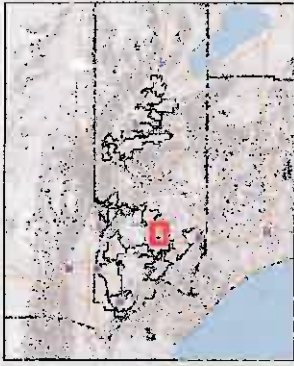
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become November 30, 2018. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31892**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 30, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

4th EOT for TR31892 Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

Notes

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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Extension of Time Environmental Determination

Project Case Number: TR31892
Original E.A. Number: 39400
Extension of Time No.: Fourth
Original Approval Date: November 30, 2004
Project Location: South of Domenigoni Parkway and West of Indian Creek Trail

Project Description: Schedule A - subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots.

On November 30, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Arturo Ortuño, Contract Planner

Date: April 25, 2017
For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Ralph Emerson <remerson@bluestonecommunities.com>
Sent: Friday, April 14, 2017 11:28 AM
To: Ortuno, Arturo
Cc: Adam Rush; Justin Bert; Rick Sidor
Subject: EOT #4 - Winchester Ridge.
Attachments: 4th EOT TR31892 COA.PDF

Good Morning Arturo,

Thank you for your time and continued support! As the Applicant of Record for the Extension of Time (EOT) #4, and authorized representative of Bluestone Communities, I hereby agree and accept the additional conditions of approval, associated with Tentative Tract Map No. 31892 (EOT #4), as detailed below and attached herein:

50. REQ E HEALTH DOCUMENTS

60. REQ BMP SWPPP WQMP

50. FINAL ACCESS AND MAINT

90. WQMP COMP AND BNS REG

Please let me know if you have any questions.

Ralph Emerson

Bluestone Communities
(714)296-5326

TRACT MAP Tract #: TR31892

Parcel: 461-170-002

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT4 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

2. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 36 EOT4 - FINAL ACCESS AND MAINT

RECOMMND

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT4 - REQ BMP SWPPP WQMP

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

TRACT MAP Tract #: TR31892

Parcel: 461-170-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 EOT4 - REQ BMP SWPPP WQMP (cont.) RECOMMND

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.

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.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 10 EOT4 - WQMP COMP AND BNS REG RECOMMND


Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.23

Agenda Item No.
Area Plan: San Jacinto Valley
Zoning District: Ramona
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 32081
SECOND EXTENSION OF TIME
Applicant: Phil Rheingans



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081

BACKGROUND:

Tentative Tract Map No. 32081, along with Change of Zone No. 6975, was originally approved at Planning Commission on December 15, 2004. The project proceeded to the Board of Supervisors, along with Change of Zone No. 6968, for final approval on March 1, 2005.

A Minor Change to Tentative Tract Map No. 32081, along with Change of Zone No. 7395, was originally approved at Planning Commission on December 6, 2006. The project proceeded to the Board of Supervisors for final approval on May 1, 2007.

The second Extension of Time was received March 18, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 6, 2017.

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A third Extension of Time was filed March 16, 2017. The third Extension of Time is being processed concurrently, but as a subsequent action, with the second Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 6, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

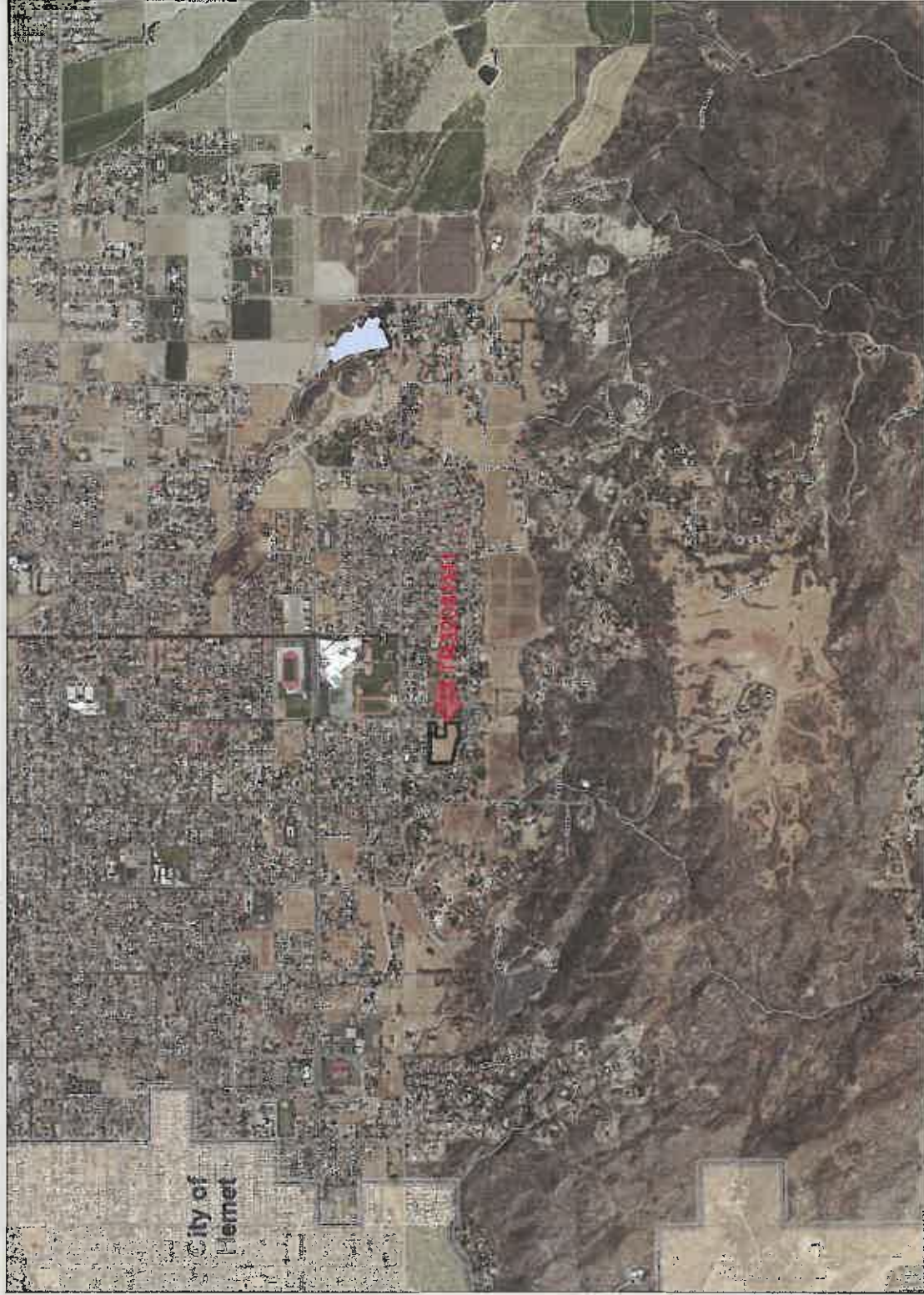
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 1, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration (which was applied on March 16, 2017).

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32081**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 1, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

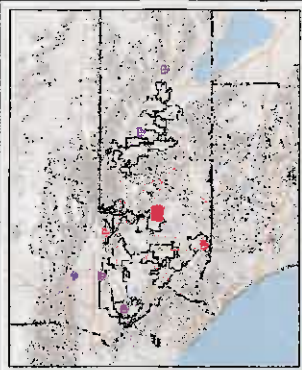
2nd EOT for TR32081M1

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers



Notes

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Extension of Time Environmental Determination

Project Case Number: TR32081
 Original E.A. Number: 39551
 Extension of Time No.: Second
 Original Approval Date: March 1, 2005
 Project Location: South of Thornton Avenue, West of Dartmouth Street, North of Crest Drive and East of Cornell Street
 Project Description: Schedule A - subdivision of 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes.

On March 1, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 24, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Phil Rheingans <phil@rheingansfarms.com>
Sent: Thursday, April 06, 2017 7:02 AM
To: Ortuno, Arturo
Subject: Re: 2nd and 3rd EOT TR32081M1 COA

Arturo:

These standardized conditions listed are acceptable:

- | | |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED |
| 60. REQ BMP SWPPP WQMP | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING | |

Thank you,

Phil Rheingans

On Apr 3, 2017, at 11:37 AM, Ortuno, Arturo <AOrtuno@rivco.org> wrote:

Attn: Phil Rheingans
PO Box 8986
Moscow, ID 83843

RE: AND THIRD EXTENSION OF TIME REQUEST for No. 32081M1.

The County Planning Department has determined it necessary to recommend the addition of new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

04/24/17
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8 EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

TRANS DEPARTMENT

50.TRANS. 20 EOT3 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

04/24/17
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT3 - REQ BMP SWPPP WQMP

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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at:

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) RECOMMND

www.rcflood.org/npdes. For any questions, please contact
(951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita
No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 EOT3 --WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP
facilities described in the approved Final WQMP. The
project shall be responsible for performing all activities
described in the WQMP and that copies of the approved Final
WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall
be submitted to the Transportation Department for review
and approval prior to issuance of occupancy permits. A
maintenance organization will be established with a funding
source for the permanent maintenance. The maintenance plan
shall require that all BMP facilities are inspected, if
required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT3 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall
comply with the following:

1. 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

04/24/17
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 EOT3 - WQMP REQUIRED (cont.)

RECOMMND

and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10 EOT3 - WQMP COMP AND BNS REG

RECOMMND


Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.24

Agenda Item No.
Area Plan: San Jacinto Valley
Zoning District: Ramona
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 32081
THIRD EXTENSION OF TIME
Applicant: Phil Rheingans



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081

BACKGROUND:

Tentative Tract Map No. 32081, along with Change of Zone No. 6975, was originally approved at Planning Commission on December 15, 2004. The project proceeded to the Board of Supervisors, along with Change of Zone No. 6968, for final approval on March 1, 2005.

A Minor Change to Tentative Tract Map No. 32081, along with Change of Zone No. 7395, was originally approved at Planning Commission on December 6, 2006. The project proceeded to the Board of Supervisors for final approval on May 1, 2007.

The second Extension of Time was received March 18, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 6, 2017.



A third Extension of Time was filed March 16, 2017. The third Extension of Time is being processed concurrently, but as a subsequent action, with the second Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 6, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

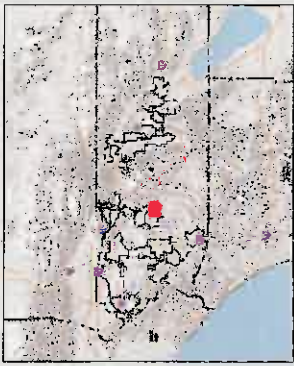
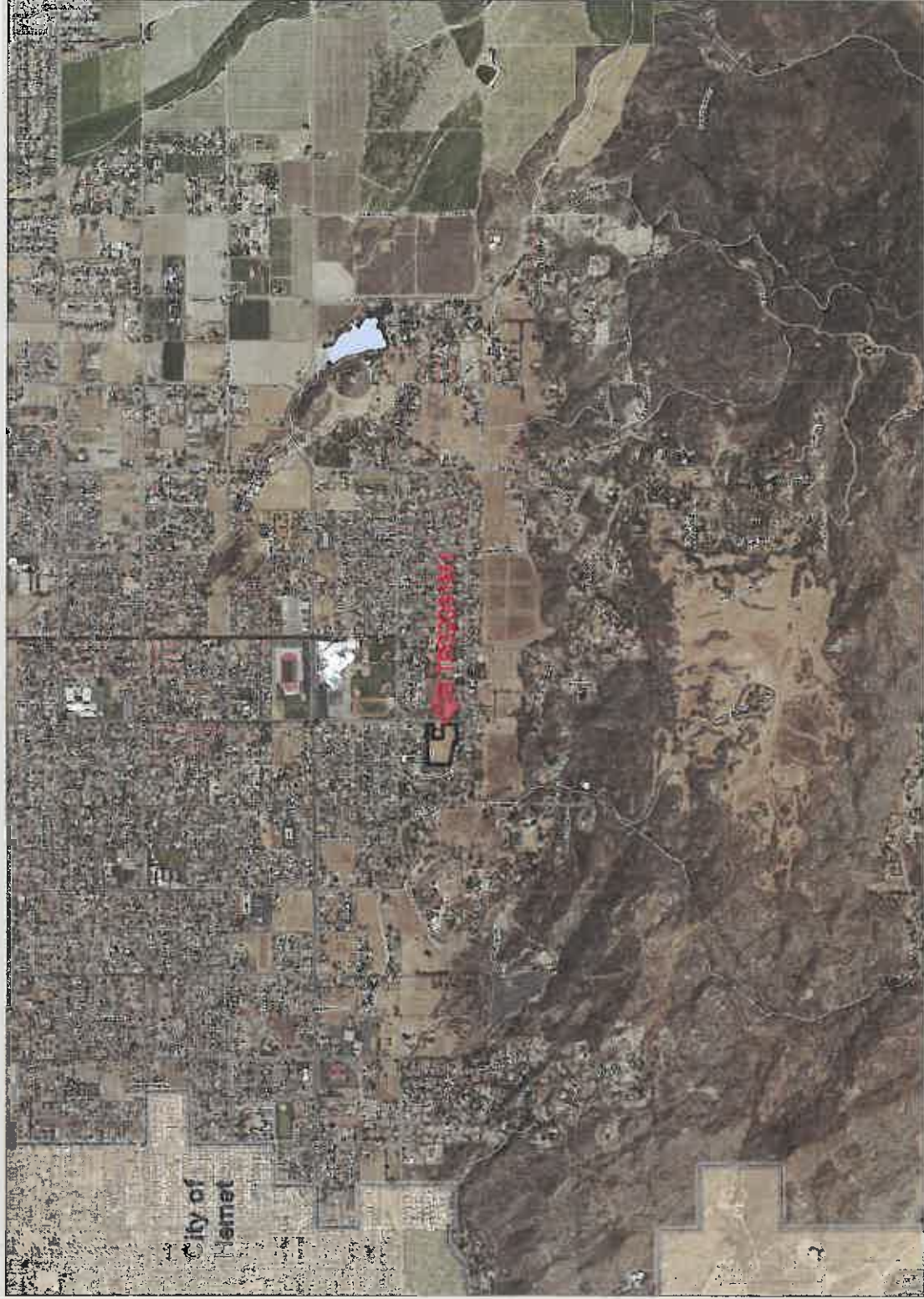
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 1, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32081**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 1, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR32081M1

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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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REPORT PRINTED ON... 4/18/2017 11:23:38 AM

© Riverside County RCIT GIS

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT

TENTATIVE TRACT MAP

NO. 32081 MINOR CHANGE #1

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

BEING A DEVELOPMENT OF A PORTION OF LOTS 1 AND 2, IN BLOCK 320, OF THE LARGER MAP OF THE ROBERT LAMAY COMPANY AS SHOWN BY MAP OR FILE IN BOOK 1, PAGE 14, OF MAPS RECORDED IN THE COUNTY RECORDS.

OWNER/APPLICANT

PHILIP T. BIRNBAUMS
C/O BIRNBAUMS FARMS
7411 1/2 2ND ST.
RIVERSIDE, CALIF. 92504
(909) 233-8703

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTER LINE OF THE ROAD UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE CENTER LINE OF THE ROAD UNLESS OTHERWISE NOTED.
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20. ALL DIMENSIONS ARE TO THE CENTER LINE OF THE ROAD UNLESS OTHERWISE NOTED.

UTILITIES

- ELECTRIC**
SOUTHERN CALIFORNIA Edison CO. 328-4281
SOUTHERN CALIFORNIA GAS CO. 328-3418
SOUTHERN CALIFORNIA WATER DISTRICT 688-3311
SOUTHERN CALIFORNIA TELEPHONE CO. 328-4281
- WATER**
SOUTHERN CALIFORNIA WATER DISTRICT 688-3311
SOUTHERN CALIFORNIA TELEPHONE CO. 328-4281
- SCHOOL**
SOUTHERN CALIFORNIA TELEPHONE CO. 328-4281
- POST OFFICE**
SOUTHERN CALIFORNIA TELEPHONE CO. 328-4281
- RAILROAD**
SOUTHERN CALIFORNIA TELEPHONE CO. 328-4281
- TRUCK**
SOUTHERN CALIFORNIA TELEPHONE CO. 328-4281

THESE UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS ONLY. THE APPLICANT SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

SITE ADDRESS

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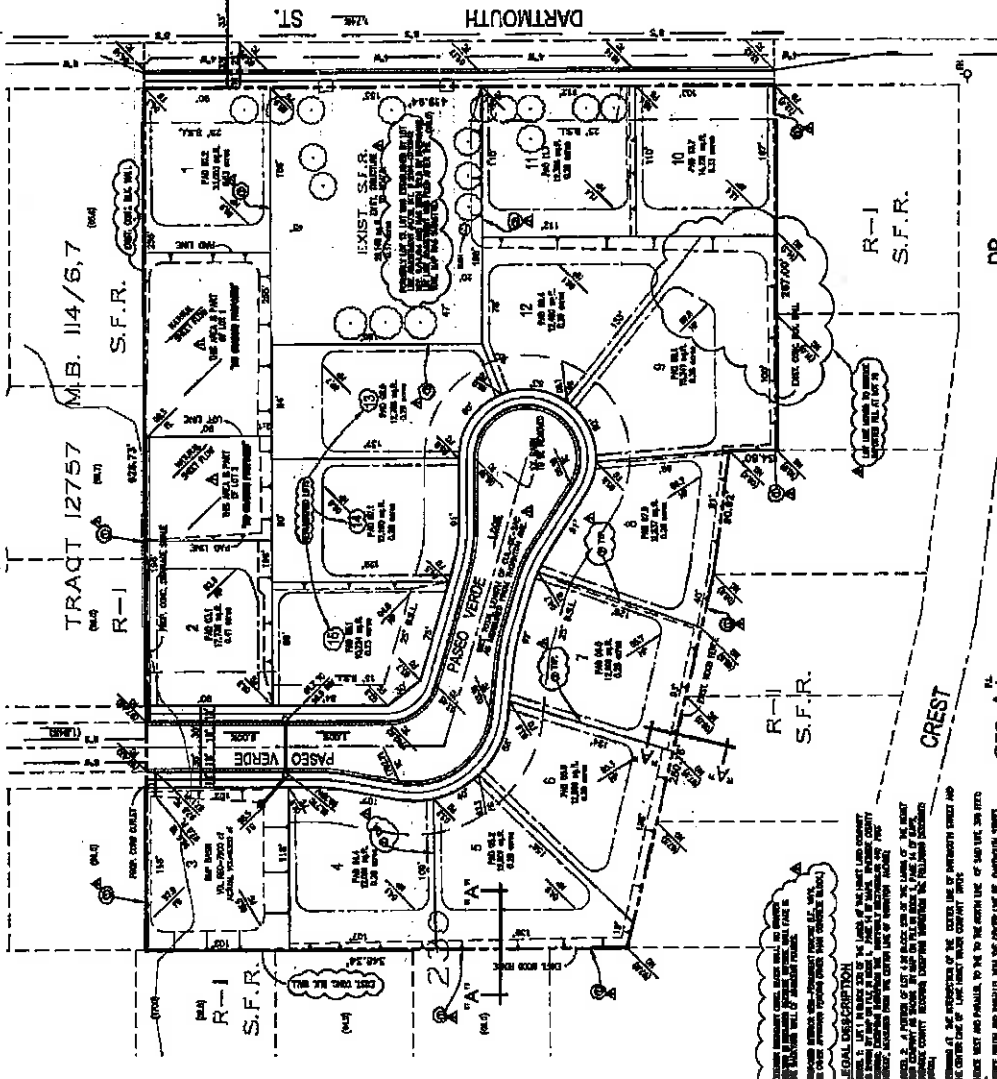
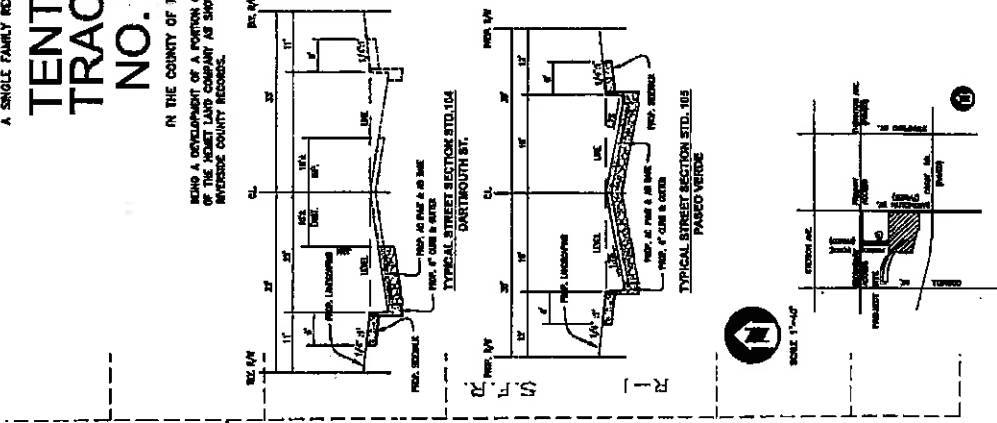
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SECURITY MAP
FILE NO. 114/67
DATE 12/20/03

PREPARED UNDER THE SUPERVISION OF THE SUPERVISOR OF THE COUNTY OF RIVERSIDE, CALIFORNIA

DATE 12/20/03

APPROVED BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

REVISIONS

NO. DATE BY DESCRIPTION

1 12/20/03 P.T. BIRNBAUMS

2 12/20/03 P.T. BIRNBAUMS

3 12/20/03 P.T. BIRNBAUMS

4 12/20/03 P.T. BIRNBAUMS

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10 12/20/03 P.T. BIRNBAUMS

11 12/20/03 P.T. BIRNBAUMS

SOURCE OF TOPOGRAPHY

DATE

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LEGAL DESCRIPTION

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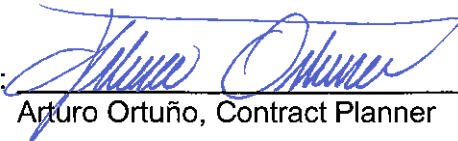
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Extension of Time Environmental Determination

Project Case Number: TR32081
 Original E.A. Number: 39551
 Extension of Time No.: Third
 Original Approval Date: March 1, 2005
 Project Location: South of Thornton Avenue, West of Dartmouth Street, North of Crest Drive and East of Cornell Street
 Project Description: Schedule A - subdivision of 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes.

On March 1, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 24, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Phil Rheingans <phil@rheingansfarms.com>
Sent: Thursday, April 06, 2017 7:02 AM
To: Ortuno, Arturo
Subject: Re: 2nd and 3rd EOT TR32081M1 COA

Arturo:

These standardized conditions listed are acceptable:

- | | |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED |
| 60. REQ BMP SWPPP WQMP | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING | |

Thank you,

Phil Rheingans

On Apr 3, 2017, at 11:37 AM, Ortuno, Arturo <AOrtuno@rivco.org> wrote:

Attn: Phil Rheingans
PO Box 8986
Moscow, ID 83843

RE: AND THIRD EXTENSION OF TIME REQUEST for No. 32081M1.

The County Planning Department has determined it necessary to recommend the addition of new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

04/24/17
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8 EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

TRANS DEPARTMENT

50.TRANS. 20 EOT3 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT3 - REQ BMP SWPPP WQMP

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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at:

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) RECOMMND

www.rcflood.org/npdes. For any questions, please contact
(951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita
No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 EOT3 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP
facilities described in the approved Final WQMP. The
project shall be responsible for performing all activities
described in the WQMP and that copies of the approved Final
WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall
be submitted to the Transportation Department for review
and approval prior to issuance of occupancy permits. A
maintenance organization will be established with a funding
source for the permanent maintenance. The maintenance plan
shall require that all BMP facilities are inspected, if
required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT3 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall
comply with the following:

1. 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

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 EOT3 - WQMP REQUIRED (cont.)

RECOMMND

and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10 EOT3 - WQMP COMP AND BNS REG

RECOMMND

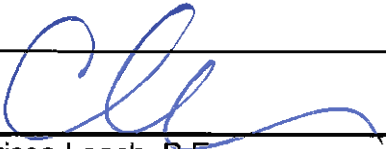
Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.25

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 32594
FIRST EXTENSION OF TIME
Applicant: Rancon Group



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 291 acres to include 58 clustered residential lots with agricultural buffers on approximately 127 acres, major circulation easement on approximately 11 acres, internal roadways totaling approximately 24 acres, 5 wineries on approximately 107 acres and 3 vineyard lots on approximately 21 acres.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32594

BACKGROUND:

Tentative Tract Map No. 32594, along with Change of Zone No. 7005, was originally approved at Planning Commission on October 4, 2006. The project proceeded to the Board of Supervisors, along with Change of Zone No. 7330, Tentative Parcel Map No. 32888, Agricultural Preserve Case No. 929, and Agricultural Preserve Case No. 930, for final approval on May 8, 2007.



The first Extension of Time was received February 10, 2017, ahead of the expiration date of May 8, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on April 17, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 17, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

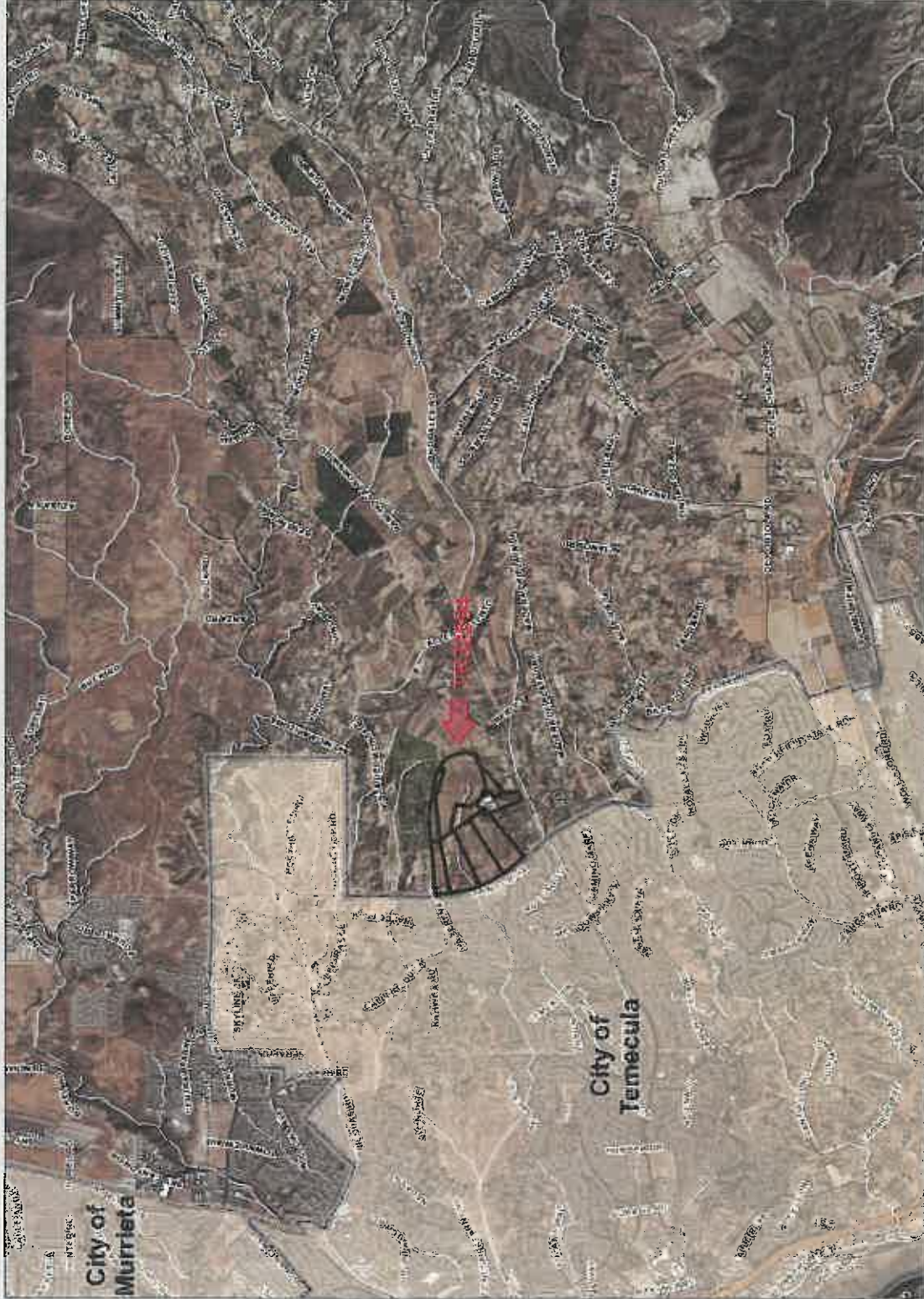
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 8, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32594**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 8, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR32594

Vicinity Map



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.

Notes

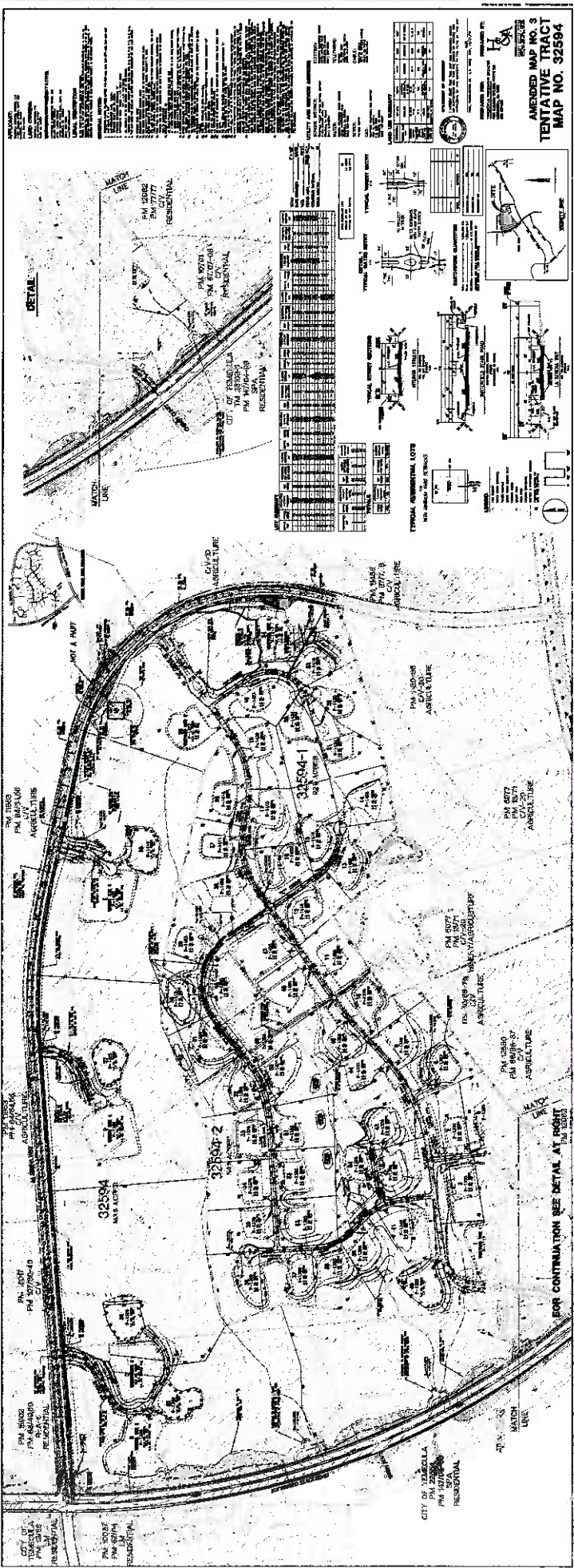
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© Riverside County RCIT GIS

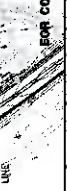
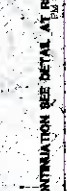
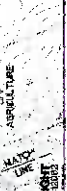
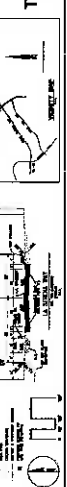




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AMENDED MAP NO. 3
TENTATIVE TRACT
MAP NO. 32594



FOR CONTRADICTION SEE DETAIL AT RIGHT

Extension of Time Environmental Determination

Project Case Number: TR32594
 Original E.A. Number: 39682
 Extension of Time No.: First
 Original Approval Date: May 8, 2007
 Project Location: North of Rancho California Road and East of Butterfield Stage Road

Project Description: Schedule D - subdivision of 291 acres to include 58 clustered residential lots with agricultural buffers on approximately 127 acres, major circulation easement on approximately 11 acres, internal roadways totaling approximately 24 acres, 5 wineries on approximately 107 acres and 3 vineyard lots on approximately 21 acres.

On May 8, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 25, 2017
 For Charissa Leech, Assistant TLMA Director



THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

To: Arturo Ortuno
From: Gregg Linhoff
Date: April 17, 2017
Re: Acceptance of EOT-1 Conditions of Approval for CASE TR32594

Mr. Ortuno:

I am the applicant for the EOT Case TR32594. I accept the following conditions of approval associated with this Extension of Time Request.

Accepted EOT-1 Conditions

1. Prior to Map Recordation
50.E-HEALTH.7 – REQ E HEALTH DOCUMENTS
50.TRANS.36 – FINAL ACCESS AND MAINTENANCE
2. Prior to Grading Permit – Issuance
60-BS-GRADE.18 – REQ BMP SWPPP WQMP
60.TRANS.1 – FINAL WQMP FOR GRADING
3. Prior to Building Permit – Issuance
80-BS-TRANS.4 – WQMP AND MAINTENANCE
4. Prior to Building Final Inspection
90-BS-GRADE.4 – WQMP REQUIRED
90-TRANS.10 – WQMP COMP AND BNS REG

Regards,

Gregg Linhoff
Assistant Director of Development

04/26/17
16:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32594

Parcel: 943-260-003

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 36 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/26/17
16:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32594

Parcel: 943-260-003

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 18 EOT1 - REQ BMP SWPPP WQMP

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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 2 EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at:

TRACT MAP Tract #: TR32594

Parcel: 943-260-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 EOT1 - FINAL WQMP FOR GRADING (cont.) RECOMMND

www.rcflood.org/npdes. For any questions, please contact
(951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita
No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4 EOT1 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP
facilities described in the approved Final WQMP. The
project shall be responsible for performing all activities
described in the WQMP and that copies of the approved Final
WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall
be submitted to the Transportation Department for review
and approval prior to issuance of occupancy permits. A
maintenance organization will be established with a funding
source for the permanent maintenance. The maintenance plan
shall require that all BMP facilities are inspected, if
required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT1 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall
comply with the following:

1. 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

TRACT MAP Tract #: TR32594

Parcel: 943-260-003

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 EOT1 - WQMP REQUIRED (cont.)

RECOMMND

and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10 EOT1 - WQMP COMP AND BNS REG

RECOMMND


Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.26

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 33145
THIRD EXTENSION OF TIME
Applicant: Copper Skye, LLC



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33145

BACKGROUND:

Tentative Tract Map No. 33145 was originally approved at Planning Commission on July 20, 2005.

Planning Commission approved the first Extension of Time on April 15, 2009.

Planning Commission approved the second Extension of Time on November 16, 2016.



The third Extension of Time was received March 23, 2017, ahead of the expiration date of July 20, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on April 17, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 17, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

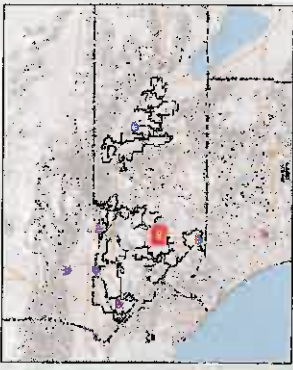
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become July 20, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33145**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 20, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR33145 Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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.



8,277 Feet

4,139

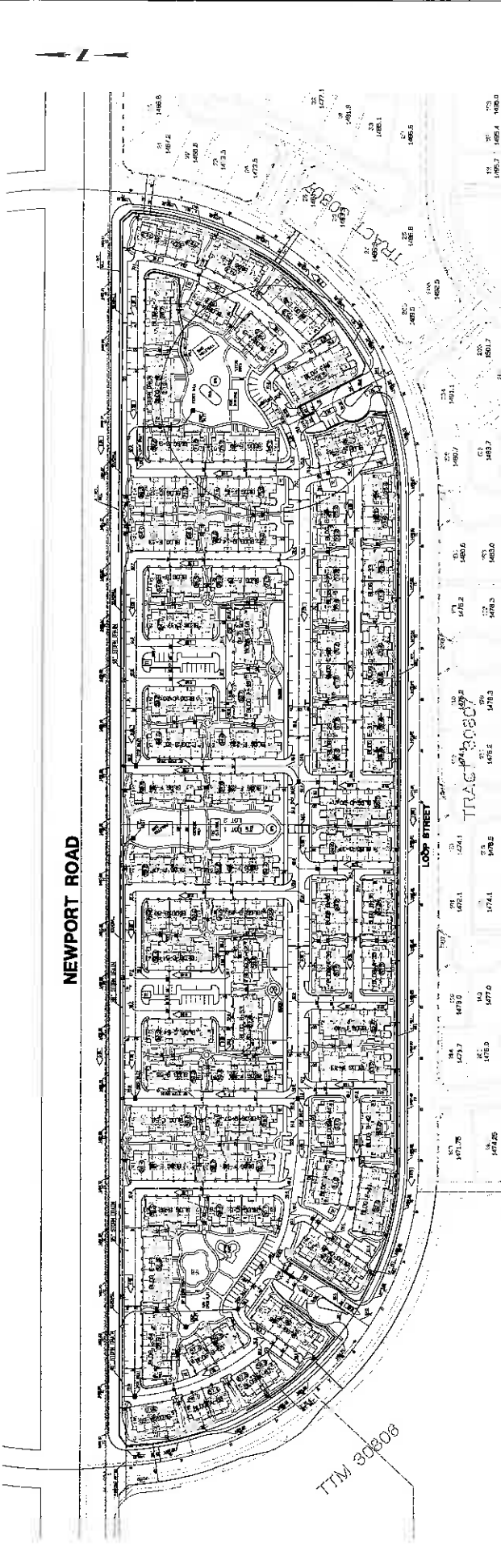


REPORT PRINTED ON... 4/26/2017 12:09:21 PM

© Riverside County RCIT GIS



NEWPORT ROAD



NOTES

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. SEE TRACT MAP NO. 1000 FOR THE LOCATION OF THIS TRACT.
3. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.

ORDER
 PROJECT: [Name]
 CLIENT: [Name]
 DATE: [Date]

APPLICANT
 [Name]
 [Address]
 [City, State, Zip]

ENGINEER
 [Name]
 [Address]
 [City, State, Zip]

ASSESSOR'S PARCEL NO S
 [List of parcel numbers]

ACREAGE
 [Total acreage]

LAND USE
 [Land use description]

LEGEND
 [Legend symbols and descriptions]

UTILITIES
 [Utility symbols and descriptions]

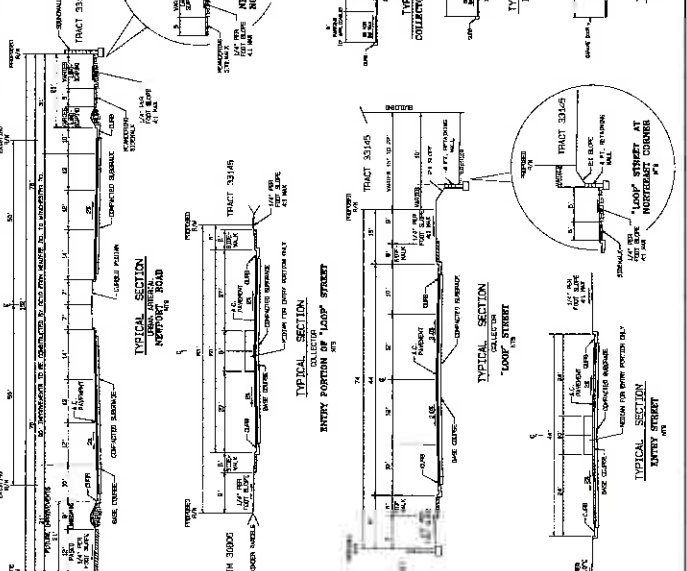
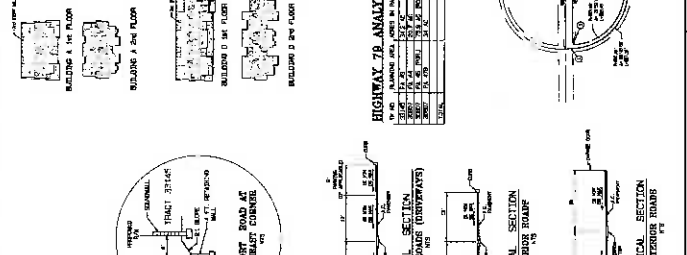
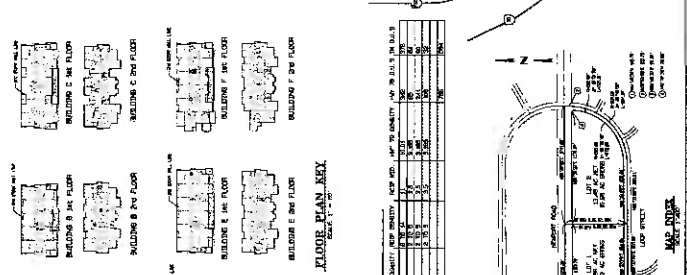
SCHOOL DISTRICT
 [School district name]

LEGAL DESCRIPTION
 [Legal description text]

EASEMENTS
 [Easement descriptions]

SITE SUMMARY

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	1000	1000	1000	1000	1000	1000	1000	1000	1000
2	1000	1000	1000	1000	1000	1000	1000	1000	1000
3	1000	1000	1000	1000	1000	1000	1000	1000	1000
4	1000	1000	1000	1000	1000	1000	1000	1000	1000
5	1000	1000	1000	1000	1000	1000	1000	1000	1000
6	1000	1000	1000	1000	1000	1000	1000	1000	1000
7	1000	1000	1000	1000	1000	1000	1000	1000	1000
8	1000	1000	1000	1000	1000	1000	1000	1000	1000
9	1000	1000	1000	1000	1000	1000	1000	1000	1000
10	1000	1000	1000	1000	1000	1000	1000	1000	1000



Extension of Time Environmental Determination

Project Case Number: TR33145
 Original E.A. Number: 39904
 Extension of Time No.: Third
 Original Approval Date: July 20, 2005
 Project Location: South of Newport Road, East of Leon Road and North of Busby Road

Project Description: Schedule A - subdivision of 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities.

On July 20, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 25, 2017
 For Charissa Leech, Assistant TLMA Director

Copper Skye, LLC
427 S. Cedros Avenue, Suite 201
Solana Beach, CA 92075

April 17, 2017

Arturo Ortuño
Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Acceptance of Conditions for Third Extension of Time for TR33145

Dear Mr. Ortuño:

I am the applicant for the Extension of Time Case TR33145. I accept the following conditions of approval associated with this Extension of Time request:

50. E HEALTH. 10 - REQ E HEALTH DOCUMENTS
50. TRANS. 43 - FINAL ACCESS AND MAINT
60. BS GRADE. 16 - REQ BMP SWPPP WQMP
60. TRANS. 1 - FINAL WQMP FOR GRADING
80. TRANS. 1 - WQMP AND MAINTENANCE
90. BS GRADE. 8 - WQMP REQUIRED
90. TRANS. 10 - WQMP COMP AND BNS REG

Thank you,



Marc Perlman
Manager

04/26/17
14:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33145

Parcel: 461-190-076

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 10

EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

2. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 43

EOT3 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met"

TRACT MAP Tract #: TR33145

Parcel: 461-190-076

50. PRIOR TO MAP RECORDATION

50.TRANS. 43 EOT3 - FINAL ACCESS AND MAINT (cont.) RECOMMND

if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 16 EOT3 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board

04/26/17
14:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR33145

Parcel: 461-190-076

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) RECOMMND

Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 EOT3 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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14:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR33145

Parcel: 461-190-076

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT3 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10 EOT3 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/26/17
14:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR33145

Parcel: 461-190-076

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT3 - WQMP COMP AND BNS REG (cont.)

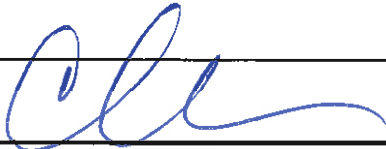
RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No. **1.27**
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 33700
FIRST EXTENSION OF TIME
Applicant: Phil Rheingans



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 40.18 acres into 128 single family residential lots, two open space lots for park and water quality uses totaling 3.5 acres, and two open space lots for paseos.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33700

BACKGROUND:

Tentative Tract Map No. 33700, along with Change of Zone No. 7210, was originally approved at Planning Commission on July 12, 2006. The project proceeded to the Board of Supervisors, along with Agricultural Preserve Case No. 962, for final approval on January 30, 2007.

The first Extension of Time was received January 11, 2017, ahead of the expiration date of January 30, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on April 6, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a

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determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 6, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 30, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33700, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 30, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR33700

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography
- lines
- waterbodies
- Lakes
- Rivers

Notes

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8,148 Feet

4,074

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Extension of Time Environmental Determination

Project Case Number: TR33700
 Original E.A. Number: 40328
 Extension of Time No.: First
 Original Approval Date: January 30, 2007
 Project Location: North of Simpson Road, South of Grand Avenue, West of Beeler Road, and East of Leon Road
 Project Description: Schedule A - subdivision of 40.18 acres into 128 single family residential lots, two open space lots for park and water quality uses totaling 3.5 acres, and two open space lots for paseos.

On January 30, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 24, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Phil Rheingans <phil@rheingansfarms.com>
Sent: Thursday, April 06, 2017 6:43 AM
To: Ortuno, Arturo
Subject: Re: 1st EOT TR33700 Recommended Conditions

Arturo,

These standardized conditions listed are acceptable:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Thank you,

Phil Rheingans

Sent from my iPhone

On Apr 5, 2017, at 12:41 PM, Ortuno, Arturo <AOrtuno@rivco.org> wrote:

Good afternoon,

I wasn't able to find any correspondence regarding recommended conditions. In order to streamline the EOT process, the County has determined that the 7 standard conditions will apply to all Tract/Parcel Map EOTs. Feel free to contact me if you have any further questions.

Thank you,

Attn: Phil Rheingans
PO Box 8986
Moscow, ID 83843

RE: EXTENSION OF TIME REQUEST for No. 33700.

The County Planning Department has determined it necessary to recommend the addition of new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references

04/24/17
10:25

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33700

Parcel: 462-020-023

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

TRANS DEPARTMENT

50.TRANS. 41 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

04/24/17
10:25

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33700

Parcel: 462-020-023

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP

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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at:

TRACT MAP Tract #: TR33700

Parcel: 462-020-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) RECOMMND

www.rcflood.org/npdes. For any questions, please contact
(951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita
No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4 EOT1 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP
facilities described in the approved Final WQMP. The
project shall be responsible for performing all activities
described in the WQMP and that copies of the approved Final
WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall
be submitted to the Transportation Department for review
and approval prior to issuance of occupancy permits. A
maintenance organization will be established with a funding
source for the permanent maintenance. The maintenance plan
shall require that all BMP facilities are inspected, if
required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall
comply with the following:

1. 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

TRACT MAP Tract #: TR33700

Parcel: 462-020-023

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 EOT1 - WQMP REQUIRED (cont.)

RECOMMND

and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 7 EOT1 - WQMP COMP AND BNS REG

RECOMMND


Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.28

Agenda Item No.
Area Plan: Riverside Extended Mountain
Zoning Area: Aguanga
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

Supervisorial District: Third
TENTATIVE TRACT MAP NO. 29010
FIRST EXTENSION OF TIME
Applicant: Lea M. Ward



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 195.16 gross acres into 32 residential lots with 2-acre minimum lot size, four (4) open space lots, three (3) water utility lots, and one (1) private road lot. 102.71 gross acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29010

BACKGROUND:

Tentative Tract Map No. 29010 was originally approved at Planning Commission on June 11, 2008. The project was received and filed at the Board of Supervisors on July 15, 2008.

The first Extension of Time was received March 20, 2017, ahead of the expiration date of June 11, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on April 13, 2017.

W

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 13, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

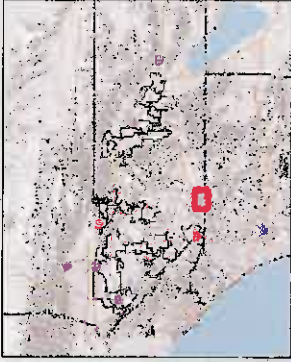
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 11, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29010, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 11, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR29010

Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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.



Extension of Time Environmental Determination

Project Case Number: TR29010
 Original E.A. Number: 37649
 Extension of Time No.: First
 Original Approval Date: June 11, 2008
 Project Location: South of Highway 79 and East of Sage Road

Project Description: Schedule C - subdivision of 195.16 gross acres into 32 residential lots with 2-acre minimum lot size, four (4) open space lots, three (3) water utility lots, and one (1) private road lot. 102.71 gross acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes.

On June 11, 2008, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 24, 2017
 For Charissa Leech, Assistant TLMA Director



Trust
Management
Entities

Lea M. Ward

April 13, 2017

Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Acceptance of Conditions for First Extension of Time for TR29010

Dear Mr. Ortuño:

I am the applicant for the Extension of Time Case TR29010. I accept the following conditions of approval associated with this Extension of time request:

50. REQ E HEALTH DOCUMENTS
50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING

80. WQMP AND MAINTENANCE
90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

Thank you,

Lea M. Ward
Manager
Temecula Creek Ranch, LLC

LMW/ms

04/26/17
16:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR29010

Parcel: 583-130-012

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 26 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/26/17
16:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR29010

Parcel: 583-130-012

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 10 EOT1 - REQ BMP SWPPP WQMP

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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at:

TRACT MAP Tract #: TR29010

Parcel: 583-130-012

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) RECOMMND

www.rcflood.org/npdes. For any questions, please contact
(951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita
No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 EOT1 - WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP
facilities described in the approved Final WQMP. The
project shall be responsible for performing all activities
described in the WQMP and that copies of the approved Final
WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall
be submitted to the Transportation Department for review
and approval prior to issuance of occupancy permits. A
maintenance organization will be established with a funding
source for the permanent maintenance. The maintenance plan
shall require that all BMP facilities are inspected, if
required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall
comply with the following:

1. 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

TRACT MAP Tract #: TR29010

Parcel #: 583-130-012

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 EOT1 - WQMP REQUIRED (cont.)

RECOMMND

and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 4 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.: 4.1
Area Plan: Eastern Coachella Valley
Zoning Area: Chuckwalla Area, Lower
Coachella Valley District
Supervisorial District: Fourth
Project Planner: Brett Dawson
Planning Commission, May 17, 2017

Surface Mining Permit No. 129, Revision No. 2
Environmental Assessment No. 42415
Applicant: West Coast Aggregate Supply, Inc.
Engineer/Representative: George Webber,
Webber and Webber and Associates



Charissa Leach
Assistant Director of TLMA
Community Development

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

SMP No. 129R2 is a revision to the existing mining and reclamation plan for an existing sand and gravel mine required to increase the project site from 190 acres to 280 acres and to extend the life of the mining permit. There are two parcels currently being mined: one is privately owned (approximately 42.7 acres) and the other land is owned by the Bureau of Land Management (approximately 268.1 acres). This revision will add a third parcel (approximately 304.6 acres) to the project

This revision will expand excavation areas further into BLM Land north of the existing excavation area and continue an annual extraction rate of approximately 360,000 tons. Excavations will be a maximum of 100 feet deep with 2:1 (H:V) slopes. The surface mining permit life will be extended to 25 years with an expiration date of December 31, 2042. This will allow for 20 years for active mining excavation and 5 years to finalize reclamation. Upon completion of mining operations, all equipment, structures and vehicles will be removed and the site will be revegetated with native plant species. The site will be reclaimed to vacant open space.

The project site is located east of Buchanan Street and the Coachella Canal, north of 57th Avenue and south of 54th Avenue.

ISSUES OF POTENTIAL CONCERN:

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Open Space - Conservation Habitat, Open Space- Mineral Resources and Open Space - Water
2. Surrounding General Plan Land Use (Ex. #5): Open Space Conservation (OS-CH), Open Space- Mineral Resources (OS-MIN), Open Space-Water (OS-W) and Open Space- Rural (OS-RUR).
3. Existing Zoning (Ex. #2): Natural Assets; Watercourse, Watershed and Conservation; and Mineral Resources and Related Manufacturing

- | | |
|-----------------------------------|--|
| 4. Surrounding Zoning (Ex. #2): | (N-A) Natural Assets; (W-1) Watercourse, Watershed and Conservation Areas, (W-2-10) Controlled Development Areas; (A-1-20) Light Agriculture; (A-2-20) Heavy Agriculture, (M-R-A) Mineral Resources and Related Manufacturing; and (RR) Rural Residential. |
| 5. Existing Land Use (Ex. #1): | Surface Mining Operation |
| 6. Surrounding Land Use (Ex. #1): | Vacant, Agriculture and Surface Mining |
| 7. Project Data: | Total Acreage: 615.4 Gross Acres
Total Proposed Mining Area: 280.6 Net Acres |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTa **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42415**, 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 Surface Mining Permit No. 129, Revision No. 2, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site has Land Use designations of Open Space - Conservation Habitat, Open Space - Mineral Resources and Open Space - Water in the Eastern Coachella Valley Area Plan.
2. The proposed use, a surface mining operation, is consistent with these Land Use designations.
3. The project site is surrounded by properties with Land Use designations of Open Space - Conservation, Open Space - Mineral Resources, Open Space-Water and Open Space - Rural.
4. The zoning for the subject site is Natural Assets; Watercourse, Watershed and Conservation; and Mineral Resources and Related Manufacturing.
5. The proposed use, a surface mining operation, is a permitted use in all of these zones with an approved surface mining permit pursuant to County Ordinance No. 555 which has not been revoked or suspended in all of these zone.
6. Surface mining operations uses have been constructed at this site under Surface Mining Permit No. 129 and have been operating on this site pursuant to this permit and Surface Mining Permit No. 129, Revision No. 1 for over 20 years.
7. The proposed use, a surface mining operation, is consistent with the development standards set forth in the Natural Assets and Watercourse Watershed and Conservation Areas zone. The development standards include:

- a. Minimum lot size. 20 acres with a minimum gross width of 400 feet. The site is currently 190 acres, with a proposed expansion to 280 acres
- b. Minimum yard depths. Front 100 feet, sides 50 feet, rear 50 feet. The site being 280 acres, is significantly large and complies with this standard.
- c. No building shall exceed 20 feet in height. No new buildings are proposed.
- d. Automobile storage space shall be provided as required by Section 18.12 of Ordinance 348.

8. Environmental Assessment No. 42415 identified the following potentially significant impacts:

- a. Air Quality
- b. Biological Resources
- c. Geology
- d. Hazards and Hazardous Materials
- e. Hydrology/Water Quality
- f. Mineral Resources

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

9. The project site (Surface Mining Permit No. 129 Revised No. 2) is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The proposed 90-acre expansion area is not located within a Conservation Area, but is located adjacent to the Mecca Hills/Orocopia Mountains Conservation Area.

Therefore, the proposed expansion is subject to the CVMSHCP Land Use Adjacency Guidelines (CVMSHCP Section 4.5). The purpose of the Land Use Adjacency Guidelines is to avoid or minimize indirect effects from development adjacent to the Conservation Areas. A condition of approval has been applied to the project requiring the project to comply with the Land Use Adjacency Guidelines.

The Original Mining Permit SMP00129 was approved in 1980. The California Department of Fish and Wildlife issued the Natural Community Conservation Plan Permit for the CVMSHCP on September 9, 2008. The U.S. Fish and Wildlife Service issued the federal permit on October 1, 2008.

- 10. No oak trees are located on the project site; therefore, the project is not subject to the County of Riverside Oak Tree Management Guidelines. The project will not conflict with any local policies or ordinances protecting biological resources. No impacts will occur.
- 11. This project is within the City Sphere of Influence of Coachella. The Project went before the Thermal Oasis Community Council Agenda on January 23, 2017, and was voted approved.
- 12. The California Department of Conservation, Office of Mine Reclamation reviewed and commented on the Reclamation Plan. The Applicant has agreed to and his Engineering Representative has incorporated the information requested by the Office of Mine Reclamation into the reclamation plan.
- 13. The California Department of Conservation, Office of Mine Reclamation has been notified of the date, time and place of the public hearing to be held for consideration of approving this mining permit and reclamation plan
- 14. The proposed project has completed all of the requirements for the State's review of a Reclamation Plan pursuant to the Surface Mining and Reclamation Act.

15. The proposed project was presented to the Thermal-Oasis Community Council May 23, 2011 and again January 23, 2017. A vote of 4-0 in support of the proposed mining permit revision was rendered by the Council.

CONCLUSIONS:

1. The proposed revision is in conformance with the Open Space: Mineral Resources, Open Space Rural, Open Space Water, and Open Space Conservation Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed revision is consistent with the Natural Assets and Watercourse, Watershed and Conservation Areas Zoning classifications 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 revision is conditionally compatible with the present and future logical development of the area.
5. The proposed revision will not have a significant effect on the environment.
6. The project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The proposed 90-acre expansion area is not located within a conservation Area, but is located adjacent to the Mecca Hills/Orocopia Mountains Conservation Area. Therefore, the proposed expansion is subject to the CVMSHCP Land Use Adjacency Guidelines. The purpose of these guidelines is to avoid or minimize indirect effects from development adjacent to the Conservation Areas. A general information condition has been applied to the project by the County of Riverside requiring the project to comply with the Land Use Adjacency Guidelines.

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. A Park and Recreation District
 - b. The Stephens Kangaroo Rat Fee Area
 - c. A High Fire Area
 - d. Historical Preservation District
 - e. General Plan Policy Overlay Area
 - f. An Airport Influence Area
3. The project site is located within:
 - a. The City of Coachella sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - c. An area identified as having a moderate potential for liquefaction
 - d. Eastern Coachella Valley Area Plan.
 - e. An Area of low paleontological sensitivity.

4. The subject site is currently designated as Assessor's Parcel Numbers 717-150-003, 717-140-002, and 717-190-005.

RIVERSIDE COUNTY PLANNING DEPARTMENT

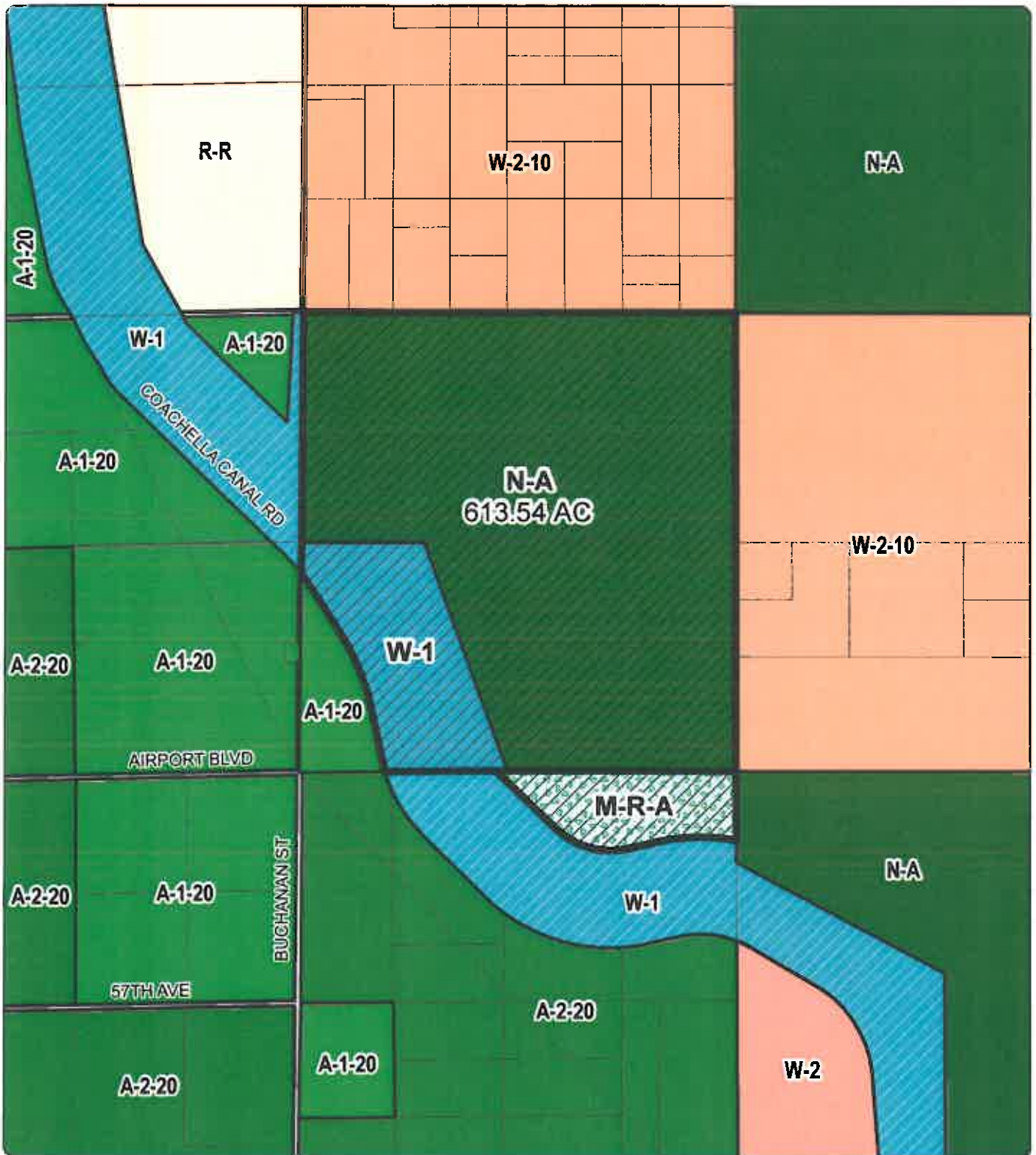
SMP00129R2

Date Drawn: 04/05/2017

Supervisor: Benoit
District 4

EXISTING ZONING

Exhibit 2



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



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

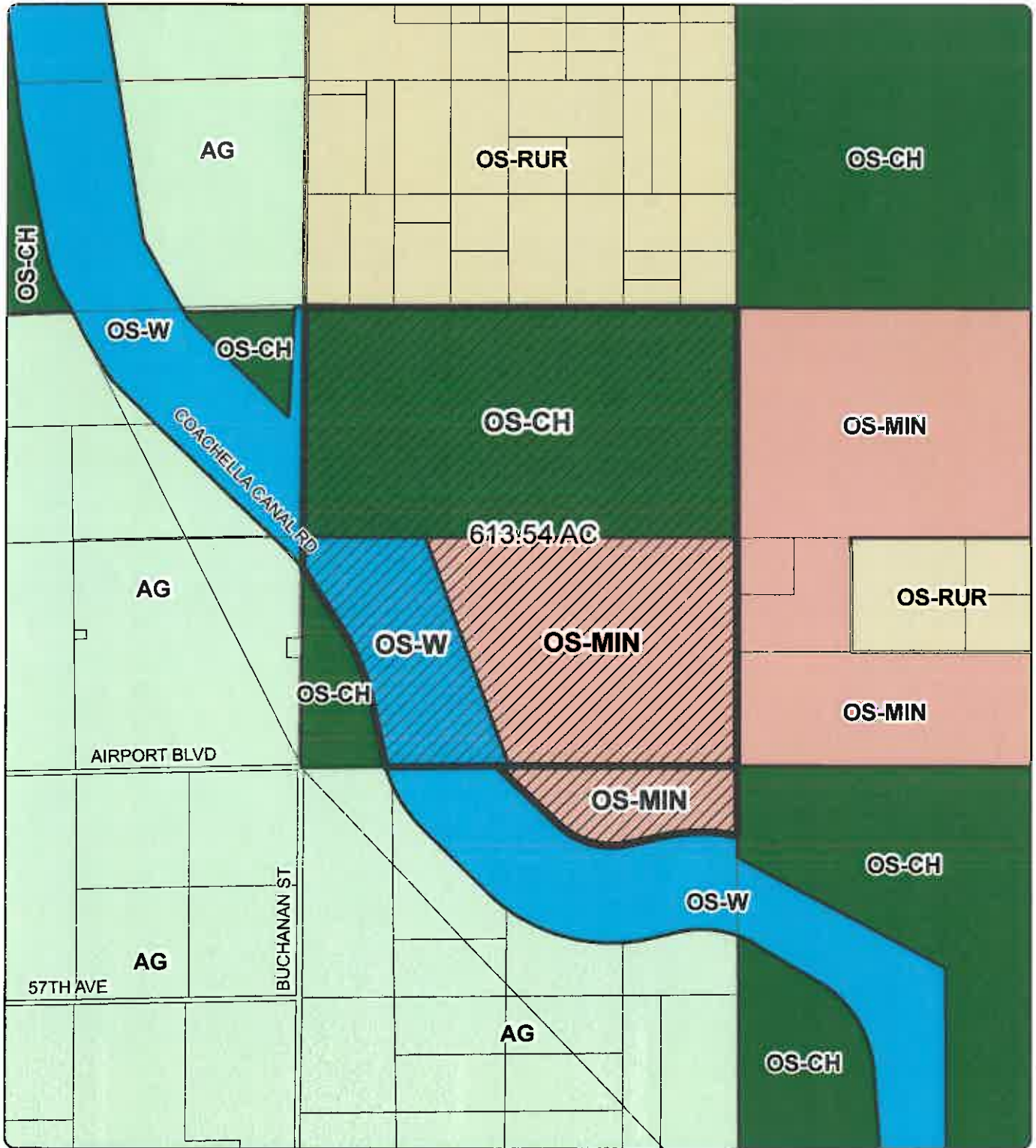
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00129R2

EXISTING GENERAL PLAN

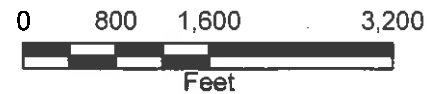
Supervisor: Benoit
District 4

Date Drawn: 04/05/2017
Exhibit 5



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



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

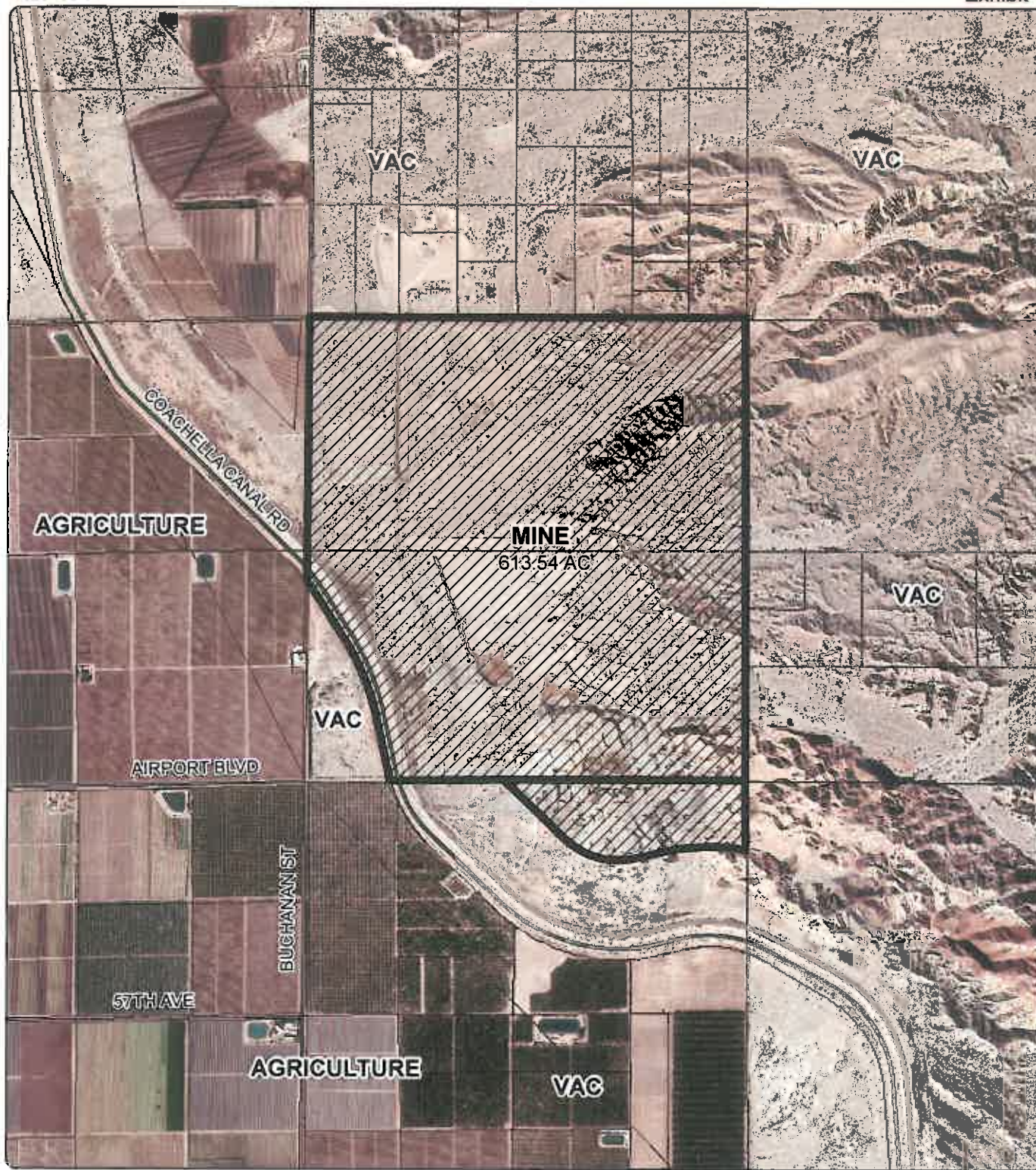
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00129R2

LAND USE

Supervisor: Benoit
District 4

Date Drawn: 04/05/2017
Exhibit 1



Zoning Area: Chuckawalla

Author: Vinnie Nguyen

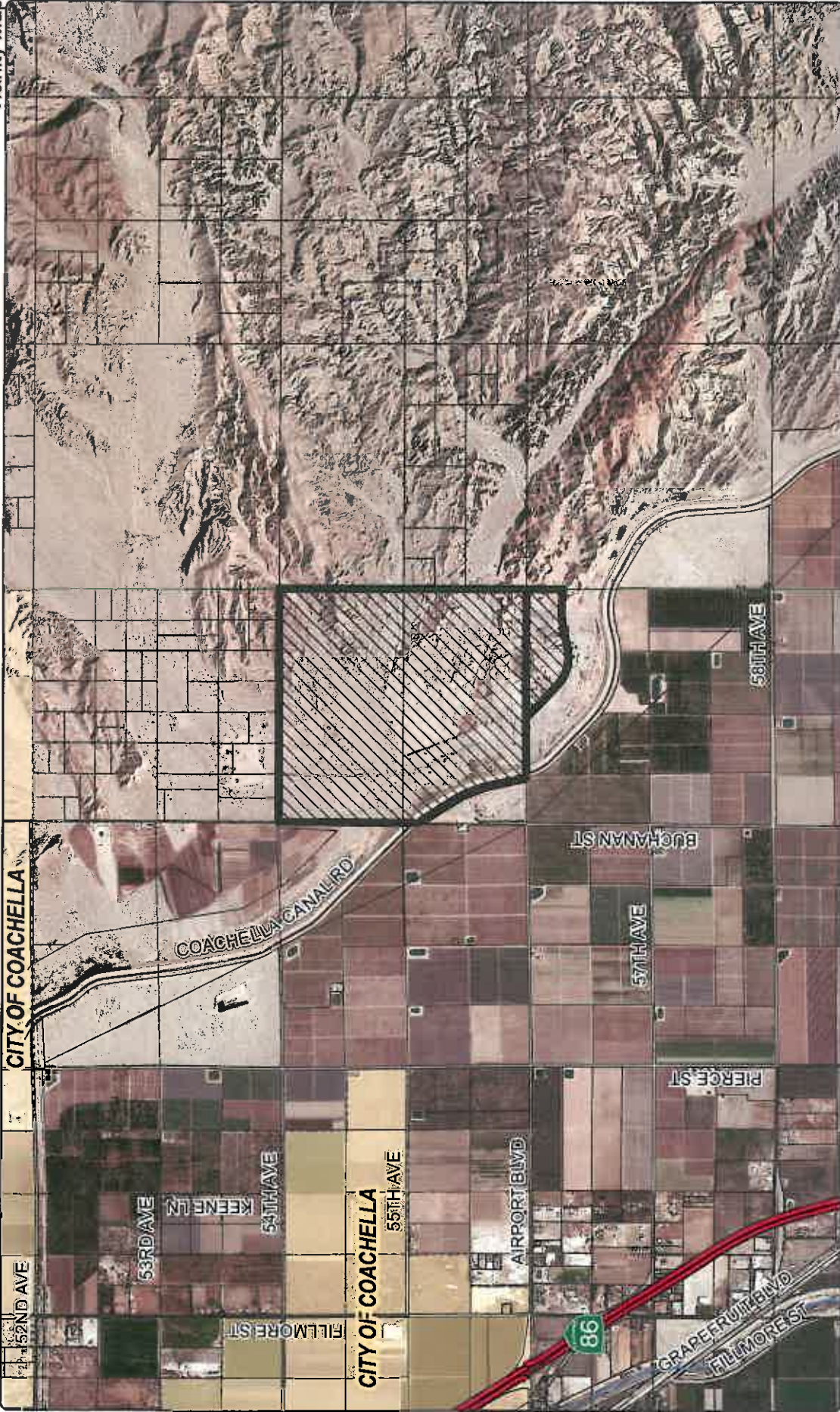


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RIVERSIDE COUNTY PLANNING DEPARTMENT
SMP00129R2
VICINITY/POLICY AREAS

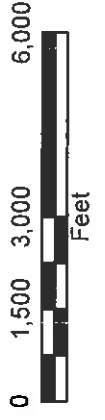
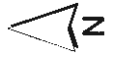
Supervisor: Benoit
 District 4

Date Drawn: 04/05/2017
 Vicinity Map



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2010, the County of Riverside adopted a new General Plan. The new General Plan maps contain different types of land use designations for future planning. For further information, please contact the Riverside County Planning Department at (951) 955-5577 (Riverside County) or visit www.riversideca.gov.

VALLEY ROCK & SAND

Thermal, CA Site – SMP 129R2

AMENDED PLAN OF OPERATIONS and RECLAMATION PLAN

Prepared for:

WEST COAST AGGREGATE SUPPLY, INC.

P.O. Box 790

Thermal, California 92274

Prepared by:

WEBBER & WEBBER MINING CONSULTANTS, INC.

101 E. Redlands Blvd.

Suite 240

Redlands, California 92374

August 4, 2010

Amended: December 21, 2016

Amended: February 9, 2017

Amended: March 1, 2017

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PROJECT MAP SHEETS

Sheet 1 – SMP 129R2 Mining Plan	Map Pocket
Sheet 2 – SMP 129R2 Reclamation Plan.....	Map Pocket
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APPENDICES (On CDROM)

Appendix 1 – Site Hydrologic Evaluation, August 1, 2005
Appendix 2 – Biological Technical Report and Focused Desert Tortoise Survey, June 27, 2005
Appendix 3 – Biological Technical Report, April 7, 2009
Appendix 4 – Biological Technical Report, May 19, 2010
Appendix 5 – Historical/Archaeological Resources Survey Report, April 15, 2005
Appendix 6 – Paleontological Resources Assessment Report, April 22, 2005
Appendix 7 – Revegetation Plan, August 30, 2005, amended February 28, 2017
Appendix 8 – Air Quality and GHG Assessment, August 2015
Appendix 9 – Jurisdictional Ephemeral Streambeds Report, July 25, 2014
Appendix 10 – BLM EA, September 19, 2011; FONSI, September 27, 2011

Executive Summary

The Valley Rock & Sand Thermal Mine (Surface Mining Permit 129R1) is an existing sand and gravel mining operation located in Thermal, California, in the eastern portion of the Coachella Valley and southeast of the City of Indio. The mine site has been producing construction aggregate products since the 1980s.

This revision, SMP129 Revision No. 2, proposes an expansion to the mining area authorized allowed under SMP 129 Revision No. 1, approved in 2006, and an extension to the life of permit.

The proposal will add 90 acres of project area to the existing project area of 190 acres resulting in a new total project area of 280 acres. The expansion area is adjacent to the north of the existing mining operation and will provide two new quarrying areas on vacant public land managed by the Bureau of Land Management

This proposed expansion will provide additional aggregate material reserves and enable mineral production to continue for an additional 20 years. It proposes to extend the life of the project to 25 years from the date of approval, including twenty 20 years for active mining and five years for revegetation monitoring.

The mine will continue to use the existing aggregate processing areas, offices, maintenance and other facilities. No changes are proposed to existing permitted production practices or volumes, traffic volume or patterns, or hours of operation.

This proposed revision is summarized as follows:

- Expand the existing SMP 129R1 project area from 190 acres to 280 acres.
- Extend the project life to 25 years (20 years for excavations and 5 years for revegetation monitoring) from the date of approval, estimated to be 2042.
- Update the SMARA approved Reclamation Plan to include the BLM lands and fully provide for future uses of the site.
- No change is proposed to permitted processing or sales operations.
- No change is proposed to permitted annual extraction quantity, traffic or hours of operation.

SITE AND AREA CHARACTERISTICS

- 1. ACCESS:** The proposed SMP 129R2 project expansion area is located adjacent to the existing Valley Rock & Sand SMP 129R1 project site, approximately 13 miles southeast of the City of Indio and 5 miles east of the town of Thermal, California. Access to the site is via Airport Blvd. off Highway 111 in the town of Thermal. From Hwy. 111, Airport Blvd. is traversed easterly for 2.9 miles to an existing paved access road that leads across the All American Canal, over the levee, and to the project site (see Vicinity Map—Figure 1).
- 2. UTILITIES:** Site water had been acquired via an existing well located on private land within the All-American Canal Right-of-way, south of the proposed expansion site. The well had been operated by Valley Rock & Sand under Special Use Permit No. 5-07-03-L0431 from the Coachella Valley Water District, until the well casing collapsed during Summer 2010. Since the well casing collapse, an agreement was reached with the Coachella Valley Water District to temporarily install a water pump into the All American Canal and connect it to the existing piping system. Negotiations are currently ongoing with the U.S. Bureau of Reclamation to drill and construct a permanent offsite replacement water well near the location of the collapsed water well. All proposed expansion project activities will use this offsite replacement well as the source water system. Bottled water will continue to be provided to employees for drinking water. Sewage disposal will continue to be provided by onsite septic tank and portable toilets that will be regularly maintained by a local contractor. Electricity will continue to be supplied by the Imperial Irrigation District.
- 3. LAND USE:** The existing and proposed project areas are located at the mouth of Thermal Canyon, just west of the designated Mecca Hills Wilderness Area (see Location Map – Figure 2). The proposed mine expansion area is immediately north of the existing site, and east of the All American Canal. The existing project site is situated on two land parcels (BLM and Private Land), and the 90-acre expansion area is situated on a portion of a land parcel managed by the Bureau of Land Management. The expansion area parcel is primarily vacant and unused with current zoning of N-A (Natural Assets). An existing asphalt-

paved roadway bifurcates the expansion area into two separate excavation areas (Phases). This roadway is utilized by Riverside County as access to the north of the proposed expansion area and as a “spreading table” to mix asphalt. There is an old Riverside County borrow pit and equipment storage area north of the proposed expansion area.

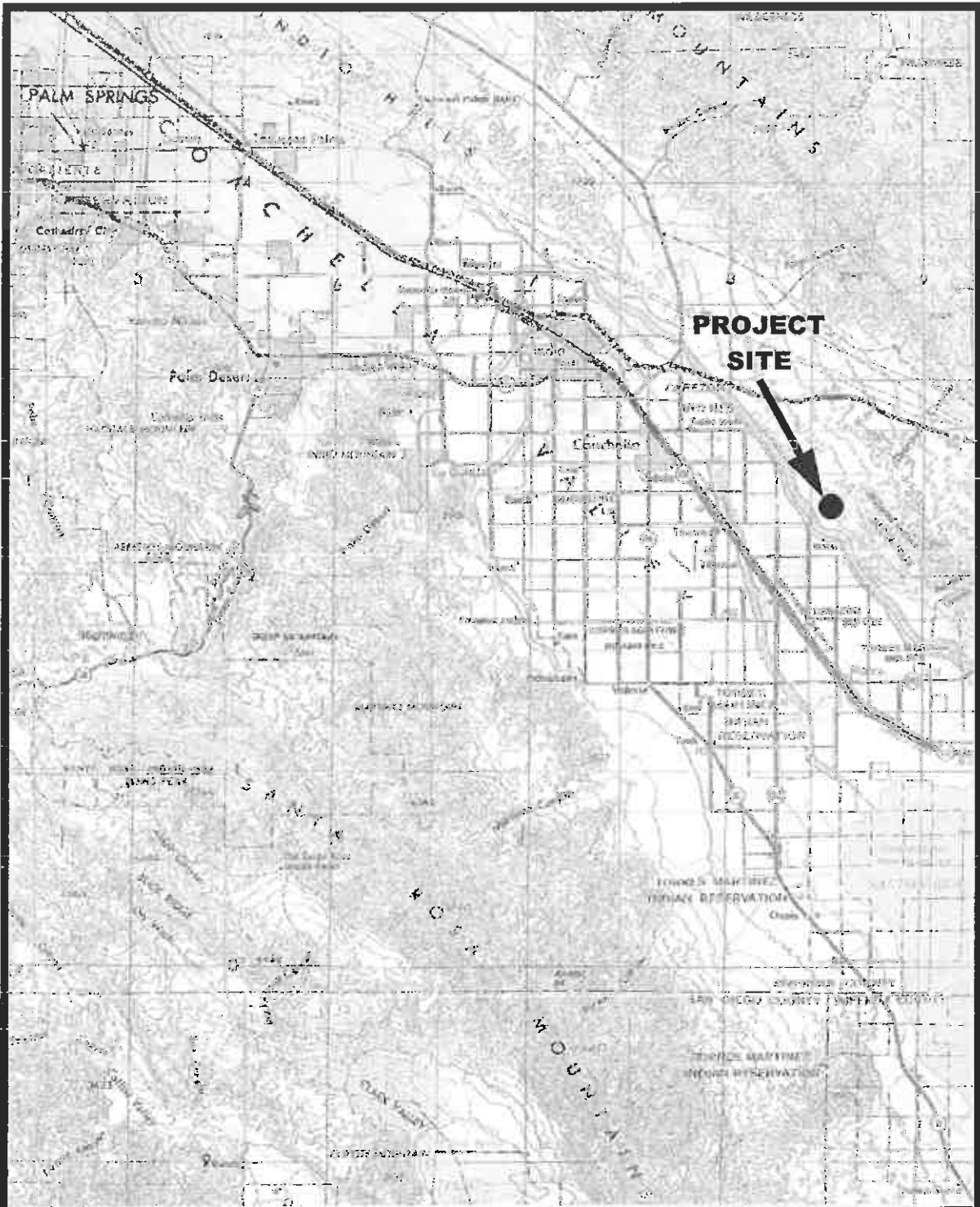
This SMP 129R2 revision plan proposes a phased mining expansion to the existing Valley Rock & Sand project that will result in two additional excavation areas:

Phase 1:	Years 2012-2023
Phase 2:	Years 2018-2037

Each new excavation area will maintain appropriate setbacks from property lines, utility towers/access roads, and the All American Canal. It is projected that these separate mining areas will be mined individually in accordance with the proposed Phases, but they may be worked concurrently with each other based on local market demands and grade/quality of the aggregate materials.

The land surrounding the expansion area to the north and east is comprised of various sized parcels that are currently vacant and unused open space managed by the BLM and private parties. An old borrow pit operated by Riverside County and an existing small equipment storage yard is situated northerly of the proposed Phase 1 expansion area. Southeast of the proposed project area is a land parcel owned by Quinn Enterprises, LP that may be used for production of sand, gravel and clay as authorized by Riverside County Surface Mining Permit 196, Revision 1.

The lands to the west of the site are privately owned and used extensively for multi-crop agricultural operations. The All American Canal separates these agricultural operations from the proposed project, including a 1,000-foot right-of-way, and is zoned W-1. South of the expansion area is the existing Valley Rock & Sand mine site (SMP 129R1) operated by West Coast Aggregate Supply, Inc.



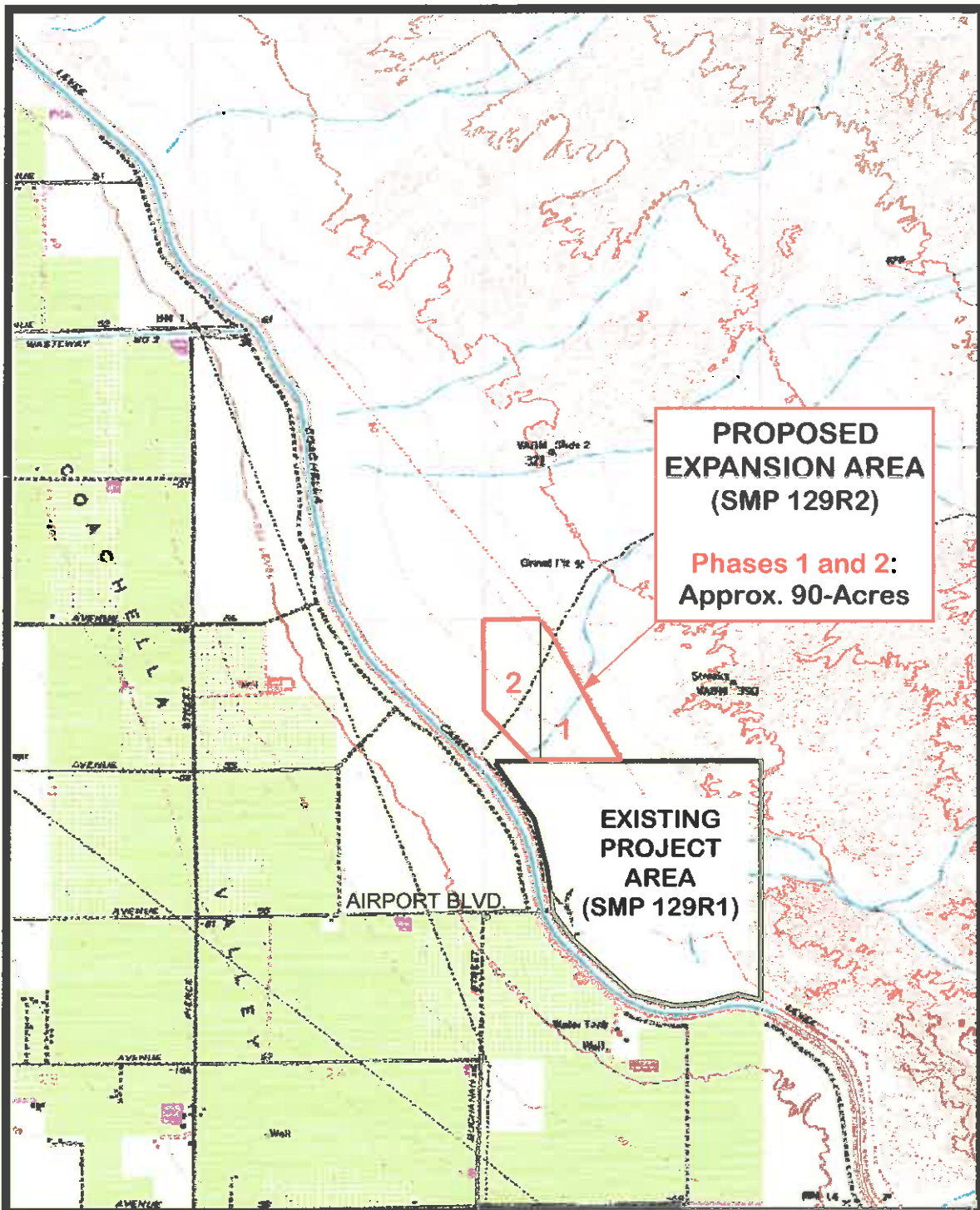
Scale: 1 Inch = ~5 Miles

VICINITY MAP
VALLEY ROCK & SAND MINE SITE (SMP 129)



Map Source: USGS 1:250,000 Santa Ana Quadrangle (1979)

Figure 1



**PROPOSED
EXPANSION AREA
(SMP 129R2)**

**Phases 1 and 2:
Approx. 90-Acres**

**EXISTING
PROJECT
AREA
(SMP 129R1)**

Scale: 1 Inch = ~2,775 Feet

**LOCATION MAP
VALLEY ROCK & SAND MINE SITE (SMP 129)**



Map Source: USGS 7.5' Thermal Canyon, Calif. Quadrangle

Figure 2

The nearest residential development is located approximately 1 mile south of the proposed expansion project's southern boundary line.

4. **VISIBILITY:** The existing mine site and proposed expansion area is situated at the terminus of Airport Blvd., and east of the All American Canal and canal levee. Agricultural land development comprises virtually all of the lands to the south and west of the project. The canal levee effectively screens the project from being viewed anywhere from south or west of the project at short distances (up to approximately ½ mile). At distances further than ½ mile, some of the operation may be visible, but the extraction areas will be below the line of sight due to elevation difference. There are no highways, residences, commercial developments, or recreation areas to the north or east of the site that contain this project within its viewshed. No mitigation is proposed to further reduce visibility of this project site.

5. **GEOLOGY:** The project site is located on the eastern boundary of Coachella Valley, abutting the Mecca Hills, south of the Little San Bernardino Mountains. The San Andreas Fault traces along the northeastern boundary of Coachella Valley, a strand of which runs just east of the project site. This geologic setting is situated within the Colorado Geomorphic Province.

According to the California Division of Mines and Geology Special Report 159, Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region, Holocene-age alluvial fan and stream deposits dominate the project site and surrounding area to a depth of at least 30 feet. Historical mining in the immediate vicinity indicates the depth of alluvium may be as much as 100 feet. This Holocene alluvium consists of approximately 65% sand and 35% gravels. The gravel is composed of approximately 50% granitic rock and 50% metamorphic rock with a few sedimentary rocks and an occasional mud ball. It is proposed to mine the expansion area up to 100 feet in depth (depending on depth of alluvium), resulting in up to 8 million tons of sand and gravel to be extracted over the life of the project. Very little, if any, overburden material is located on the proposed project site.

The proposed project site is located within an "Extremely High" risk area for ground shaking (County of Riverside General Plan). According to Figure 14 of the Riverside County Eastern Coachella Valley Area Plan, the site lies within an area

with high susceptibility to liquefaction. An Alquist-Priolo Earthquake Fault Hazard Zone is located just east of the existing/proposed expansion areas. However, proposed mining and reclamation activities should not be impacted significantly by earthquake-related phenomenon such as ground shaking, landslides, mud flows, liquefaction or settlement because of the lack of structures onsite.

6. HYDROLOGY:

Surface Water

The present drainage system of the proposed expansion area is east to west from Thermal Canyon towards the All American Canal. A blueline stream enters the eastern boundary of the Phase 1 excavation area. When Phase 1 excavations occur, all water flows will be transitioned into, and retained within, the active mining area(s). A 300-foot setback from the upstream project boundary will be utilized to prevent potential headward erosion from exiting the project site, eliminating any potential adverse effects to adjacent upstream properties. Prior to excavations disturbing the blueline stream, consultations with the U.S. Army Corps of Engineers and California Department of Fish and Game will be undertaken to ensure all federal permits and other requirements are met to allow alteration of the streambed.

In the Site Hydrologic Evaluation prepared by Thomas C. Deane, CHG dated August 1, 2005, various 100-year return storm event scenarios were analyzed with regards to possible flood flows near the project site. Please refer to Mr. Deane's Site Hydrologic Evaluation in Appendix 1.

The site is not located in a recognized floodway or a 100-year flood plain. If a locally severe storm produced a flash flood, the extraction areas would serve to reduce flow velocity, if not completely contain the flows. Therefore, additional methods to protect the project and adjacent property from intensified flooding are not proposed.

The site is not within a groundwater recharge area. The operation will not introduce any toxic substance, contaminate, or degrade the quality of stream runoff from the site. There are no stream gauging stations within two miles of the site.

Groundwater

Groundwater south of the proposed expansion site was located 93 feet below sea level as documented by a Driller's Report to the Department of Water Resources (Permit No. 09927) when the existing Valley Rock & Sand well was installed. As of 02/12/97, the groundwater was measured at approximately 120 feet below mean sea level in this well. There are no known barriers or restrictions to subsurface groundwater flow within the alluvial soils in the vicinity.

Water to be used by the proposed project expansion will continue to be supplied by the project well that is located on a BLM land parcel just south of the existing plant site area. This water source will continue to facilitate all material washing and dust suppression requirements. The well can provide water at a rate in excess of 80,000 gallons per day; however, both existing and future operations will only require an average of 38,000 gallons per day. The amount of groundwater used for material processing and dust control activities will not affect the overall groundwater quality, quantity, or depth throughout the life of the project.

7. **SOILS:** The existing soil on the proposed expansion site is classified as Carsitas gravely sand per the USDA Soil Conservation Service's Soil Survey of Riverside, California, Coachella Valley area. This type of soil comprises the alluvium that is very common in this geologic setting. The soil is composed of unconsolidated stony sand with larger gravels interspersed, and some silts in the upper 12" layer. The depth of this topsoil varies up to a maximum of 12" in thickness. Prior to any new extraction activities, identified topsoil material will be removed and stockpiled for subsequent use in reclamation activities.

8. **VEGETATION:** A baseline Biological Technical Report and Focused Desert Tortoise Survey of the proposed expansion area was conducted in April-May 2005 by biologists of White & Leatherman Bioservices (Appendix 2). A follow-up Biological Technical Report was conducted in April 2009 by Scott White Biological Consulting (Appendix 3) and another follow-up Biological Technical Report was conducted in April 2010 by Leatherman Bioconsulting (Appendix 4). The vegetation of the undisturbed expansion area was catalogued by visual observations and by some specimen collection for positive verification, whenever prudent. The existing

project area was not surveyed since it is entirely disturbed. These documents indicate the presence of the Sonoran creosote bush scrub and desert dry wash woodland communities within the expansion area, both of which have been identified as natural communities in the Coachella Valley Multi-Species Habitat and Conservation Plan (CVMSHCP). However, the desert dry wash woodland community does not provide sufficient contrast with the surrounding vegetation on aerial photographs to allow mapping. Only one special status plant, the Chaparral sand verbena (*Abronia villosa* var. *aurita*) is present within the expansion area. For additional information, please see these documents in Appendices 2-4.

9. **WILDLIFE:** Wildlife encountered on the proposed expansion site and surrounding areas includes only common birds, reptiles, and mammals. Only one special status bird, the loggerhead shrike, was observed within the expansion area. No signs of any Federally and/or State listed threatened species of Desert Tortoise have been documented on the site. It is believed that the Desert Tortoise does not utilize this region of Coachella Valley as habitat. For additional information, please see the biological documents in Appendices 2-4.

10. **HISTORICAL/PALEONTOLOGICAL RESOURCES:** No historical/archaeological resources, as defined by CEQA, were encountered within or adjacent to the project area. Please refer to the Historical/Archaeological Resources Survey Report compiled by CRM Tech dated April 15, 2005 enclosed as Appendix 5. The proposed mining operation is not likely to encounter paleontological resources within the surficial, younger Quaternary sediments that comprise the low-lying portions of the project area. However, without visual inspections during mining operations, the project impact on paleontological resources in the Plio-Pleistocene sediments present in the elevated northeastern portion of the project area and on the ancient lakebed sediments that may be present at depth in the low-lying portions of the project area cannot be determined. Please refer to the Paleontological Resources Assessment Report compiled by CRM Tech dated April 22, 2005 enclosed as Appendix 6.

MINING

1. **MINERAL COMMODITY:** The mineral commodity to be mined in the expansion area includes sand and gravel. Sand and gravel have been mined intermittently since approximately 1980 at the existing Valley Rock & Sand site, and are utilized in the production of Portland cement concrete, asphaltic concrete, base materials, and sand. There are zones of clay in the southeastern portion of the existing project site that are suitable for any application requiring an impermeable earthen layer such as pond lining, landfill capping, etc. Sand and gravel is the primary material to be mined at this site, and clay mining will continue to occur on an intermittent basis directly related to market demand. These are the only mineral commodities to be mined at this site.
2. **MINING OPERATION:** This plan proposes an expansion of the current mining operation northward into the lower extents of the Thermal Canyon Wash. However, this plan does not propose changes to the approved operating hours of 6:00 a.m. to 10:00 p.m., Monday through Saturday, excepting Federally- recognized holidays. This expansion to the north will greatly increase the suitable sand and gravel reserves required for the growing regional market. Mining of the existing site will continue until the permitted sand and gravel reserves are exhausted. Phase 1 of the expansion plan will commence as soon as permitted and will be mined concurrently with the existing site until existing reserves are depleted.

Mining operations within the expansion area will be accomplished utilizing a standard open pit method, exactly as occurs at the existing mine site. Any topsoil and/or vegetation that exists on the expansion area will be removed and stockpiled prior to extraction of sand and gravel material. Any overburden encountered will consist of topsoil and will be removed and stockpiled prior to mineral extraction activities.

The mining of these materials is accomplished via dozer, front-end loader, or hydraulic excavator depositing the raw material directly into a 35-ton off-road haul truck. The haul truck then transports the material to the processing plant, which will

continue to be used during the project expansion. The processing plant accepts the raw sand and gravel material where it is screened, washed if necessary, and then stockpiled according to final product size. This final product is primarily sold directly for the construction market end use; however, some is diverted to the existing batch plant for Redi-mix production.

A previously permitted concrete batch plant will be installed on the existing project site when market conditions improve and will continue to be used during the project expansion. The plant is typical of most Redi-mix plants, consisting of elevated sand and rock bins with an enclosed bulk cement silo. This batch plant will continue to operate intermittently as dictated by the local Redi-mix market.

3. **PROJECT LIFE:** The existing project site commenced in approximately 1980. The existing SMP 129R1 permits active mining until the year 2019. This plan (SMP 129R2) proposes the extension of project life for 25 years from the date of approval: For example, if the project is approved in 2017, the Mine Permit will expire and reclamation will be completed by 2042. It is proposed to extend active mining for 20 years (until the December 31, 2037), and then five years (until the December 31, 2042) for revegetation monitoring, or as long as required to ensure acceptable success rates.
4. **SIZE:** The existing project site is permitted for 190 acres of project area (SMP 129R1), with 190 acres subject to disturbance/reclamation. As of the date of this report, approximately 157 acres have been disturbed for the extraction and processing of available reserves. This expansion plan (SMP 129R2) will add approximately 90 acres of project area to the existing project area. Therefore, upon approval of this proposal, the expanded project site will comprise a total of 280 acres subject to reclamation.
5. **EXCAVATIONS:** The mine site will continue operations as approved in SMP 129R1, by excavating a maximum of 360,000 tons of material annually. This total includes a combination of sand and gravel, as well as the occasional clay excavations. Overall maximum depth of mining will be not more than 100 feet deep, to the -25 foot elevation (25 feet below mean sea level in the existing quarry area). During active sand and gravel excavations, 10-foot wide benches will be utilized

every 30 feet of vertical depth. The maximum slope angle of the final quarry slopes will be no steeper than 2:1 (horizontal:vertical), and will incorporate "V" ditches at every 30 feet of vertical depth and along tops of slopes to provide resistance to slope erosion.

The proposed SMP 129R2 expansion area will consist of two mining areas to be excavated in two phases. Phase 1 excavation area will comprise 20 acres of excavation area and will be mined to a maximum depth of 35 feet with slopes no steeper than 2:1 (horizontal:vertical). Phase 2 excavation area will comprise 34 acres of excavation area and will be mined to no deeper than 100 feet with slopes no steeper than 2:1 (h:v). As with the existing mining areas, all active excavation slopes will incorporate 10 foot wide benches for every 30 feet of vertical depth. Additionally, drainage ditches will be established on every bench and along the tops of the new slopes for erosion control.

6. **ANTICIPATED PRODUCTION OF COMMODITY:** Since permit approval in 1980, up to 360,000 tons of sand and gravel material has been mined annually; approximately 10% of which was waste material. Under this planned expansion, total annual production will remain at 360,000 tons per year. Onsite processing has been refined so that the majority of material formerly considered a waste product (waste fines) is now utilized in the production of aggregate products generated at the site. The total amount of sand and gravel to be mined over the 20-year project life will be approximately 7.2 million tons.

The clay material in the southeast portion of the existing site will continue to be mined only as needed by the local construction market. The intended use of this clay is for the lining of landfills, ponds, reservoirs, etc. It is difficult to predict these types of construction projects, but it is anticipated that no more than 50,000 tons of clay material per year will be produced throughout the life of the project, for a total of up to 1,000,000 tons.

7. **PLANNED ORE PROCESSING METHODS ONSITE:**

Sand and Gravel Processing

The existing sand and gravel plant onsite consists of two Thor screening plants, one El-jay wash screen and sand screw, two PEP screens and two fine material washers. This type of equipment will continue to be used throughout the life of the proposed project expansion.

The processing operation begins with the deposit of raw mine run material into the primary Thor screening plant that removes the oversize material, which is stockpiled to be used as riprap for project erosion control. The material is then conveyed either to the second Thor screening plant for gravel classification, or to the PEP screens for finer material handling. The second Thor screening plant separates and stockpiles 3/16" and larger gravels. Sand from the second Thor plant is directed to the El-jay wash screen and sand screw to produce a washed concrete sand product. The material processed through the PEP screens is either directed to the fine material washers to produce a 12 mesh "golf sand" product, or stockpiled as small gravels, generally 3/8" and smaller.

Depending on the range of products required to meet particular construction specifications, this plant configuration may be altered slightly to accommodate market requirements.

Clay Processing

In most cases, the clay will be excavated by dozer and stockpiled with the required amount of water to control dust. The moist clay will then be loaded directly into haul trucks for offsite delivery as an unprocessed natural bulk product for landfill linings, ponds, reservoirs, etc.

It is foreseen that clay material mined from some areas of the clay deposit may require crushing, prior to shipment. If this is the case the coarse raw clay will be reduced either by a portable hammer mill or vertical impact crusher located near the clay excavation area.

8. **PRODUCTION WATER DATA:** Water will continue to be used for material washing and dust control activities on the project site. As stated above, the water is currently acquired via the offsite pump that was temporarily installed within the All American

Canal, to be replaced by a planned new offsite replacement well to be located south of the current plant site location and adjacent to the old collapsed water well (see Map Sheet 1 of 3). The washing of raw material at this site requires approximately 120,000 gallons per day. Approximately 70% of the process wash water is recycled utilizing the onsite settling pond, therefore 36,000 gallons per day will be consumed in the washing of material. The confining earthen banks of the onsite settling pond are constructed to extend above the surrounding ground surface a sufficient height to prevent the inadvertent introduction of storm water into the recycled water. Additionally, the settling pond is not located in an area that is expected to receive significant storm surface water flow that could override the earthen banks or cause a breach of the banks. Dust control activities consume approximately 2,000 gallons per day. Total water consumption is projected to be 38,000 gallons per day or approximately 35 acre-feet per year. Given that this plan does not propose to increase the current permitted annual production limit of 360,000 tons per year of product, the projected total water consumption is not expected to increase, even incrementally, during project expansion.

No wastewater or excess processing water will be handled onsite. Possible contaminants including processing chemicals, detergents, acid drainage, fuel oil or gasoline will not come in contact with processing water or runoff. Exposure of production water to possible contamination via contact with the aforementioned hazardous materials will be prevented in accordance with the best management practices outlined in the Storm Water Pollution Prevention Plan (SWPPP) (W&W, 2006). In addition, a Spill Prevention, Control, and Countermeasures (SPCC) Plan (W&W, 2011) has been prepared for the project in accordance with current Federal regulations.

9. **MINE WASTES:** Historically, the only type of mine waste to be produced by the project has been silty fines from the crushing/screening operation. Past mining at this site has shown the waste to comprise approximately 10% of total production, or about 20,000 - 40,000 tons per year at maximum production. However, onsite processing has been refined so that nearly all materials formerly considered a waste product are now utilized in the production of aggregate products generated at the site.

- 10. IMPORTED WASTE:** Domestic garbage, chemicals or other hazardous materials will not be disposed of on the project site.

Hazardous materials imported to the project site include diesel fuel, oils, and common lubricants, which will be consumed by operating equipment. Any waste oil generated at the project site will be collected and transported for offsite disposal by approved methods via properly trained and licensed personnel. These procedures, and any lawful changes to these procedures, will be adhered to throughout the proposed project life. A Spill Prevention, Control, and Countermeasures Plan (SPCC) (W&W, 2011) has been prepared for the project and is kept onsite at all times, in accordance with current Federal regulations.

Broken concrete and asphalt debris will be imported intermittently for recycling. These inert, imported wastes are to be processed occasionally utilizing a portable crushing plant brought onsite for this purpose. Road base material will be the product produced from these intermittent activities for use in the regional construction market. No imported waste will be disposed of on-site. A project area near the clay quarry has been designated for these activities.

- 11. EROSION AND SEDIMENTATION CONTROL:** The design of this project expansion provides for complete retention of water flows onsite to prevent unnecessary sedimentation of adjacent parcels.

A Storm Water Pollution Prevention Plan (SWPPP) prepared by CLM Professional Services, Inc. is presently in place for the existing mine site, and a revised Plan is being developed for the project expansion area and will provide Best Management Practices (BMPs) for addressing site-specific erosion and sedimentation control.

Currently, the BMPs that are employed on the project site to minimize contact of significant materials, equipment, and vehicles with storm water are as follows:

1. The location(s) of stored mining equipment (loaders, dozers, conveyors, hardware, etc. that are not actively being used in production) are only in designated areas that are protected from storm water flows. Any waste oil discharged (e.g. leaked) at the project site is collected in oil drip pans or equivalent, and transported offsite for county-approved disposal.

2. All potentially polluting materials are covered at all times. These materials include: Dumpsters, waste containers, oil drums, storage tanks/containers, boxes, chemicals, paints and solvents. All potentially polluting petroleum based materials are stored only in the designated storage areas onsite (e.g. Shop/Maintenance Facility). Additionally, secondary containment structures are installed on all above-ground fuel storage tanks located onsite and as required for all material storage containers
3. Waste materials produced during project operations such as oils, solvents, tires and batteries are removed from the site and recycled at permitted offsite facilities. All other materials will be disposed of properly at approved offsite facilities. Prior to disposal/recycling, all potentially polluting materials are covered at all times.
4. The project site will continue to be kept free and clear of all litter and debris to avoid the possibility of these items from entering any storm drain system or stream bed.
5. Potentially polluting materials and equipment received onto the project site for mining/reclamation purposes are unloaded at designated areas. The project operator utilizes storm water runoff controls pursuant to the NPDES General Industrial Activities Storm Water Permit to ensure any contact of storm water with these materials is minimized.
6. The existing and proposed quarry depressions will serve to retain most sediments and other potential pollutants in a storm water event.
7. Equipment storage, cleaning and maintenance is accomplished only in the designated areas. The operator shall utilize runoff controls pursuant to the NPDES General Industrial Activities Storm Water Permit to ensure minimal contact of any storm water with the project operating equipment. Equipment shall not be stored, cleaned, or maintained near any point within the project site that would allow storm water runoff to enter offsite flow systems.
8. All project operating equipment will be maintained so as to prevent oil leaks. Drip pans will be used during all maintenance activities involving oil/fluid changes that will occur within the project boundary.
9. As required by project mitigation measures, access roads, stockpiles, screens, and crushers must be water sprayed as needed to reduce dust.

Sediment containing drainage from the project is effectively retained within the site boundaries. Water flows will be directed into the extraction areas, thereby retaining all erosion sediments. As mining excavations progress, drainage will continue to be retained within the extraction areas through grade control and "V" ditches

strategically located on the site. Additionally, brow ditches and v-ditches will be installed along the tops of all slopes, controlling water flow into the mining areas. A blueline stream enters the Phase 1 mining expansion area and a shallow Phase 1 mine design (<35 feet deep) with a 300-foot setback is utilized to retain any headward erosion within the proposed project boundary.

The drainage plan utilizing the extraction areas as retention basins effectively eliminates any offsite drainage concerns. The water retained onsite will not impact local roads or adjacent properties because of its containment in the extraction areas. Any accumulated sediments deposited within the quarries will be mined or stockpiled for use during reclamation activities.

Production material stockpiles are, and will continue to be, maintained at minimum volumes to reduce their exposure to wind and water erosion. Water erosion has not been a problem in past site operations because stockpile locations were protected from direct water flow impacts. All expansion activities will continue these stockpile protection measures.

12. **BLASTING:** Blasting, or storage of explosives, is not proposed throughout the life of this expansion project.

13. **TRUCK TRAFFIC:** Proposed annual excavations will produce up to 360,000 tons, in accordance with the current maximum permitted under SMP 129R1. The proposed level of truck traffic for the project operating at 300 days per year will be approximately 48 round trips per day with trucks of 25-ton capacity, in accordance with the current maximum permitted under SMP 129R1. Peak traffic during highway construction delivery has reached 90 round trips per day. This peak delivery, however, has been a rare occurrence during the life of the existing permitted activities since 1980. When clay is being extracted for the intermittent requirements for the landfill construction/closure market, peak truck traffic could generate 88 trips per day from the site. In addition, there will be approximately 16 round trips per day by employees and vendors in passenger vehicles.

RECLAMATION

1. **SUBSEQUENT USES:** The proposed use of the reclaimed project site is vacant open space managed by the Bureau of Land Management.

2. **RECLAMATION SCHEDULE:** To the extent practical, reclamation activities will be accomplished concurrently with ongoing excavations. Reclamation activities will only occur on disturbed areas that will not be impacted by further project activities. For example, when Phase 1 of the expansion area is mined to the proposed design, reclamation can commence in that area as mining continues in the Phase 2 area. Final reclamation will occur within 5 years of cessation of all excavation activities, or until performance standards have been met.

Pursuant to the Revegetation Plan (White & Leatherman, 2005), amended February 28, 2017, success criteria (performance standards) for site revegetation will be:

Vegetation Measure SMARA § 3705	Baseline Measurement	Revegetation Success Criteria
Cover	14.6 per cent	4.4 per cent
Density	2.75 perennials per 25 M ²	2.75 perennials per 25M ²
Species Richness	5.5 species per 1,000 M ²	5.5 species per 1,000 M ²

Reclamation of the project site will begin with preparations of disturbed areas that have become idle for revegetation. These preparations will include final grading of slopes to no steeper than 2:1 (horizontal:vertical), as well as ripping along the contour. When the final grading/ripping of a particular project area is finished, revegetation activities will be accomplished as described in Section 13, REVEGETATION.

Revegetation activities will generally commence in late Fall to correspond with the rainy season of the region. The mined, inactive areas and any other slopes that

have been recontoured will be planted only with site indigenous plant species. Plant species currently not indigenous to the site or nearby environs will not be incorporated into the revegetation process.

As mining is currently ongoing in the existing project area, reclamation activities will not commence until the Phase 1 mine expansion area is activated. It is projected that this will occur sometime between 2012 and 2015. In 2015 an initial revegetation test plot area will be established to determine the most successful seed mixture and potential growth enhancements (described in Section 13). The following details the schedule to reclaim all disturbed areas, present and future:

RECLAMATION SCHEDULE

2016 - 2026 -	Seed collection of plant species from the site and adjacent areas.
2015 - 2018 -	Establish the Revegetation Test Plot in the area as shown on the Mining Plan Map (Sheet 1 of 3).
2015 - 2022 -	Monitor Revegetation Test Plot and make adjustments, if necessary.
2021 - 2037 -	Rip and recontour finished project areas that will not be disturbed by further mining/reclamation activities. Revegetate based on results of the Revegetation Test Plot activities.
2037 -	Mining excavations cease. All mobile and stationary equipment not required for final reclamation is removed from the site. Recontour as required. Continue revegetation activities.
2038 -	Finalize all revegetation activities.
2038 - 2042 -	Monitoring of site revegetation to achieve a success rate required by SMARA's Standards for Revegetation.
2042-	Permit expires/site closure.

As indicated, mine excavations will terminate no later than December 31, 2037. All equipment not required to complete reclamation activities will be removed from the site during this year. Proposed final use of the reclaimed site will be vacant open space managed by the Bureau of Land Management.

The ultimate goal of the reclamation of this project is to reestablish some of the plant life that existed prior to mining as required by SMARA's Standards for Revegetation and associated regulations and the County of Riverside's Surface Mining and Regulation Ordinance (Ordinance 557). This goal will be attained under the direction of a qualified individual who will direct all revegetation efforts in accordance with the schedule and success criteria described in Section 2-RECLAMATION SCHEDULE and beginning in the Fall of 2015 with the establishment of a revegetation test plot. The results of the initial revegetation test plot activities will form the basis for continuing revegetation activities that will occur annually on finished areas. Revegetation activities will be monitored once a year by a qualified person during the life of the project. Any changes to planned revegetation methods will be reviewed in coordination with officials of Riverside County and the Bureau of Land Management.

3. **FUTURE MINING:** Reclamation of the site will not affect the possible future use of the property, or adjacent/nearby properties, for mining purposes.

4. **PUBLIC SAFETY:** Throughout the proposed mining and reclamation activities, the existing locking entrance/exit gate of the project site will be the controlled access point, thereby limiting unauthorized public access. During existing mining and proposed expansion/reclamation activities, the locking entrance/exit gate will continue to be unmanned. During existing mining and proposed expansion activities, visitors are required to check in at the main office. Mine personnel have been trained to communicate observed/suspected entry by unauthorized persons to each other and the main office for subsequent investigation. Also, the project will comply with all federal (MSHA) and California OSHA mine safety regulations concerning operating standards. Workers, including contract labor, will be trained in mine safety and first aid with annual refresher courses as required by Federal and State Regulations. All final slopes will be no steeper than 2:1 (horizontal:vertical). Any elevated inter-quarry roads that may exist will have safety berms where required to prevent equipment operators from trespassing onto adverse slopes.

After reclamation activities have been completed, the site will return to open space managed by the legal landowners. The access gate will remain, however, with a sign notifying the public to "Keep Off Private Property" as is typical with any other semi-remote land holding. Expansion areas will include appropriate signs notifying the public of potential dangers and that these particular areas are under Bureau of Land Management ownership and management. No fences are proposed.

5. **POST-RECLAMATION:** Upon completion of final reclamation activities, the project site will visually display manmade features, in particular the graded slopes. The site will consist of depressions (representing the mined out areas) that gently slope into the surrounding terrain. Subsequent to successful reclamation of the site, vegetation will continue to attain its full natural diversity and density and the slopes will be softened by weathering, resulting in a more natural "rolling" topography that will blend into the surrounding foothills.

6. **DRAINAGE AND EROSION CONTROL:** Drainage through the site currently occurs from east to west. Drainage only occurs during periods of rainfall, and rarely accounts for any significant erosion. Because the site is bordered on the west by the All American Canal and levee, natural drainage terminates at approximately the west project boundary. At the time of reclamation all altered drainage courses will drain to the excavated mine pits which provide sufficient capacity to retain storm runoff volumes exceeding the 20 year / 1 hour runoff volume. Retention of these flows will reduce downstream impacts through the capture and reduction of sediment material while increasing infiltration opportunities of the retained runoff.

Drainage into the quarry areas will be retained within the confines of the pit areas, with appropriate setbacks to prevent offsite erosion. In addition, erosion control features will be utilized during final reclamation and include: gentle sloping of quarry walls, "V" ditches to minimize slope erosion, top of slope brow ditches, revegetation, and riprap to retard flows where necessary, as described in the Site Hydrologic Evaluation (Appendix 1). During site operations, whenever erosion of rills greater in cross section than 5 square inches exceeding 5 feet in length occur due to excavations, they will be retarded by the placement of straw bales to hinder and slow concentrated runoff within one week following any rainfall event. Following successful reclamation of the site, the described erosion controls will be

sufficient to control excessive wind and water erosion as the site is allowed to return to natural weather processes consistent with the surrounding area.

- 7. SLOPES AND SLOPE TREATMENT:** All proposed expansion area slopes will be mined to produce naturally stable slopes, effectively eliminating possible landslides, earth flows, or rock falls. As depicted on the Mining and Reclamation Plan Maps, all slopes will be final-graded to no steeper than 2:1 (horizontal:vertical). During active excavations, 10-foot horizontal benches will be incorporated into the cutslopes for every 30 feet of excavation depth. If project areas are excavated to the ultimate design prior to the end of the project life, and they are not expected to be disturbed by continuing mine operations, revegetation activities can commence in these areas. This continuing revegetation procedure, as well as other drainage controls mentioned, will inhibit erosion and should effectively stabilize the finished slopes. These procedures will be the only stabilization methods initially considered for the project site.
- 8. PIT AREAS AND EXCAVATIONS:** Preparation of disturbed areas for reclamation (primarily ripping and recontouring) can occur at any time prior to the end of the project life, if those excavation slopes and project areas will not be further disturbed by continuing project activities. All quarry excavations will be final-graded to no steeper than 2:1 (horizontal:vertical). When the final grading of a particular project area is completed, revegetation will commence as detailed in Section 13, REVEGETATION.
- 9. PONDS, RESERVOIRS, TAILINGS, WASTES:** The existing sedimentation pond system will continue to be used for water recycling and settling silt fines from the sand washing plant. No other ponds are proposed during the expansion project life. When excavations cease in 2037, the processing plant will be removed from the site in preparation for final reclamation. The sedimentation pond(s) will then be drained, recontoured, and revegetated. As previously described, nearly all the material formerly considered a mine waste (silty fine material) is now incorporated into the various aggregate products generated at the site. Any remaining fines at the end of the project life will be incorporated in the revegetation growth media.

Dams or embankments are not proposed for any excavation or processing activity during the project life. Therefore, none will exist after reclamation is finished at the site.

10. **CLEAN-UP:** Upon termination of mining activities in 2037, all mobile equipment, buildings, structures and roadways not required for final reclamation activities will be removed from the site. This will include most loaders, the crushing/screening plant, sand washing plant, concrete batch plant, conveyors, utilities, etc. Stockpiles will be consumed, as needed, during reclamation activities. If required for reclamation activities (irrigation), the replacement water well will remain operational. The well will be protected from vehicular damage by the installation of cement-filled stations and from unauthorized access via a suitable lock. Following completion of all reclamation activities, any remaining equipment, supplies, and buildings associated with reclamation activities will be removed from the site. Roads shall be stripped of roadbase materials (if applicable) and re-soiled and revegetated, unless exempted. Refuse in any form will not remain on the site and will be appropriately disposed of in a permitted landfill.

11. **CONTAMINANTS:** Chemicals or other hazardous materials are currently not utilized during processing of materials at this site, nor are any proposed for future use. A Spill Prevention, Control, and Countermeasures Plan (SPCC) (W&W, 2011) has been prepared for the project and is kept onsite at all times in accordance with current Federal regulations.

The only hazardous materials presently used and consumed on the site are diesel fuel, oils, lubricants, and solvents. These are used in the loaders, dozers and the processing plant equipment. All hazardous materials/wastes will be stored in appropriate containers (with secondary containment, where required) and clearly labeled until consumed or transported offsite. All waste oil generated from project operations (operating equipment) will be collected and transported for offsite disposal by approved methods. This will be conducted by properly trained and licensed personnel. These procedures, and any lawful changes to these procedures, will be adhered to during the proposed project life.

Soils in maintenance areas shall be inspected for contamination and any contaminated soils will be removed from the site in accordance with Riverside County regulations to an approved hazardous waste repository. Any remaining fuel, oils and solvents and other hazardous material will also be removed from the site and disposed of in the appropriate legal manner. Once this is accomplished, and prior to final recontouring and revegetation of the plant site and maintenance area, a final environmental site review will be conducted by a Riverside County-approved firm to certify the successful cleanup of contaminants.

12. **SOILS AND FINE-TEXTURED WASTE:** Very little topsoil exists throughout the proposed project expansion area. The top 6-12" of material ("topsoil") will be removed prior to commencing a new extraction area and stockpiled for subsequent revegetation (see Map Sheet 1 of 3). During processing of the sand and gravel material, fine material from the aggregate processing operations are produced, but no longer considered a mine waste. All of this fine material is now incorporated in the production of aggregate products generated at the site and, therefore, are no longer stockpiled for any other uses. Topsoil stockpile identification signs have been installed to clearly identify topsoil stockpiles as material to be used during reclamation. If required, all stockpiles of topsoil will be covered with coarse aggregate or planted with native vegetation for protection from wind/water erosion.

13. **REVEGETATION:** As portions of the project site are mined to a finished grade and will not be disturbed by continuing project activities, they can be prepared for revegetation. These areas will initially be recontoured (if required) and ripped to a depth of approximately one foot along the contour. The grading/ripping will leave a rough surface to enhance the opportunity for the natural accumulation of seeds and precipitation. Stockpiled growth medium will then be placed on portions of the prepared surface in preparation of seeding.

The seeds or plants used for the revegetation activities of this project will come primarily from site indigenous plant species. Plant species currently not indigenous to the site, or not recommended by a qualified biologist, will not be incorporated into the revegetation efforts. Any introduction of species from different areas is not advised and is not considered an acceptable revegetation method.

Seeds will be collected from undisturbed portions of the project site and areas immediately adjacent to the site. Seed collection will be accomplished by a professional seed collecting firm or monitored by a qualified biologist prior to commencement of the initial revegetation test plot. The collected seed will be tested to determine the percentage of pure live seed. It is very important during the seeding that if a pound of seed is recommended, that a pound of pure live seed be used. Seeds may also be commercially collected, tested and stored.

Additional details regarding the Revegetation schedule and success criteria refer to Section 2 - RECLAMATION SCHEDULE.

For a complete description of the Revegetation Plan developed by White & Leatherman Bioservices, amended February 28, 2017, refer to Appendix 7.

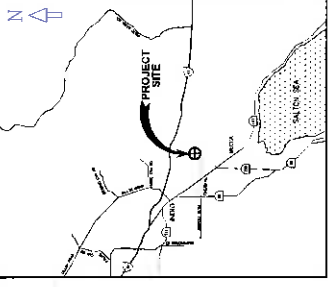
- 14. MONITORING AND MAINTENANCE:** The present expansion area is mostly undisturbed and a Baseline Biological Survey has been conducted. West Coast Aggregate Supply, Inc. will be responsible for the Valley Rock & Sand Project maintenance program in accordance with the Riverside County Officials to insure the success of the reclamation program. West Coast Aggregate Supply, Inc. will continue to submit annual Mining Operation Reports to the California Division of Mines and Geology and Riverside County as required by amendments to SMARA. These annual reports will document the size of areas being reclaimed, revegetation status, as well as general conditions of the mining operation. Ongoing monitoring of slopes, erosion control, safety measures, and revegetation activities will be accomplished by Riverside County Officials as part of their annual SMARA inspection.
- 15. RECLAMATION ASSURANCE:** A financial reclamation assurance mechanism is currently approved and in place for the existing project site. This approved financial assurance mechanism will be updated to include the proposed expansion project in order to guarantee proper and thorough reclamation of the proposed operations. This assurance mechanism will continue to comply with SMARA in the form of an irrevocable letter of credit or other approved form of financial assurance. This assurance will be reviewed and adjusted (if needed) on an annual basis.

LIST OF PREPARERS#

George A. Webber Webber & Webber Mining Consultants, Inc.	Mining Engineer
Lonn Richtmyer Webber & Webber Mining Consultants, Inc.	Mining Technician Draftsman
John Cairns Webber & Webber Mining Consultants, Inc.	Project Manager Draftsman
Thomas C. Deane, CHg	Site Hydrologic Evaluation
CRM Tech	Historical/Archaeological Resources Survey Report Paleontological Resources Assessment Report
White & Leatherman Bioservices	Biological Technical Report & Focused Desert Tortoise Survey, Revegetation Plan
Scott White Biological Consulting	Biological Technical Report Desert Tortoise Survey
Leatherman Bioconsulting	Biological Technical Report

LIST OF APPENDICES (ON CDROM)#

- Appendix 1 – Site Hydrologic Evaluation, August 1, 2005
- Appendix 2 – Biological Technical Report and Focused Desert Tortoise Survey, June 27, 2005
- Appendix 3 – Biological Technical Report, April 7, 2009
- Appendix 4 – Biological Technical Report, May 19, 2010
- Appendix 5 – Historical/Archaeological Resources Survey Report, April 15, 2005
- Appendix 6 – Paleontological Resources Assessment Report, April 22, 2005
- Appendix 7 – Revegetation Plan, August 30, 2005, amended February 28, 2017
- Appendix 8 – Air Quality and GHG Assessment, August 2015
- Appendix 9 – Jurisdictional Ephemeral Streambeds Report, July 25, 2014
- Appendix 10 – BLM EA, September 19, 2011; FONSI, September 27, 2011

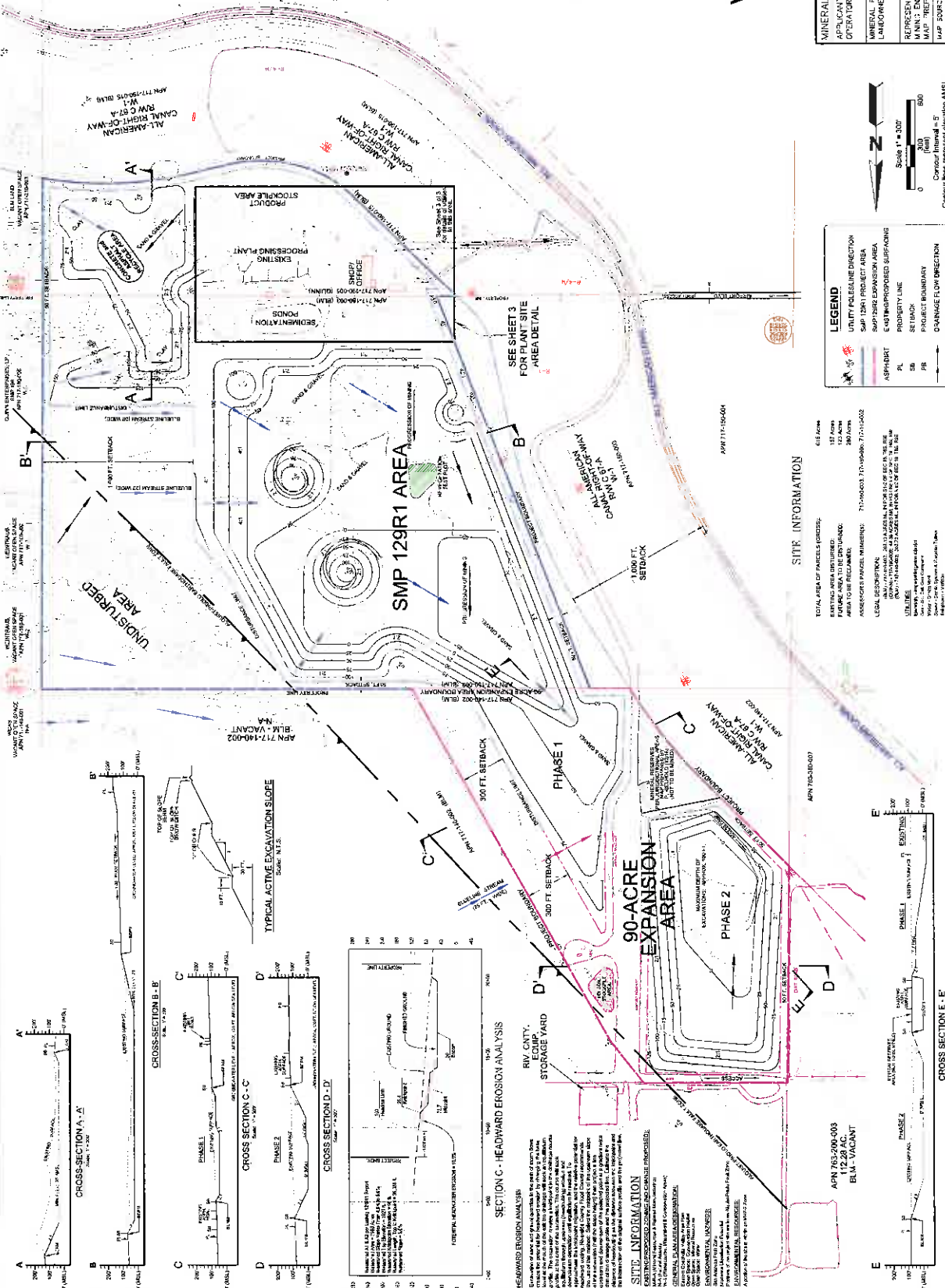


MINING PLAN NOTES

- 1) THE PLAN PROPOSES AN EXPANSION TO THE EXISTING MINE OPERATIONS (SMP 129R2). THE PROPOSED 90-ACRE PROJECT AREA IS SHOWN IN RED. THE PROPOSED PROJECT AREA IS BOUNDARY BY THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2).
- 2) THE PROPOSED PROJECT AREA IS BOUNDARY BY THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2).
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- 5) THE PROPOSED PROJECT AREA IS BOUNDARY BY THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2).
- 6) THE PROPOSED PROJECT AREA IS BOUNDARY BY THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2).
- 7) THE PROPOSED PROJECT AREA IS BOUNDARY BY THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2).
- 8) THE PROPOSED PROJECT AREA IS BOUNDARY BY THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2).
- 9) THE PROPOSED PROJECT AREA IS BOUNDARY BY THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2).
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- 11) THE PROPOSED PROJECT AREA IS BOUNDARY BY THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2) AND THE EXISTING MINE OPERATIONS (SMP 129R2).

SMP 129R2 AMENDED NO. 2 VALLEY ROCK & SAND THERMAL, CA MINING PLAN

MINERAL:	Sand and Gravel / City
APPLICANT:	Valley Rock Aggregates Supply, Inc. Thermal, California 92374
LANDOWNER:	USDA - Bureau of Land Management 1931 Redwood Drive Palm Springs, California 92262
REPRESENTATIVE:	Webber & Webber Mining Consultants, Inc. 101 East Redlands Blvd., Ste. 940 Redlands, California 92373
MAP NUMBER:	Map 129R2-2-01
DATE:	October 2014
SCALE:	1" = 300'



NO.	DATE	REVISION
1	10/21/14	Initial Plan
2	11/11/14	Revised plan to show expansion area
3	12/15/14	Revised plan to show expansion area
4	02/03/15	Revised plan to show expansion area
5	03/01/15	Revised plan to show expansion area
6	03/18/15	Revised plan to show expansion area
7	04/01/15	Revised plan to show expansion area
8	04/01/15	Revised plan to show expansion area
9	04/01/15	Revised plan to show expansion area

LEGEND

- UTILITY POLYLINE DIRECTION
- SMP 129R1 PROJECT AREA
- 90-ACRE EXPANSION AREA
- EXISTING/PROPOSED SUPERIMPOSE
- RIGHT-OF-WAY
- BOUNDARY
- STORAGE FLOW DIRECTION
- STORAGE FLOW DIRECTION

SITE INFORMATION

TOTAL AREA OF PANELS COVERED: 616 ACRES

EXISTING AREA DESTROYED: 187 ACRES

FUTURE AREA TO BE DESTROYED: 12 ACRES

AGGREGATION PROJECT NUMBER: 773-290-033-10-001-002

LEGAL DESCRIPTION: 20.53 ACRES, MORE OR LESS, BEING THE 90-ACRE EXPANSION AREA, VALLEY ROCK & SAND THERMAL, CALIFORNIA, AS SHOWN ON MAP 129R2-2-01, AND BEING PART OF THE 90-ACRE EXPANSION AREA, VALLEY ROCK & SAND THERMAL, CALIFORNIA, AS SHOWN ON MAP 129R2-2-01.

DATE: 10/21/14

SCALE: 1" = 300'

COMPILED BY: J. WEBBER

SECTION C - HEADWARD EROSION ANALYSIS

R.V. CHITRY

STORAGE YARD

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

PHASE 10

PHASE 11

PHASE 12

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PHASE 89

PHASE 90

CROSS SECTION A-A'

Scale: 1" = 200'

CROSS SECTION B-B'

Scale: 1" = 200'

CROSS SECTION C-C'

Scale: 1" = 200'

CROSS SECTION D-D'

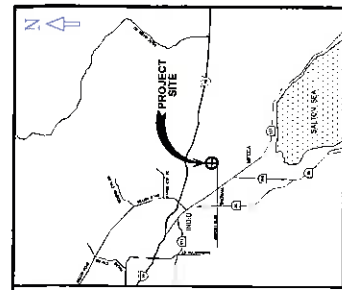
Scale: 1" = 200'

CROSS SECTION E-E'

Scale: 1" = 200'

NO.	DATE	REVISION
1	10/21/14	Initial Plan
2	11/11/14	Revised plan to show expansion area
3	12/15/14	Revised plan to show expansion area
4	02/03/15	Revised plan to show expansion area
5	03/01/15	Revised plan to show expansion area
6	03/18/15	Revised plan to show expansion area
7	04/01/15	Revised plan to show expansion area
8	04/01/15	Revised plan to show expansion area
9	04/01/15	Revised plan to show expansion area

WEBBER & WEBBER
MINING CONSULTANTS, INC.
101 East Redlands Blvd., Ste. 940
Redlands, California 92373
(951) 759-3418

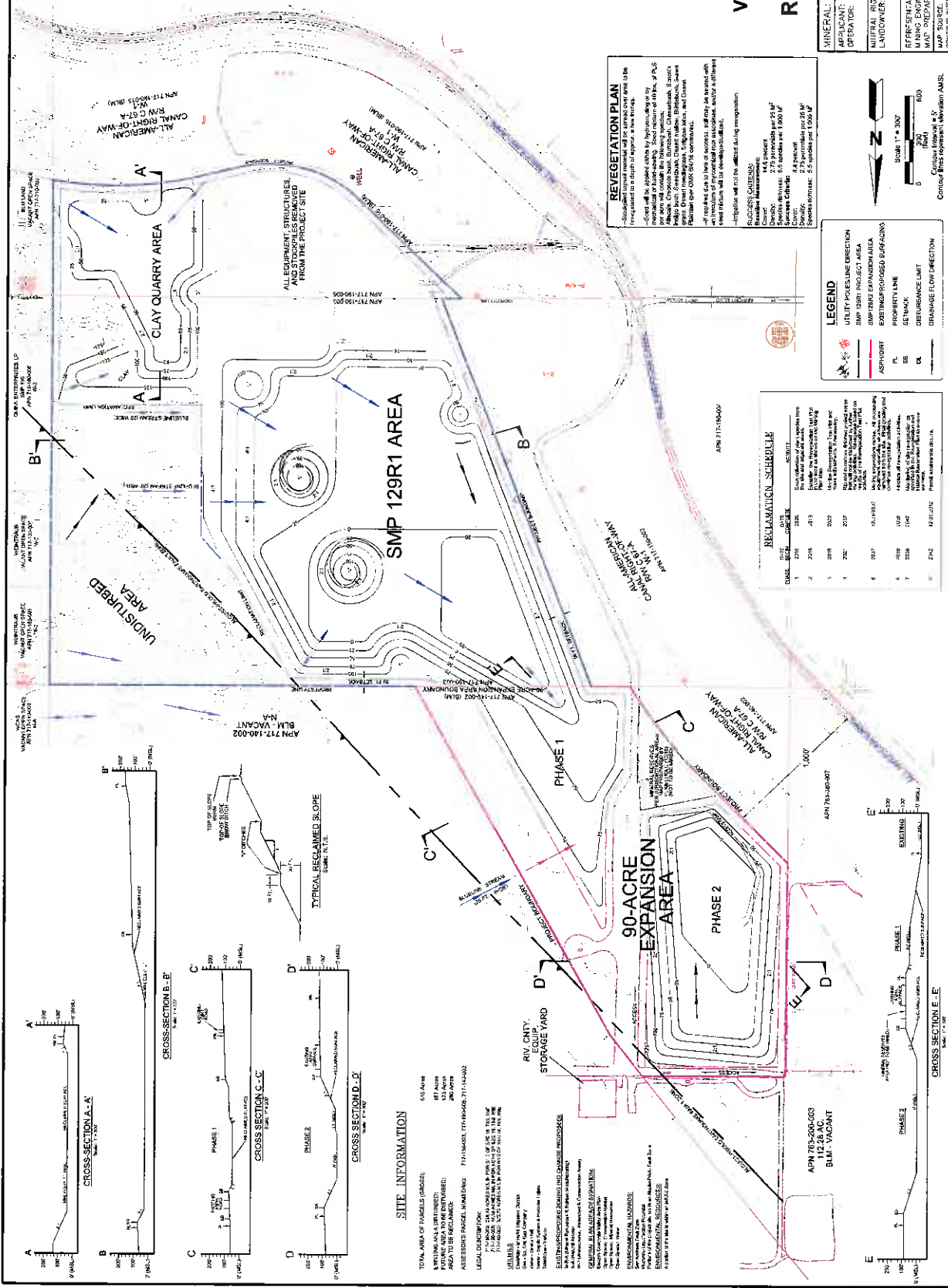


RECLAMATION PLAN NOTES

- 1) All activities shall be completed by 10/1/2027. A five year vegetation monitoring plan will be filed by Oct. 31, 2027.
- 2) Maintenance will occur concurrently with reclamation activities to the extent practical. All portions of the project site are enclosed at final conditions, which shall be maintained by a permanent water control structure, which shall be constructed on the project site.
- 3) The final maximum depth of finished lake excavation will be up to 100 feet with a maximum slope of 2:1 (horizontal:vertical). Final water levels will be observed and top of dam structure for water control. Construction shall be completed during construction.
- 4) All open water structures, structures, and structures shall be constructed to meet the design criteria for a 100-year flood event. All structures shall be designed to meet the design criteria for a 100-year flood event. All structures shall be designed to meet the design criteria for a 100-year flood event. All structures shall be designed to meet the design criteria for a 100-year flood event.
- 5) All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical.
- 6) All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical.
- 7) All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical.
- 8) All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical.
- 9) All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical.

**SMP 129R2
AMENDED NO. 2
VALLEY ROCK & SAND
THERMAL, CA
RECLAMATION PLAN**

MINERAL: Sand and Gravel / City
APPLICANT: Valley Rock & Sand, Inc.
OPERATOR: Valley Rock & Sand, Inc.
LAWYER: [Name]
AGGREGATE QUANTITY: [Value]
AGGREGATE TYPE: [Value]
MAP SOURCE: [Value]



REVEGETATION PLAN
Site shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical. All areas of final reclamation shall be revegetated with native species to the extent practical.

LEGEND
PROPERTY LINE
ESTIMATED PROPOSED SURFACING
ASPHALT
SE TRENCH
DESTRUCTURE LIMIT
DRAINAGE FLOW DIRECTION

RECLAMATION SCHEDULE

DATE	DESCRIPTION
1/1/2024	Final Reclamation Plan
2/1/2024	Final Reclamation Plan
3/1/2024	Final Reclamation Plan
4/1/2024	Final Reclamation Plan
5/1/2024	Final Reclamation Plan
6/1/2024	Final Reclamation Plan
7/1/2024	Final Reclamation Plan
8/1/2024	Final Reclamation Plan
9/1/2024	Final Reclamation Plan
10/1/2024	Final Reclamation Plan

REVISION

NO.	DATE	DESCRIPTION
1	10/1/2024	Final Reclamation Plan
2	11/1/2024	Final Reclamation Plan
3	12/1/2024	Final Reclamation Plan
4	1/1/2025	Final Reclamation Plan
5	2/1/2025	Final Reclamation Plan

WEBBER & WEBBER
MINING CONSULTANTS, INC.
101 Redwood, California 95370
(909) 399-3318

CROSS SECTION A-A'
Scale: 1" = 200'

CROSS SECTION B-B'
Scale: 1" = 200'

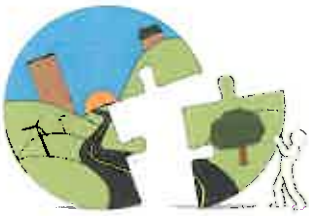
CROSS SECTION C-C'
Scale: 1" = 200'

CROSS SECTION D-D'
Scale: 1" = 200'

CROSS SECTION E-E'
Scale: 1" = 200'

SITE INFORMATION

TOTAL AREA OF PARCELS (GRABED): 915 ACRES
 EXISTING AREA (DEVELOPED): 153 ACRES
 EXISTING AREA (UNDEVELOPED): 762 ACRES
 ADDRESS: 7115 VALLEY ROAD, THERMAL, CA 92580
 LEGAL DESCRIPTION: [Text]
 OWNERS: [Text]
 SURVEY: [Text]
 EXISTING PROPOSED EXCLUDED AND CHANGED PROPERTIES:
 CATEGORIES: [Text]
 ENVIRONMENTAL IMPACTS:
 ENVIRONMENTAL RESOURCES:
 REGULATIONS:



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach P.E.
Assistant Director of TLMA
Community Development*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: SMP00129R2

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/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: April 3, 2017

Applicant/Project Sponsor: Webber and Webber Date Submitted: December 14, 2010

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

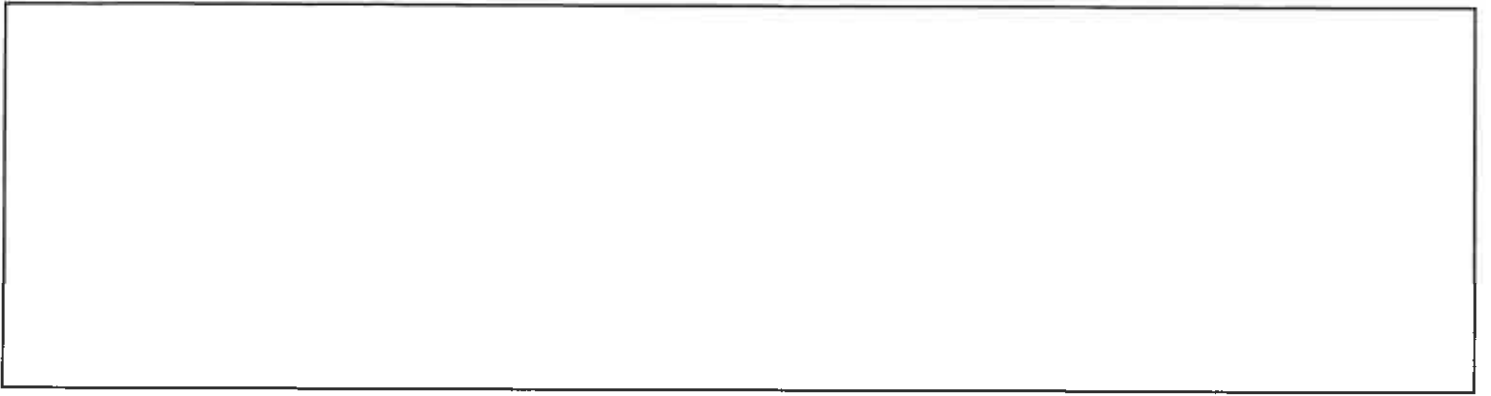
For additional information, please contact Brett Dawson at (951) 955-0972 bdawson@rivco.org.

Revised: 04/11/17

Y:\Planning Master Forms\Templates\CEQA Forms\Cover_Sheet_Mitigated_Negative_Declaration.docx

Please charge deposit fee case#: ZEA42415 ZCFG05782

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42415
Project Case Type (s) and Number(s): Surface Mining Permit No. 129, Revision No. 2
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brett Dawson
Telephone Number: (951) 955-0972
Applicant's Name: West Coast Aggregate Supply, Inc.
Applicant's Address: 92500 Airport Boulevard, Thermal CA 92274

I. PROJECT INFORMATION

Project Description: SMP00129R2 is a revision to the existing mining and reclamation plan for an existing sand and gravel mine required to increase the project site from 190 acres to 280.6 acres and to extend the life of the mining permit. There are two parcels currently being mined: one is privately owned (approximately 42.7 acres) and the other land is owned by the Bureau of Land Management (approximately 268.1 acres). This revision will add a portion of a third parcel (BLM, approximate parcel size 304.6 acres) to the project

This revision will expand excavation areas further into BLM Land north of the existing excavation area and continue an annual extraction rate of approximately 360,000 tons. Excavations will be a maximum of 100 feet deep with 2:1 (H:V) slopes. The project life will be extended to 25 years with a proposed expiration date of December 31, 2042. This will allow for 20 years for active mining excavation and 5 years to finalize reclamation. Upon completion of mining operations, all equipment, structures and vehicles will be removed and the site will be revegetated with native plant species. The site will be reclaimed to vacant open space..

The project site is located east of Buchanan Street and the Coachella Canal, north of 57th Avenue and south of 54th Avenue.

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

B. Total Project Area: 280.6 Acres

Residential Acres: 0 **Lots:** 0 **Units:** 0 **Projected No. of Residents:** 0
Total Site Acres: 615.4
Total Mining Acres: 280.6

C. Assessor's Parcel No(s): 717-150-003, 717-190-005, 717-140-002

Street References: 92500 Airport Boulevard, Thermal CA

D. Section, Township & Range Description or reference/attach a Legal Description: Sections 18/19, Township 6 South, Range 9 East, SBBM

E. Brief description of the existing environmental setting of the project site and its surroundings: The site is located approximately 13 miles southeast of Indio, CA and approximately 5 miles east of Thermal, CA. The site is entered from Highway 111 via Airport Boulevard. The land surrounding the site contains parcels that are privately owned as well as parcels that are publicly owned (BLM).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The General Plan land use designation for the proposed Project is Open space – Mineral Resources, Open Space – Rural, Open Space Water, and Open Space – Conservation Habitat. The proposed project will not conflict with any General Plan Land Use Policies.
2. **Circulation:** No circulation changes are proposed. Therefore, the proposed project will not conflict with the General Plan Circulation Element.
3. **Multipurpose Open Space:** The proposed Project meets all applicable Multipurpose Open Space element policies. The proposed Project will not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The project site (Surface Mining Permit No. 129 Revised No. 2) is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The proposed 90-acre expansion area is not located within a Conservation Area, but is located adjacent to the Mecca Hills/Orocopia Mountains Conservation Area. Therefore, the proposed expansion is subject to the CVMSHCP Land Use Adjacency Guidelines (CVMSHCP Section 4.5). The purpose of the Land Use Adjacency Guidelines is to avoid or minimize indirect effects from development adjacent to the Conservation Areas. A general information condition has been applied to the project by the County of Riverside requiring the project to comply with the Land Use Adjacency Guidelines.
4. **Safety:** The proposed Project is not located within a Fault Zone or active subsidence zone and has a low potential for liquefaction. The Project is not located within an airport land use zone, within a 100-year flood plain, or dam inundation area. There are no known hazardous waste sites in the area. Therefore, the proposed Project will not conflict with any General Plan safety policies.
5. **Noise:** The project is not adjacent to a highway, railroad or within the vicinity of an airport. The Riverside County General Plan's policy is to protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. Compliance with the "Noise Element" section of the Riverside County General Plan, which states that noise-tolerant land uses should be guided to areas irrevocably committed to land uses that are noise-producing. The short-term impacts from site grading, as opposed to long-term impacts to ambient noise levels, would result in temporarily increasing ambient noise levels in the site vicinity. The site would not expose sensitive receptors or generation of long-term noise levels in excess of standards established in the local general plan and/or noise ordinance, or applicable standards of other agencies.
6. **Housing:** Implementation of the Project does not entail the displacement of significant numbers of existing housing nor does it create a need for new housing; thus, the Modified Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The The proposed project would be subject to conditions of approval, which implement the appropriate mitigation measures, including State (SCAQMD) requirements and County regulations designed to reduce air quality impacts. Therefore, with mitigation, impacts to air quality are considered to be at a level of less than significant.

8. Healthy Communities: The proposed project is located in a very low density open space area. All potential impacts will be mitigated to less than significant through the proposed mitigation measures and conditions of approval. The project includes a mine reclamation plan, that details how once the mine is completely used up, the owners are required to return the mine to a natural state with native vegetation to closely resemble the surrounding environment.

B. General Plan Area Plan(s): Eastern Coachella Valley

C. Foundation Component(s): Open Space

D. Land Use Designation(s): Open Space Mineral Resources, Open Space Conservation Habitat, Open Space Rural and Open Space Water

E. Overlay(s), if any: None

F. Policy Area(s), if any: None

G. Adjacent and Surrounding:

1. **Area Plan(s):** Eastern Coachella Valley

2. **Foundation Component(s):** Open Space

3. **Land Use Designation(s):** Open Space Conservation, Open Space- Mineral Resources, Open Space-Water and Agriculture.

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

5. **Policy Area(s), if any:** None

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not within a Specific Plan

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

I. Existing Zoning: Natural Assets (N-A) and Mineral Resources and Related Manufacturing (M-R-A).

J. Proposed Zoning, if any: Natural Assets (N-A) and Mineral Resources and Related Manufacturing (M-R-A).

K. Adjacent and Surrounding Zoning: North - N-A (Natural Assets); East - W-2-20 (Controlled Development 20 acres minimum) and N-A (Natural Assets); South - W-1 (Watercourse, Watershed and Conservation); West - A-2-20 and A-1-20 (Heavy Agriculture 20 acres minimum).

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known

with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Brett Dawson

Printed Name

Date

For Charissa Leach, Assistant Director of
TLMA – Community Services

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact: a-b) The site is located east of the east end of Airport Boulevard and has public land to the north and southwest. The adjacent properties are currently zoned for agriculture, controlled development, and a watercourse. Interstate 10 is located approximately 3 miles west of the site. There are no scenic roads or highways that will be impacted by the project and the site is screened from public view by the All American Canal, and no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring 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, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: a) The site is 48.95 miles away from Mt. Palomar Observatory, outside of the zones of concern, as defined by County Ordinance No. 655. Therefore, the project would not interfere with the nighttime use of Mt. Palomar Observatory and no impacts would occur.

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

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: a-b) No new light source(s) is/are expected due to the present/future operation of the project. Site lighting currently meets County Ordinance No. 655, therefore no impacts would occur.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: a-d) The site is not located in or adjacent to, or within 300 feet of, an agricultural preserve, agriculturally zoned property, or Prime or Unique Farmlands, or Farmlands of Statewide Importance. The site will not conflict with a property that is party to a Williamson Act contract. Nor would expanded grading/development of this property involve other changes, which due to their location or nature, could result in conversion of Farmland to non-agricultural uses, and no impact would occur.

Mitigation: No mitigation required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact: a-c) The site is not located in or adjacent to forest, forest-zoned, timberland, or timberland-zoned land. Nor would expanded grading/development of this property involve other changes, which due to their location or nature, could result in conversion of forest or timberland to non-forest or non-timberland uses, and no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook, Air Quality and Green House Gas Assessment for Valley Rock and Sand Quarry SMP00129R2, Lilburn Corporation Updated August 2015.

Findings of Fact: a-f) The Lilburn Corporations air Quality and Green House Gas Assessment provides in the Cumulative Impact Section, "As noted the SSAB is currently in violation of federal and State air quality standards for ozone and PM10. Any new project within the SSAB, even if it does not have a significant impact by itself, will contribute emissions to the air basin regionally. Combined with the emissions of existing sources and other projected development, the total emissions may contribute to the exceedance of air quality standards in the region. Neither CEQA nor the SCAQMD have any methods to quantify the contributions of any one project to the violation of air quality standards. Each individual project of this size will have a nearly negligible effect on the basin's overall emissions and air quality."

"The slight increase of 2.5 lbs/day of NOx to 85.7 lbs/day due to the increase in haul truck use could constitute a potentially significant cumulative impact since the existing baseline of 83.2 lbs/day exceeds the current SCAQMD's CEQA threshold of 55 lbs/day. Note that this standard was 100 lbs/day when the SMP129 Revision 1 was approved in 1997. Therefore. In order to reduce the estimated NOx emissions at maximum production by at minimum of 2.5 lbs/day, the applicant has agreed to implement the following mitigation measures"

Mitigation: In order for the increase in NOx emissions from on-site equipment to not increase over existing permitted NOx emissions and create a potential cumulative air quality impact at maximum production, the operator shall implement the following mitigation measure: If mining exceeds 324,000 tons/year of 90% of the maximum 360,000 tons/year, then the operator shall be required to utilize a loader or a haul truck rated at Tier 4 or Tier 4 Interim emission standards. (COA 10. PLANNING.40)

Monitoring: Annual mine inspections by the County shall be conducted to ensure compliance with the approved Plan of Operations and Reclamation Plan, and the Conditions of Approval, as required by County Ordinance No. 555.

BIOLOGICAL RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Wildlife 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Final Recirculated Coachella Valley Habitat Conservation Plan – September 2007 (CVMSHCP); CDFW Jurisdictional Delineation dated December 19, 2016 prepared by Paul Kielhold; Valley Rock & Sand Proposed Quarry Expansion: Biological Technical Report and Desert Tortoise Survey date June 27, 2005 prepared by White & Leatherman BioServices; Project Memorandum dated November 2, 2011 from Scott White, Senior Biologist with Aspen Environmental Group to Chad Young with the Riverside County Planning Department

Findings of Fact:

The proposed project will add 90 acres of project area to the existing project area of 190 acres resulting in a new total project area of 280 acres. The proposed 90-acre expansion area consists of Phase 1 and Phase 2

a) The project site (Surface Mining Permit No. 129 Revised No. 2) is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The proposed 90-acre expansion area is not located within a Conservation Area, but is located adjacent to the Mecca Hills/Orocopia Mountains Conservation Area. Therefore, the proposed expansion is subject to the CVMSHCP Land Use Adjacency Guidelines (CVMSHCP Section 4.5). The purpose of the Land Use Adjacency Guidelines is to avoid or minimize indirect effects from development adjacent to the Conservation Areas. A general information condition has been applied to the project by the County of Riverside requiring the project to comply with the Land Use Adjacency Guidelines.

4.5.1 Drainage

Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area.

4.5.2 Toxics

Land uses proposed adjacent to or within a Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife and plant species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in any discharge to the adjacent Conservation Area.

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

For proposed Development adjacent to or within a Conservation Area, lighting shall be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.

4.5.4 Noise

Proposed Development adjacent to or within a Conservation Area that generates noise in excess of 75 dBA Leq hourly shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.

4.5.5 Invasives

Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area. Landscape treatments within or adjacent to a Conservation Area shall incorporate native plant materials to the maximum extent Feasible; recommended native species are listed in Table 4-112. The plants listed in Table 4-113 shall not be used within or adjacent to a Conservation Area. This list may be amended from time to time through a Minor Amendment with Wildlife Agency Concurrence.

4.5.6 Barriers

Land uses adjacent to or within a Conservation Area shall incorporate barriers in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in a Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and/or signage.

4.5.7 Grading/Land Development

Manufactured slopes associated with site Development shall not extend into adjacent land in a Conservation Area.

Impacts will be less than significant with adherence to the County of Riverside Conditions of Approval.

b-c) As mentioned in part a), the proposed project site is located within the CVMSHCP. Take Authorization is the ability to incidentally Take species pursuant to the Section 10(a)(1)(B) Federal Endangered Species Act Permit and/or the State Natural Community Conservation Plan Act Permit. The CVMSHCP provides Take Authorization for 27 plant, insect, fish, amphibian, reptile, bird and mammal species that have special statuses such as threatened, endangered, candidate, sensitive, or special status. The proposed project is required to pay the CVMSHCP Local Development Mitigation Fee pursuant to Riverside County Ordinance No.875. Impacts to threatened, endangered, candidate, sensitive, or special status species covered by the CVMSHCP will be less than significant with payment of the required CVMSHCP Local Development Mitigation Fee.

Some special status species within the region are not covered under the CVMSHCP. In a November 2, 2011 project memorandum from Scott D. White with Aspen Environmental Group to the County Biologist, the likelihood of four special status species not covered under the CVMSHCP to occur on the project site was discussed: chaparral sand verbena, pallid San Diego pocket mouse, loggerhead shrike, and American badger.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project impacts to chaparral sand verbena were determined to be adverse but less than significant, as generally interpreted under CEQA. Chaparral sand verbena is not a covered species under the CVMSHCP, but the project's impacts, though less than significant, would be mitigated through the CVMSHCP. For example, the CVMSHCP will conserve land in the Whitewater River sand transport corridor, where chaparral sand verbena occurs. Therefore, specific mitigation measures or follow-up botanical surveys for this species was not recommended by Scott D. White.

Project impacts to Pallid San Diego pocket mouse were determined to be adverse but less than significant, as generally interpreted under CEQA. Pallid San Diego pocket mouse is not a covered species under the CVMSHCP, but the project's impacts, though less than significant, would be mitigated through the CVMSHCP. Specific mitigation measures or follow-up live-trapping surveys for this species was not recommended by Scott D. White.

According to Scott D. White's memorandum to the County dated November 2, 2011, the project has the potential to take loggerhead shrikes, or active nests, eggs, or nestlings of loggerhead shrikes or of other native birds protected under state and federal statute. Scott D White recommended a pre-construction nesting bird survey to prevent the take or disturbance to bird nests. This recommendation was applied to the project by the County of Riverside as a condition of approval prior to grading permit issuance.

According to Scott D. White's memorandum to the County dated November 2, 2011, the project has the potential to entrap a badger within the project area. We recommend a measure, above, to prevent badgers from becoming entrapped within the fenced area. Implementation of this measure, in combination with badger habitat to be conserved through the CVMSHCP, would reduce any potential project impacts to American badger to less than significant, as defined by CEQA.

Impacts to endangered, threatened, candidate, sensitive, or special status species will be less than significant with adherence to County of Riverside Conditions of Approval.

d) As discussed in part a) of this section, the project site (Surface Mining Permit No. 129 Revised No. 2) is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The proposed 90-acre expansion area is not located within a Conservation Area, but is located adjacent to the Mecca Hills/Orocopia Mountains Conservation Area. Therefore, the proposed expansion is subject to the CVMSHCP Land Use Adjacency Guidelines (CVMSHCP Section 4.5). The purpose of the Land Use Adjacency Guidelines is to avoid or minimize indirect effects from development adjacent to the Conservation Areas. A general information condition has been applied to the project by the County of Riverside requiring the project to comply with the Land Use Adjacency Guidelines.

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. As recommended within the Project Memorandum dated November 2, 2011 from Scott White, Senior Biologist with Aspen Environmental Group to Chad Young with the Riverside County Planning Department, the project has been conditioned for a pre-construction nesting bird survey if grading or vegetation removal is planned to occur within the avian nesting season (February 1 through August 31).

Impacts will be less than significant with adherence to County of Riverside Conditions of Approval.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed 90-acre expansion area consists of Phase 1 and Phase 2 that are occupied by multiple intermittent drainages have California Department of Fish and Wildlife (CDFW) jurisdiction. The Jurisdictional Delineation prepared by Paul Keilhold (dated December 19, 2016) mapped 0.8 acres (34,712.3 SF) of existing channels within 38 acres of the northern portion of Phase 2 Expansion Area which are most likely subject to concentrations of flow. The Riverside County Planning Department has conditioned the project to provide documentation that confirms a CDFW Lake or Streambed Alteration Agreement is in effect and executed prior to grading permit issuance.

The southern portion of Expansion Area Phase 2 is hydrologically active and contains channels that are considered to be CDFW jurisdictional streambeds. According to the Jurisdictional Delineation, the southern portion of Expansion Area Phase 2 will be excluded from mining in order to avoid impacts to CDFW jurisdictional features. The Mining Plan (Sheet 1 of 3, Map Revision No. 8 dated February 9, 2017) for SMP129R2 Amended No. 2 shows avoidance in the southern portion of Expansion Area Phase 2 in order to be consistent with the Jurisdictional Delineation project description. The area is labeled as "Mineral Reserves Per Jurisdictional Areas Mapped and Prepared by P.Kielhold (12/16) Not To Be Mined".

Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

f) According to the Jurisdictional Delineation prepared by Paul Keilhold (dated December 19, 2016), the proposed 90-acre expansion area consists of Phase 1 and Phase 2 that are occupied by multiple intermittent drainages have California Department of Fish and Wildlife (CDFW) jurisdiction. These impacts are discussed in part e) in this section. The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. No impacts will occur.

g) No oak trees are located on the project site; therefore, the project is not subject to the County of Riverside Oak Tree Management Guidelines. The project will not conflict with any local policies or ordinances protecting biological resources. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: a) Based upon analysis of records and a survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Results of the survey can be found in archaeological survey report entitled "PDA)5037; Historical/Archaeological resources Survey Report, Valley Rock and Sand Mine Expansion, Near the Community of Thermal, Riverside County, California", authored by CRM Tech and dated April 15, 2005.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Because the survey failed to identify any historic resources the project will not alter or destroy a historic site. Therefore, there will be no impacts to historic resources.

b)Based upon analysis of records and a survey of the property by , it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources will occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

b) 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"/>
e. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, County Archaeologist Review, Historical/Archaeological Resources Report, Valley Rock & Sand Mine Expansion, prepared by CRM Tech on April 15, 2005.

Findings of Fact: a) Based upon analysis of records and a survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Results of the survey can be found in archaeological survey report entitled "PDA)5037; Historical/Archaeological resources Survey Report, Valley Rock and Sand Mine Expansion, Near the Community of Thermal, Riverside County, California", authored by CRM Tech and dated April 15, 2005. Because the survey failed to identify any archaeological resources, the project will not alter or destroy an archaeological site. Therefore, there will be no impacts to archaeological resources.

B) Based upon analysis of records and a survey of the property by , it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of archaeological resources will occur with the implementation of the proposed project because there are no significant archaeological resources. Therefore, there will be no impacts in this regard.

C) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

D-E)Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

c) Tribal Cultural Resources

a. Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 16, 2015 and November 14, 2016. Consultations were requested by Twenty-Nine Palms and Agua Caliente Band of Cahuilla Indians. Soboba Band of Luiseno Indians deferred to Torres Martinez. Agua Caliente requested the record search, survey reports, site records and any cultural resource documents associated with this project. These were provided to the Tribe. The final conditions of approval were sent to the tribe on February 9, 2017 and the Tribe concurred with these conditions on the same day. Twenty-nine Palms responded with a request to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consult on December 1, 2016 and requested a copy of the cultural report. This was provided to the Tribe on December 16, 2016 and February 2, 2017. The final conditions of approval which included a condition for Tribal Cultural Sensitivity Training, was provided to both Tribes on February 22, 2017. No Tribal Cultural Resources were identified by either tribe and both concurred with the cultural sensitivity training condition. Because no Tribal Cultural Resources were identified, there will be no impacts in this regard.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

GEOLOGY AND SOILS Would the project

d) Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Slope Stability Investigation Proposed Expansion of Thermal Quarry (SMP 129R2) prepared by CHJ, Inc., March 2011.

Findings of Fact: (a-b) According to RCLIS (GIS database) and CHJ Slope Stability Investigation indicates a small area of the northeast portion of the site is included within an Alquist-Priolo Earthquake Fault Zone (APZ) as designated by the State of California for the San Andreas fault zone. The results of the Slope Stability Investigation also show a mapped trace of the San Andreas fault zone is located approximately 600 feet northeast of the expansion area boundary (USGS, 2010). This trace exhibited surface creep as a result of the 1968 Borrego Mountain earthquake (Clark, 1984).

On the existing mining site the majority of work is performed outside of buildings. There are no buildings being proposed as part of Revised Permit 129R2. With no new buildings or structures being proposed, the risk of loss, injury or death is significantly reduced. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

e) Liquefaction Potential Zone

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

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-3 "Generalized Liquefaction", County Geologist Review, Slope Stability Investigation Proposed Expansion of Thermal Quarry (SMP 129R2) prepared by CHJ, Inc., March 2011.

Findings of Fact: a) According to the County Geologist review of CHJ, Inc.'s Slope Stability Investigation, groundwater surface elevation is estimated to be 100 feet below mean sea level or approximately 100 feet below the bottom of the proposed expansion. Therefore, liquefaction is not anticipated at the site based on this estimated depth to groundwater. There are no permanent buildings being proposed as part of the Revised Permit 129R2. With no new permanent buildings or structures being proposed, the risk of loss, injury or death is significantly reduced. Therefore impacts are considered less than significant.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

f) 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), County Geologist Review, Slope Stability Investigation Proposed Expansion of Thermal Quarry (SMP 129R2) prepared by CHJ, Inc., March 2011.

Findings of Fact: a) According to RCLIS (GIS database) and CHJ Slope Stability Investigation indicates a small area of the northeast portion of the site is included within an Alquist-Priolo Earthquake Fault Zone (APZ) as designated by the State of California for the San Andreas fault zone. The results of the Slope Stability Investigation also show a mapped trace of the San Andreas fault zone is located approximately 600 feet northeast of the expansion area boundary (USGS, 2010). This trace exhibited surface creep as a result of the 1968 Borrego Mountain earthquake (Clark, 1984). Severe seismic shaking of the site can be expected to occur during the lifetime of the proposed mining and reclamation. On the existing mining site the majority of work is performed outside of buildings. There are no permanent buildings being proposed as part of Revised Permit 129R2. With no new buildings or structures being proposed, the risk of loss, injury or death is significantly reduced. In addition, the proposed 2:1 cut slopes up to 100 feet in height are suitably stable against gross failure for the various anticipated long term conditions, including the effect of seismic shaking. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) 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", County Geologist Review, Slope Stability Investigation Proposed Expansion of Thermal Quarry (SMP 129R2) prepared by CHJ, Inc., March 2011.

Findings of Fact: a) According to the County's General Plan, slope angles for the project site are less than 15% and the site is not located near any existing landslide areas. A Newmark Analysis was conducted by CHJ, Inc. with mean and median displacements of less than 15 cm., which are unlikely to correspond to serious landslide movement and damage. Accordingly, the site has limited susceptibility to seismically induced landslides and rockfalls and therefore impacts are considered less than significant.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

h) Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", County Geologist Review.

Findings of Fact: a) According to the County's General Plan, the site is located within areas that are susceptible to subsidence. The site is located on alluvial materials which are not generally considered susceptible to subsidence. However, localized settlements may occur in younger sediments, and may require that structures built onsite be mitigated with ground improvement (excavation and compaction) or foundation reinforcement. However, there are no permanent buildings being proposed as part of the Revised Permit 129R2. With no new permanent buildings or structures being proposed, the risk of loss, injury or death is significantly reduced. Therefore impacts are considered less than significant.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

i) Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, County Geologist Review.

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 within any geological special studies zone, and tsunamis and seiching are not potential hazards to the site. Therefore impacts are considered less than significant.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, County Geologist Review, Slope Stability Investigation Proposed Expansion of Thermal Quarry (SMP 129R2) prepared by CHJ, Inc., March 2011.

Findings of Fact: a-c) The project will produce final slopes with a maximum height of 100 feet. Proposed slopes were analyzed for gross and surficial stability under static and seismic conditions and found to meet minimum safety factors of 1.5. and 1.1, respectively. During the mining operation, on the working faces of the quarry wall, benches shall be installed at no more than 30 feet in vertical height intervals or not higher than the equipment being used can reach to extract material. Each bench shall be a minimum of 10-feet in width. Working slopes below benches shall not be steeper than 1:1 (horizontal to vertical). Therefore impacts are considered less than significant with mitigation measures incorporated.

Finished slopes may not exceed 2:1 or as identified in another condition of approved exhibit to this case (COA 10. BS GRADE. 18). A certified engineering geologist or geotechnical engineer shall inspect all excavated slopes within the permitted boundaries (active and inactive) for slope stability (10. BS GRADE. 2). A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal:vertical) or over 30 feet in vertical height. Therefore impacts are considered less than significant with mitigation measures incorporated.

Subsurface sewage disposal systems will not be impacted by the project. Therefore impacts are considered less than significant.

Mitigation: Finished slopes may not exceed 2:1 or as identified in another approved condition or approved exhibit to this case (COA 10. BS Grade. 18). A certified engineering geologist or geotechnical engineer shall inspect all excavated slopes (10. BS GRADE. 2). A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal:vertical) or over 30 feet in vertical height (COA 10. BS GRADE. 18).

Monitoring: Periodic inspections by MSHA and annual inspections by the County shall ensure compliance with Riverside County Ordinance No. 555 (SMARA) and the Mining and Reclamation Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, a Certified engineering Geologist shall perform annual inspections to confirm slope stability. The results of these inspections shall be included with the annual mine reports.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact: a-c) The soils situated on the proposed project site are composed predominately of Carsitas gravelly sand and Carsitas cobbly sand. Topsoil will be removed and stockpiled for use during revegetation activities. Portions of the stockpiles topsoil will be used for re-seeding revegetation test areas during revegetation activities. The project is required to comply with the State of California Surface Mining and Reclamation Act and Riverside County Ordinance No. 555. Through implementation of the Reclamation Plan, the project will have a less than significant impact from soil erosion or the loss of topsoil. In addition, subsurface sewage disposal systems will not be impacted by the project. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
l) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials

Findings of Fact: a-b) There is one intermittent blue-line stream that enters the Phase 1 area of the Revised Permit 129R2. A potential for headward erosion exists upstream northeasterly from the Phase 1 area and this revision has a 300-foot setback to mitigate for that possible headward erosion potential. The Permittee shall, during the proposed mining operations, ensure that off-site storm runoff through the property outlets are in substantially the same location as exists under the natural conditions and that the existing watercourses do not pond or stagnate at any time during the mining operation (10. PLANNING. 12).

Prior to any disturbance within or along any other natural watercourse or wetland located on-site or on any required off-site improvement areas, the owner or Permittee shall provide written notification to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Planning Department that appropriate notification has been made to CA Department of Fish and Wildlife (formerly CA Dept. of Fish and Game) pursuant to Sections 1601 through 1603 of the California Department of Fish and Game Code or the applicant shall obtain an "Agreement" for Streambed or Lake Alteration pursuant to California Fish and Game Code Sections 1601 through 1603 (COA 60. PLANNING. 23).

Mitigation: Prior to any disturbance within or along any natural watercourse or wetlands, the Permittee shall obtain a Streambed or Lake Alteration Agreement pursuant to CFG Code Sections 1601 through 1603 (COA 60. PLANNING. 23).

Monitoring: Annual inspections by the County shall ensure compliance with Riverside County Flood Control District guidelines.

m) Wind Erosion and Blowsand from project either on or off site.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact: a) The mining operations will create stockpiles of material that may be susceptible to wind erosion on-site. No blowsand issues are expected. Throughout active mining operations, the operator will be required to comply with the requirements of AQMD by instituting erosion control procedures. Reclamation of the project site will include revegetation of all disturbed areas, minimizing any erosion that may occur due to the winds in the area.

Mitigation: The project will implement particulate matter and dust controls (COAs 10. PLANNING. 10, and 10. BS GRADE. 28).

Monitoring: Annual inspections by the Riverside County shall ensure compliance with Riverside County Ordinance No. 555 and the approved Mining and Reclamation Plan.

n) Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: a) According to the County's General Plan, the project site has been mapped as having "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. However, if fossil remains and paleontological resources are encountered, all site earthmoving activities shall cease and the County Geologist notified (COA 10.PLANNING. 3). This is a standard condition and therefore, is not considered unique mitigation pursuant to CEQA. Therefore impacts are considered less than significant.

Mitigation: No Mitigation Measures are required.

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

GREENHOUSE GAS EMISSIONS Would the project

o) Greenhouse Gas Emissions

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

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

Source: Project Application Materials, Greenhouse Gas Assessment prepared by Lilburn Corporation dated March 2012. Greenhouse Gas Assessment for Valley Rock and Sand Quarry SMP00129R2 (Lilburn Corporation, Updated August 2015)

Findings of Fact: a) An Air Quality Assessment was prepared by Lilburn Corporation dated December 2012 which analyzed stationary and mobile greenhouse gas emissions from both existing (SMP 129R1) and proposed (Project Revision 129R2) operations. The assessment concluded that the total combined project related greenhouse gas emissions of 2,499 MTCO_{2e} would not exceed the SCAQMD GHG threshold of 10,000 MTCO_{2e}. No change to the maximum annual quantity of 360,000 tons is proposed. Therefore, the existing project and the planned revision will not significantly increase GHG emissions or significantly impact climate change.

b) As of the creation of the environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

p) Hazards and Hazardous Materials

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Amended Plan of Operations and Reclamation Plan by Webber and Webber Mining Consultants, Inc.

Findings of Fact: a-e) Diesel fuel, common lubricants and oils used by mining equipment will be imported to the site. All waste oil will be stored in appropriate containers and disposed at an offsite permitted facility. The Reclamation Plan states, "Any waste oil generated at the project site will be collected and transported for offsite disposal by approved methods via properly trained and licensed personnel. These procedures, and any lawful changes to these procedures, will be adhered to throughout the proposed project life. A spill prevention, control, and countermeasures plan (SPCC) (W 7 W), 2011) has been prepared for the project and is kept onsite at all times, in accordance with current Federal regulations.

Broken concrete and asphalt debris will be imported intermittently for recycling. These inert, imported wastes are to be processed occasionally utilizing a portable crushing plant brought onsite for this purpose. Road base material will be the product produced from these intermittent activities for use in the regional construction market. No imported waste will be disposed of on-site. A project area near the clay quarry has been designated for these activities." With these mitigation procedures, impacts will be reduced to less than significant.

Mitigation: All onsite generated waste oil will be stored in appropriate containers and disposed at an offsite permitted facility by properly trained and licensed personnel. The Plan of Operations and Reclamation Plan include provisions for the removal of all equipment following termination of mining operations. COA (10.PLANNING.41)

Monitoring: Annual mine inspections by the County shall be conducted to monitor storage and cleanup activities in compliance with the approved Plan of Operations and Reclamation Plan, and the Conditions of Approval, as required by County Ordinance No. 555. And COA (10.BS GRADE.2)

q) 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-20 "Airport Locations," GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: a-d) The site is not located in the vicinity of a private airstrip or heliport, or public-use airport, and would not result in an inconsistent use with a Master Airport Plan, or require review by the Airport Land Use Commission. Nor is the site within an Airport Land Use Plan. The site is not within two miles of a private or public airport, and would not result in a safety hazard for people working in the project area, therefore there will be no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

r) Hazardous Fire Area

a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact: a) The proposed site would not expose people or structures to a significant risk or loss, injury, or death involving wildland fires. The site is not located within a wildland high-risk fire area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HYDROLOGY AND WATER QUALITY Would the project

s) Water Quality Impacts

a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: a) Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area.

b-h) The site is not located within a Flood Hazard Zone. Therefore, the project would not impede or redirect flood flows. Grading of the site would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge or cause the groundwater levels within nearby wells to drop. Neither would the project create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or contribute substantial additional sources of polluted runoff water

Mitigation: The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to the tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows.

Monitoring: A copy of the recorded easement shall be submitted to the Flood Control District for review per COA (10.FLOOD.2)

t) Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact: a-d) The site is not located within a Flood Hazard Zone. Therefore, the project would not redirect or alter the existing drainage patterns, or alter the course of the Whitewater River. Grading of the site would not substantially cause changes in adsorption rates or amount of surface runoff water. Neither would the site 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, or create or contribute to runoff water, which would exceed the capacity of any water body, therefore there are no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

LAND USE/PLANNING Would the project

u) 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 site is consistent with the General Plan Land Use Element of the Eastern Coachella Valley Area Plan. The Land Use designations are: OS-W (Open Space - Water) and OS-MR (Open Space - Mineral Resources). The proposed project would not result in a substantial alteration to the present or planned land use of the area. The site is within the city sphere of influence of Coachella, however, the project is not anticipated to have a significant impact on land use in the surrounding area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

v) Planning				
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact: a-e) The existing zoning includes: W-1 (Watercourse, Watershed and Conservation Area); NA (Natural Assets), and M-R-A (Mineral Resources and Related Manufacturing). The site is not proposing to change the zoning designations, and is compatible with and adjacent and surrounding zoning, therefore there are no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

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

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact: a-d) This case consists of mining known mineral resources. The reclamation plan has been reviewed and commented on by the California Department of Conservation Division of Mine Reclamation. The mined slopes may expose the public to potential safety hazards. The site would result in the utilization of a known mineral resource (sand, gravel, and clay). The site is not located adjacent to an incompatible land use, or a State classified or designated area, or existing surface mine.

Mitigation: Adherence to the mining and reclamation plan requiring quarry slopes not greater than 2:1 (H:V), fencing with warning signs, and berming along inter-quarry roads to prevent trespass onto adverse slopes.

Monitoring: Annual mine inspections by the County shall be conducted to ensure compliance with the approved Plan of Operations and Reclamation Plan, and the Conditions of Approval, as required by County Ordinance No. 555 and COA (10.BS GRADE.2).

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

x) 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-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: a-b) The site is not within the vicinity of a private or public airstrip and, therefore, is not subject to any airport or flyover noise. Nor is the site located in the vicinity of a private airstrip or heliport, or public-use airport, and would not result in an inconsistent use with a Master Airport Plan, or require review by the Airport Land Use Commission. Nor is the site within an Airport Land Use Plan. The site is not within two miles of a private or public-use airport, and would not result in a safety hazard for people working in the site area, therefore there are no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

y) Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: Railroad tracks are located in the site vicinity. However, railroad noise is not expected to adversely impact the site because the site is considered an industrial area and not particularly susceptible to adverse railroad noise impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
z) Highway Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact: The site is located approximately three miles from the nearest major highway, south of the I-10 freeway and east of SH-111. Noise from these highways is not expected to impact the site.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

aa) Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: The site would not be adversely impacted by any other noise.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

bb) 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 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: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact: a-d) The Riverside County General Plan's policy is to protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. Compliance with the "Noise Element" section of the Riverside County General Plan, which states that noise-tolerant land uses should be guided to areas irrevocably committed to land uses that are noise-producing. The short-term impacts from site grading, as opposed to long-term impacts to ambient noise levels, would result in temporarily increasing ambient noise levels in the site vicinity. The site would not expose sensitive

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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receptors or generation of long-term noise levels in excess of standards established in the local general plan and/or noise ordinance, or applicable standards of other agencies.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
cc) Housing				
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The site will not displace any existing housing or necessitate the construction of replacement housing. The site will not create any additional demand for housing. The site will not displace any amount of people. The site is not located within a redevelopment area. The site will not have a cumulative effect on regional or local population projections. The site is served by Riverside County Fire and Police services, and these departments do not object to this particular site. The site is consistent with the planned land use designation set forth in the Eastern Coachella Valley Area Plan, therefore there are no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

dd) Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The Riverside County Fire Department serves the site. The site developer shall pay fire mitigation fees pursuant to County ordinances. Established development review and building permit procedures, as reiterated in planning Conditions of Approval, provide a mechanism to verify successful implementation of the Conditions of Approval. It is anticipated that the site will have a less than significant impact on fire services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

ee) 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 Riverside County Sheriff Department serves the site. The site land use plan proposes the continuation of mining operations on the site. As required by the RCIP, the site is evaluated for adequate safeguards for crime prevention and police protection. The development of the site will include payment of required fees pursuant to County ordinances. The site will be required to meet the standard requirements of the County Sheriff's Department. Payment of the required fees will offset impacts to the sheriff services and will result in a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

ff) Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Coachella Valley Unified School District correspondence, GIS database

Findings of Fact: The site is located within the boundaries of the Coachella Valley Unified School District. The site operates under an existing Surface Mining Permit, not involving the development of residential dwellings. The site may result in additional employment opportunities. If employees live near the site, potential impacts to area schools may occur. Such potential impacts will be reduced to a less than significant impact by payment of school fees in accordance with State law.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Findings of Fact: The existing Surface Mining Permit use will not create a significant incremental demand for library services. However, it is noted that the existing project will be subject to the County Development Mitigation fee as set forth in County Ordinance No. 659, which includes a public facilities

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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component that may be directed to library facilities at the discretion of the County Board of Supervisors. Therefore, the site will not impact library services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

hh) 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: The Riverside County Department of Health Services serves the site. Development Impact Fees would be required to be paid at the time of permit issuance. Payment of these fees will mitigate potential cost impacts to a level less than significant. County Ordinance No. 659 permits the assessment of Development Impact Fees in order to mitigate potential effects to services. The Riverside County will ensure that health care service cost mitigation is accomplished through the permitting process, therefore impacts are considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

RECREATION

ii) 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: 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 site would not include recreational facilities and would not have an adverse physical effect on the environment, or create a physical deterioration of existing neighborhood or regional parks or any other recreational facilities, therefore there are no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

jj) Recreational Trails

<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: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The site would not include recreational trails and would not have an adverse physical effect on the environment, or create a physical deterioration of existing neighborhood or regional parks or any other recreational facilities, therefore there are no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
kk) Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: a-i) The existing Surface Mining Permit is located within the Eastern Coachella Valley Area Plan, with zoning designations Open Space Mineral - Resources (OS-MR) and Open Space - Water (OS-W). Cumulative and indirect traffic impacts that are related to the existing Surface Mining Permit shall be mitigated via Conditions of Approval requiring mitigation through the payment of various impact mitigation fees such as County Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development. The site-generated traffic will average 45 truck roundtrips per day and approximately 16 employee and vendor roundtrips per day, the low number of overall trips can be considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

II) Bike Trails

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

Findings of Fact: The site would not include recreational facilities or trails, and would not have an adverse physical effect on the environment, or create a physical deterioration of existing neighborhood or regional parks or any other recreational facilities, therefore there are no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

UTILITY AND SERVICE SYSTEMS Would the project

mm) Water

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

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

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

Findings of Fact: a-b) The site will not result or require construction of new water treatment facilities or the expansion of existing facilities. The site will not impact water service. All water will be imported by an onsite well. An estimated recycling rate of the site is 70 percent and total water consumption per day is anticipated to be approximately 38,000 gallons, therefore there are no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
nn)Sewer				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: a-b) The site will not result in the construction of or need for new wastewater treatment facilities, including the expansion of existing facilities, therefore there are no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

oo)Solid Waste				
a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact: a-b) The site does not have the potential to substantially impact landfill capacities from the generation of solid waste, therefore there are no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

pp)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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Staff review

Findings of Fact: a-g) The site would not substantially impact electrical, natural gas, communication systems, storm water drainage, street lighting, or maintenance of public facilities (including roads), or other governmental services, therefore there are no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

qq) Energy Conservation				
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff Review.

Findings of Fact: The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. The proposed projects will meet all requirements of Title 24 California Code of Regulations construction for energy savings. The proposed project would not conflict with any adopted energy conservation plans. No impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

OTHER				
rr) Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

MANDATORY FINDINGS OF SIGNIFICANCE				
ss) 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-	<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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sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

tt) 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"/>
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Source: Staff review, Project Application Materials

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

uu) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

US Department of the Interior Bureau of Land Management Palm Springs – South Coast Field Office Environmental Assessment EA Number DOI-BLM-CA-660-0011-0050-EA September 19, 2011.

Air Quality Impact Analysis Valley Rock and Sand Quarry and Plant, Thermal California by Giroux and Associates January 21, 1997.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Greenhouse Gas Assessment for Valley Rock and Sand Quarry SMP00129R2 (Lilburn Corporation, March 2012)

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.

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SURFACE MINING PERMIT Case #: SMP00129R2

Parcel: 717-140-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SMP - 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 SURFACE MINING 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 SURFACE MINING 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. 2 SMP - PROJECT DESCRIPTION

RECOMMND

SMP00129R2 is a revision to the existing mining and reclamation plan for an existing sand and gravel mine required to increase the project site from 190 acres to 280 acres and to extend the life of the mining permit. There are two parcels currently being mined: one is privately owned (approximately 42.7 acres) and the other land is owned by the Bureau of Land Management (approximately 268.1 acres). This revision will add a third parcel

SURFACE MINING PERMIT Case #: SMP00129R2

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10. GENERAL CONDITIONS

10. EVERY. 2 SMP - PROJECT DESCRIPTION (cont.) RECOMMND

(approximately 304.6 acres) to the project

This revision will expand excavation areas further into BLM Land north of the existing excavation area and continue an annual extraction rate of approximately 360,000 tons.

Excavations will be a maximum of 100 feet deep with 2:1 (H:V) slopes. The project life will be extended to 25 years with a proposed expiration date of December 31, 2042.

This will allow for 20 years for active mining excavation and 5 years to finalize reclamation. Upon completion of mining operations, all equipment, structures and vehicles will be removed and the site will be revegetated with native plant species. The site will be reclaimed to vacant open space.

10. EVERY. 3 SMP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Surface Mining Permit No. SMP00129R2 shall be henceforth defined as follows:

APPROVED EXHIBIT NO. "A" = Mining Plan Approved Exhibit No. "A", SMP Case No. SMP00129R2, dated 3/1/17.

APPROVED EXHIBIT NO. "B" = Reclamation Plan Approved Exhibit No. "B", SMP Case No. SMP00129R2, dated 3/1/17.

APPROVED EXHIBIT NO. "C" = Project Description Approved Exhibit No. "C", SMP Case No. SMP00129R2, Dated 3/1/17.

BS GRADE DEPARTMENT

10.BS GRADE. 2 SMP - ANNUAL REPORT INFO RECOMMND

The operator shall submit to the County with the annual report the following information (This report shall be prepared by a qualified, licensed professional).

1) New topographical maps detailing disturbed land and proximity to permit boundaries and property lines.

2) Certification letter certifying maximum depth of excavated areas.

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10. GENERAL CONDITIONS

10.BS GRADE. 2 SMP - ANNUAL REPORT INFO (cont.) RECOMMND

3) Provide quantity in cubic yards and tons of minerals mined during the reporting period.

4) Certify all excavated areas are within the limits of the Surface Mining Permit/Reclamation Plan.

5) Provide data indicating any reclaimed land during the reporting period.

6) A certified engineering geologist or geotechnical engineer shall inspect all excavated slopes within the permitted boundaries (active and inactive) for slope stability. The operator shall provide to Building and Safety Department a copy of the inspection report.

NOTE: At least every three years of operation, the operator shall provide to the Building and Safety Department, aerial topography showing incremental and total changes to excavations. This will include cross-sectional maps showing berms, slope angles and benches of all excavations.

10.BS GRADE. 3 SMP - ANNUAL F.A.C.E. RECOMMND

Each year after the 1st year of land disturbed under this Surface Mining Permit, Reclamation Plan or Substantial Conformance, the operator shall REVIEW & UPDATE the financial assurance on file with the County of Riverside. The operator shall submit a new cost estimate to the Building & Safety Department for review. The updated cost estimate shall include at least any new disturbed land, reclaimed land and allow for a yearly inflation factor.

All cost estimate shall utilize the guidelines outlined by the California Department of Conservation and the requirements of SMARA as outlined in the California Resources Code section 2773.1(a)(3), 2774(c), 3804, 3805 and 3805.5 and County of Riverside Ordinance 555 or as amended in the future.

10.BS GRADE. 6 SMP - IMPORTING VEGETATION RECOMMND

There shall be no importing and/or storage of any cut vegetation without specific approval of the Bureau of Land Management (BLM), the Planning Department and the Environmental Health Department.

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10. GENERAL CONDITIONS

10.BS GRADE. 7 SMP -PRIVATE RD GRDG PERMIT RECOMMND

Construction of a private road requires a grading permit.

10.BS GRADE. 8 SMP-BUILDING/GRADING PERMIT RECOMMND

THE PROVISIONS OF ALL RIVERSIDE COUNTY ORDINANCES SHALL APPLY DURING THE LIFE OF THIS SURFACE MINING PERMIT/ RECLAMATION PLAN, SPECIFICALLY, ORDINANCE 457 SHALL APPLY FOR ALL BUILDING PERMITS AND OTHER CONSTRUCTION WITHIN THE SURFACE MINING BOUNDARIES AND PROPERTY LINES OF SAID PARCELS. RADING PERMITS SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OPERATOR SHALL OBTAIN APPROVAL TO CONSTRUCT FROM THE BUILDING AND SAFETY DEPARTMENT.

10.BS GRADE. 9 SMP - PROPERTY LINE SETBACKS RECOMMND

There shall be a graded setback from all property lines of not less than 50 feet from all cut/fill slopes.

Within the setback area, the four foot verticle height safety berm can be installed.

In all other areas within the boundaries of the Reclamation Plan/Surface Mining Permit where mining will not take place, the provisions of Riverside County Grading Ordinance 457 shall be followed.

10.BS GRADE. 10 SMP - FENCING OF PERIMETER RECOMMND

The perimeter of the surface mine shall be fenced with at least 6 foot chain link fencing or other fencing that has been approved by another specific condition of this mining permit and shall have a secure entrance gate system.

Fencing, gates and perimeter signs are required for safety and to prevent/limit unauthorized access to the site.

10.BS GRADE. 11 SMP - OFFSITE EXCAVATION RECOMMND

ANY OFF SITE (outside of the Surface Mine Permit/ Reclamation Plan) EXCAVATIONS OR GRADING requires a grading permit. It shall be the responsibility of the operator to obtain proposed or required easements and/or permissions necessary to perform the excavations/grading proposed.

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10. GENERAL CONDITIONS

10.BS GRADE. 12 SMP - MISCELLANOUS INSPECT RECOMMND

In addition to the Special Inspection for the Annual Report, at any time during normal business hours, persons from the Building & Safety Department in conjunction with the Bureau of Land Management (BLM) may conduct site inspection(s) for compliance with the conditions of approval, complaints by individuals or other reasons as identified at the time of inspection.

10.BS GRADE. 13 SMP - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit, the operator shall have a licensed professional, clearly delineate on maps and in the field any portions of the property, which are located within the "Fault Hazard Zone". No structures or any part thereof shall be located in those areas.

10.BS GRADE. 14 SMP - OBEY ALL GRDG 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. 15 SMP - 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. 17 SMP - GEOTECH/SOILS RPTS RECOMMND

Prior to the issuance of a building permit, a Geotechnical soils report shall be submitted to the Building & Safety Department for review and approval. All grading for structures shall be in conformance with the recommendations of the geotechnical soils reports as approved by Riverside County.

The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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10. GENERAL CONDITIONS

10.BS GRADE. 18 SMP - MAX SLOPE RATIO RECOMMND

Slopes shall not be finished at a slope ratio steeper than 2:1 (horizontal: vertical) unless they are adequately determined and demonstrated to be stable by the project certified engineering geologist and geotechnical engineer.

Slope stability shall be documented in a report(s) to be submitted to the Department of Building and Safety as well as the County Geologist for review and approval prior to final approval of finished slopes. This report(s) shall be updated and submitted annually, in conjunction with the required annual SMARA inspection schedule or submitted outside of annual inspection schedule as necessary to maintain safe conditions and forward progress of finishing slopes for reclamation purposes).

10.BS GRADE. 19 SMP - DRAINAGE DESIGN Q-100 RECOMMND

All drainage acilities shall be designed in accordance with Riverside County Flood Control & Water Conservation District's requirements to accommodate 100 year storm flows.

10.BS GRADE. 20 SMP -MINIMUM DRAINAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 21 SMP - DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "Excavation and Grading".

10.BS GRADE. 26 SMP - OFF ST. PAVED PARKING RECOMMND

All off street parking areas which are conditioned or proposed to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 27 SMP - NO B/PMT W/O G/PMT RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

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10. GENERAL CONDITIONS

10.BS GRADE. 28 SMP - PM-10 REDUCTION RECOMMND

SURFACE MINING OPERATIONS LOCATED WITHIN THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT SHALL COMPLY WITH RULE 1157 "PM-10 EMISSION REDUCTION FROM AGGREGATE AND RELATED OPERATIONS". THE OPERATOR SHALL HAVE A COPY OF ALL INSPECTIONS CONDUCTED BY THE DISTRICT AVAILABLE FOR THE CURRENT ANNUAL SURFACE MINE INSPECTION.

10.BS GRADE. 29 SMP - CONTRACTOR EQUIPMENT RECOMMND

All non-mining equipment must be stored in a designated area permitted for "Contractor Storage".

A "Contractor Storage" permit must be obtained from the Bureau of Land Management and the Planning Department prior to storage of any non-mining equipment.

10.BS GRADE. 30 SMP - TRASH & DEBRIS RECOMMND

The parcel(s) where the mine is located shall be kept free of trash (including old tires) and other debris. There shall be no importing of recyclable materials or construction debris without a specific permit for that activity; other than what is expressly approved as part of this project; concrete and asphalt recycling.

10.BS GRADE. 31 SMP - QUARRY SIGNS RECOMMND

Signs shall be installed at the top of all manufactured slopes (cut or fill), at intervals not greater than 100 lineal feet.

Each sign shall read "DANGER" "OPEN PIT MINE" "STEEP SLOPE". Signs shall be at least 18" X 18" square with contrasting background to lettering. (ie: white background and black lettering).

Perimeter signs around the approved Reclamation Plan or Surface Mine boundaries shall be installed not greater than 250 lineal feet. Each sign shall read "DANGER" "KEEP OUT" and "MINERAL RESOURCE ZONE" or "SURFACE MINING OPERATION". All signs shall be with contrasting lettering/background.

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10. GENERAL CONDITIONS

10.BS GRADE. 32 SMP - BENCHES & SLOPES RECOMMND

During the mining operation, on the working faces of the quarry wall, benches shall be installed at no more than 30 feet in vertical height intervals or not higher than the equipment being used can reach to extract material. Each bench shall be a minimum of 15' in width.

Working slopes below benches shall not be steeper than 1:1 (horizontal to vertical). Finished slopes may not exceed 2:1 unless it has been demonstrated to be stable by the engineering geologist and geotechnical engineer and is approved by the Building and Safety Department and County Geologist.

10.BS GRADE. 33 SMP - SAFETY BERMS RECOMMND

A four (4) foot, minimum vertical height, SAFETY BERM shall be installed at the top of all cut/fill slopes (including roads).

10.BS GRADE. 34 SMP - SECONDARY CONTAINMENT RECOMMND

Waste materials produced during project operations including but not limited to oils, solvents, tires and batteries shall be covered, placed on pallets and shall be provided with secondary containment to prevent contact of storwater to these potentially polluting materials.

10.BS GRADE. 35 SMP - VEHICLE STORAGE RECOMMND

There shall be no storage of passenger vehicles, campers, travel trailers or other personal property that is not related directly to the mining of minerals at this site.

10.BS GRADE. 36 SMP - 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 Division of the Building and Safety Department at www.rctlma.orgbuslic.

SURFACE MINING PERMIT Case #: SMP00129R2

Parcel: 717-140-002

10. GENERAL CONDITIONS

10.BS GRADE. 41 SMP - SOURCE CONTROL BMP'S

RECOMMND

The facility must maintain compliance with the State General Industrial Activities Stormwater Permit and shall maintain and implement a site specific Industrial SWPPP, with Source Control BMP's implemented on site.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - PORTABLE TOILETS

RECOMMND

Per Ordinance 712, portable toilets shall be commercially manufactured units built and maintained to standards established by Resolution 91-474 of the Board of Supervisors. The employer and/or promoter of businesses, construction and demolition sites and public events where permanent toilet facilities of sufficient number are not available shall provide these sites/events with portable toilets in the numbers specified by Resolution 91-474 of the Bard of Supervisors.

Portable toilets are to be cleaned and sanitized by the permittee at least once a week. A permanent maintenance record for each unit, listing the dates the unit has been serviced and the deodorizer used, is to be maintained on the inside wall of the portable toilet.

Deodorizing/sanitizing additives, used in the waste container shall be in accordance with applicable federal, state and local provisions. Portable toilets shall be thoroughly cleaned and sanitized before being moved to a different location. If repairs are needed, the portable toilets shall be taken to the company's maintenance facility and repaired to meet the standards set by resolution 91-474 of the Board of Supervisors.

10.E HEALTH. 2 USE - PERMANENT RESTROOMS

RECOMMND

If permanent restroom facilities are required, the Department of Environmental Health (DEH) is to be contacted for specific requirements regarding water and sewerage.

10.E HEALTH. 3 USE - EXISTING WELL

RECOMMND

Per Valley Rock and Sand's Plan of Operations and Reclamation Plan, it states that "Water will continue to be acquired via an existing well located on private land within the All-American Canal right of way, south of the proposed exansion site. The well is currently operated by Valley Rock and Sand, Inc. under Special Use Permit No.

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10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - EXISTING WELL (cont.) RECOMMND

5-07-03L0431 from the Coachella Valley Water District".

10.E HEALTH. 4 SMP 129 R2 - LEA CONTACT RECOMMND

This facility shall be required to contact the Department of Environmental Health, Local Enforcement Agency (LEA) to determine the appropriate regulatory requirements if solid waste material and/or inert debris engineered fill material is imported to the project site. For further information, please contact the LEA at (760) 863-7570.

EPD DEPARTMENT

10.EPD. 1 EPD - CVMSHCP LUAG RECOMMND

Coachella Valley Multiple Species Habitat Conservation Plan Land Use Adjacency Guidelines (CVMSHCP Section 4.5)

The proposed project site is adjacent to the Mecca Hills/Orocopia Mountains Conservation Area. The purpose of Land Use Adjacency Guidelines is to avoid or minimize indirect effects from Development adjacent to or within the Conservation Areas. Adjacent means sharing a common boundary with any parcel in a Conservation Area. Such indirect effects are commonly referred to as edge effects, and may include noise, lighting, drainage, intrusion of people, and the introduction of non-native plants and non-native predators such as dogs and cats. Edge effects will also be addressed through reserve management activities such as fencing. The following Land Use Adjacency Guidelines shall be considered by the Permittees in their review of individual public and private Development projects adjacent to or within the Conservation Areas to minimize edge effects, and shall be implemented where applicable.

4.5.1 Drainage

Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area.

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10. GENERAL CONDITIONS

10.EPD. 1

EPD - CVMSHCP LUAG (cont.)

RECOMMND

4.5.2 Toxics

Land uses proposed adjacent to or within a Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife and plant species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in any discharge to the adjacent Conservation Area.

4.5.3 Lighting

For proposed Development adjacent to or within a Conservation Area, lighting shall be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.

4.5.4 Noise

Proposed Development adjacent to or within a Conservation Area that generates noise in excess of 75 dBA Leq hourly shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.

4.5.5 Invasives

Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area. Landscape treatments within or adjacent to a Conservation Area shall incorporate native plant materials to the maximum extent Feasible; recommended native species are listed in Table 4-112. The plants listed in Table 4-113 shall not be used within or adjacent to a Conservation Area. This list may be amended from time to time through a Minor Amendment with Wildlife Agency Concurrence.

4.5.6 Barriers

Land uses adjacent to or within a Conservation Area shall incorporate barriers in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in a Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and/or signage.

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10. GENERAL CONDITIONS

10.EPD. 1 EPD - CVMSHCP LUAG (cont.) (cont.) RECOMMND

4.5.7 Grading/Land Development

Manufactured slopes associated with site Development shall not extend into adjacent land in a Conservation Area.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Surface Mining Permit 00129, Revised Permit No. 2, is a proposal to expand an existing mining operation from 190-acres to 280-acres (on a 615-acre site) and extend the life of the project 25 years. No changes to the production amounts, equipment or processes are proposed. The site is located in Thermal of the Eastern Coachella Valley east of the Coachella Canal at Airport Boulevard.

A watercourse with a large tributary drainage area, identified as a blue line stream on the exhibit, impacts the project at Phase 1. Some smaller watercourses are also tributary to the site. Based on a headward erosion analysis submitted to the District, a 300 foot setback from the project boundary has been provided to accommodate potential headcutting. It should be noted that the adjacent land southeast of the project has been recently acquired by the applicant, therefore any headcutting that may occur from the two stream within that area would be well within the project boundary.

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, site design and source control Best Management Practices (BMPs) are proposed. No treatment BMPs are proposed. This is acceptable since, other than small areas of perimeter access roads, the entire site is self-contained by draining into mining pit. It should be noted that any future grading of the access roads shall be minor and avoid being graded towards the pit to avoid head cutting.

The facility must maintain compliance with the State General Industrial Activities Stormwater Permit. The facility must maintain and implement a site specific Industrial SWPPP, with Source Control BMP's implemented on site.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE PERP DRAINAGE PATTERNS

RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources

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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

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

10.PLANNING. 3

SMP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

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10. GENERAL CONDITIONS

10.PLANNING. 3 SMP - LOW PALEO (cont.)

RECOMMND

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be

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10. GENERAL CONDITIONS

10.PLANNING. 3 SMP - LOW PALEO (cont.) (cont.) RECOMMND

consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 4 SMP - SSR00698 RECOMMND

County Slope Stability Report (SSR) No. 698 was prepared for this project (SMP00129R2) by C.H.J., Inc. and is entitled, "Slope Stability Investigation, Proposed Expansion of West Coast Aggregates Thermal Quarry (SMP 129R2), Thermal Area of Riverside County, California", dated March 18, 2011.

SSR00698 concluded:

1.The proposed slope configuration for the proposed quarry expansion area is feasible from a geotechnical standpoint.

2.The proposed cut slopes will be adequately stable against gross failure for their intended use.

SSR00698 recommended:

1.Cut slopes should be constructed no steeper than 2(h):1(v), up to approximately 100 feet in maximum height, and should include setbacks and terracing in conformance with the 2010 CBC, Appendix J and/or the applicable grading codes.

2.Measures should be provided to prevent surface water from flowing over slope faces.

SSR No. 698 satisfies the requirement for a slope stability assessment for SMP00129R2. Final approved of SSR No. 698 is hereby granted for SMP00129R2.

10.PLANNING. 5 SMP - COMPLY W/ ORD./EXHIBITS RECOMMND

The development of these premises shall comply with the standards of Ordinance Nos. 348 and 555 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 the Mining and Reclamation Plans and Project Description, unless otherwise amended by these conditions.

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10. GENERAL CONDITIONS

10.PLANNING. 6 SMP - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this surface mining permit,
a) ceases operation for a period of one (1) year or more (unless an Interim Management Plan is approved in accordance with Ordinance No. 555), b) is found to be in violation of the terms and conditions of this permit, c) is found to have been obtained by fraud or perjured testimony, or d) is found to be detrimental to the public health, safety and welfare, or is a public nuisance, this permit shall be subject to the revocation procedures in Section 18.31 of Ordinance No. 348 and/or the applicable section of Ordinance No. 555.

10.PLANNING. 7 SMP - CONDITION REVIEW FEE RECOMMND

All subsequent submittals required by these conditions of approval, including but not limited to a revegetation plan or mitigation monitoring shall be reviewed, with payment therefore made on an hourly basis as a "research fee," or other such fee as may be in effect at the time of submittal, as required by Ordinance No. 671.

10.PLANNING. 8 SMP - SLOPE STABILITY RECOMMND

During the life of the permit the permittee shall comply with the recommendations concerning slope stability made in the slope stability report (SSR) No. 698.

10.PLANNING. 9 SMP - SPARK ARRESTOR REQUIRED RECOMMND

During the life of the permit, the permittee shall comply with spark arrestor requirements of the Public Resources Code, Section 4422, for all equipment used on the premises other than turbocharger vehicles designed and licensed for highway use.

10.PLANNING. 10 SMP - DUST PREVENTION MEASURE RECOMMND

During the life of the permit, all roads, driveways and mining areas shall be kept continuously wetted while being used, and shall be treated with EPA approved dust suppressants to prevent emission of dust. Nonhazardous soil stabilizers shall be applied to all inactive surface mining areas and/or stockpiles (previously mined areas which remain inactive for 96 hours or more).

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10. GENERAL CONDITIONS

10.PLANNING. 11 SMP - COMPLY W/ SAFETY REQ. RECOMMND

During the life of the permit, mining operations and practices shall comply with the Safety requirements of MSHA, OSHA, the State Division of Industrial Safety, and California Mine Safety Orders.

10.PLANNING. 12 SMP- RUNOFF OUTLETS RECOMMND

The permitted shall during the proposed mining operations, ensure that off-site storm runoff through the property outlets are in substantially the same location as exists under the natural conditions and that the existing watercourses do not pond or stagnate at any time during the mining except as shown on the Mining Plan, Exhibit "A" and the Reclamation Plan, Exhibit "B".

10.PLANNING. 13 SMP- OPERATING HOURS RECOMMND

On-site operating hours, other than maintenance or emergencies, shall be limited to the hours between 6:00 A.M. and 10:00 P.M., Monday through Saturday. Operations shall be prohibited on Sundays and Federally recognized holidays.

10.PLANNING. 14 SMP - LOADED TRUCK CARE RECOMMND

All loaded trucks egressing from the subject property shall be properly trimmed with a two (2) foot freeboard height and/or covered and sprayed with water so as to minimize dust and prevent spillage onto the public roadway. In the event that spillage onto the road does occur, said spillage shall be removed immediately (within one hour of the spillage) from the road right-of-way.

10.PLANNING. 15 SMP - FIRE PREVENTION RECOMMND

All work areas and parking areas shall be maintained free of flammable vegetation and debris at all times. No open fires shall be allowed.

10.PLANNING. 16 SMP - CEASED OPERATION EFFECT RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void, unless an Interim Management Plan is submitted to the County Geologist within 90 days of becoming idle, as specified in Riverside County Ordinance

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10. GENERAL CONDITIONS

10.PLANNING. 16 SMP - CEASED OPERATION EFFECT (cont.) RECOMMND

No. 555. The applicant shall be responsible for the submission of the Interim Management Plan and remains responsible for the implementation of the Reclamation Plan should the permit become null and void.

10.PLANNING. 17 SMP - STOCKPILE PROTECTION RECOMMND

Stockpiles shall be protected against water and wind erosion by covering with burlap or other Riverside County approved material, wetting, and/or temporary hydroseeding with native plant species.

10.PLANNING. 18 SMP - COMPLY W/ 348 STANDARDS RECOMMND

The development of the property shall comply with all provisions of Riverside County Ordinance No. 348, Article XIIb, Section 12.62 (Specific Development and Performance Standards), except as modified by the conditions of this permit.

10.PLANNING. 19 SMP - COMPLY W/ ORD. 655 RECOMMND

Surface mining operations approved by this permit shall conform to all of the applicable requirements of Riverside County Ordinance No. 655, regulating light pollution.

10.PLANNING. 20 SMP - COMPLY W/ SCAQMD RULES RECOMMND

The permittee shall comply with all applicable South Coast Air Quality Management District (SCAQMD) rules and regulations, including but not limited to, New Source Review Regulations, Standards of Performance for Asphaltic Concrete Plants, Rule 403 for fugitive dust, and PM10 requirements.

10.PLANNING. 21 SMP - NO EXPLOSIVES RECOMMND

No blasting, dynamiting or use of explosives of any kind whatsoever on the premises is authorized.

10.PLANNING. 22 SMP - NPDES COMPLIANCE (I) RECOMMND

The permittee shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention

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10. GENERAL CONDITIONS

10.PLANNING. 22 SMP - NPDES COMPLIANCE (I) (cont.) RECOMMND

Plans during the life of this permit.

10.PLANNING. 23 SMP - SUSPEND OPER. FOR WIND RECOMMND

All surface mining operations, including excavating, crushing, screening and related material loading and hauling, shall be suspended when wind speeds (as instantaneous gusts) exceed 20 miles per hour. All surface mining operations shall be suspended during first and second stage smog alerts.

10.PLANNING. 24 SMP - SIGNS NEED PERMIT RECOMMND

No signs are approved pursuant to this use. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Riverside County Planning Department, pursuant to the requirements of Section 18.30.a.(1) of Riverside 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), and all necessary building permits shall be obtained from the Riverside County Department of Building and Safety.

10.PLANNING. 25 SMP - RESPONSIBLE TO RECLAIM RECOMMND

The permittee (mine operator and/or land owner) shall accept responsibility for reclaiming the mine lands in accordance with the reclamation plan and within the time limits of said plan and in conformance with reclamation requirements and standards according to State of California Surface Mining and Reclamation Act and Riverside County Ordinance No. 555 guidelines.

10.PLANNING. 26 SMP - ANNUAL REPORT RECOMMND

During the life of this permit, the permittee shall annually prepare and submit a written report to the County Geologist, demonstrating compliance with all the conditions of approval and mitigation measures required for this SMP No. 129R2 and EA No.42415. This report shall be submitted along with the mine operator's annual mining report and annual inspection application package required for this mine's annual SMARA inspection. This package shall be submitted to the County

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10. GENERAL CONDITIONS

10.PLANNING. 26 SMP - ANNUAL REPORT (cont.) RECOMMND

no later than June 30 of each calendar year.

10.PLANNING. 27 SMP - NO BLASTING ALLOWED RECOMMND

Blasting is not permitted and shall not be conducted at this site.

10.PLANNING. 31 SMP - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 33 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. 35 SMP - PDA05037 RECOMMND

County Archaeological Report (PDA) No. 5037 submitted for this project (SMP00129R2) was prepared by CRM Tech and is entitled: "Historical/ Archaeological Resources Survey Report Valley Rock and Sand Mine Expansion", dated April 15, 2005.

PDA05037 concludes: One previously recorded prehistoric isolate was not relocated. No other cultural resources were identified.

PDA05037 recommends: No further studies necessary.

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 36 SMP - PDP01555 ACCEPTED RECOMMND

County Paleontological Report (PDP) No. 1555, submitted for this case (SMP00129R2), was prepared by CRM Tech, Inc. and is entitled: "Paleontological Resource Assessment Report, Valley Rock and Sand Mine Expansion, near the Community of

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10. GENERAL CONDITIONS

10.PLANNING. 36 SMP - PDP01555 ACCEPTED (cont.)

RECOMMND

Thermal, Riverside County, California", dated April 22, 2005.

PDP01555 concluded:

The results of the present study indicate that the proposed mining operation is not likely to encounter paleontological resources within the surficial, younger Quaternary sediments present on the low-lying portions of the project area. However the project's potential to impact paleontological resources in the Plio-Pleistocene formation present in the elevated northeastern portion of the project area and on the ancient lakebed sediments that may be present at depth in the low-lying portions cannot be determined without visual inspections during mining operations.

PDP01555 recommended:

Periodical monitoring of earth-moving activities in the project is recommended to determine if any fossil-bearing conglomerate or lakebed sediments are being impacted. Should possible fossil-bearing sediments be reached, continuous monitoring of earth-moving activities for paleontological resources will become necessary, along with a program to mitigate impacts to the resources that are unearthed.

PDP01555 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01555 is hereby accepted for SMP00129R2.

10.PLANNING. 37 SMP - SSR00698 UPDATE ACCEPTED

RECOMMND

County Slope Stability Report (SSR) No. 698 was prepared for this project (SMP00129R2) by C.H.J., Inc. and is entitled, "Slope Stability Investigation, Proposed Expansion of West Coast Aggregates Thermal Quarry (SMP 129R2), Thermal Area of Riverside County, California", dated March 18, 2011. In addition, CHJ has submitted the following report:

"Update to Slope Stability Report, Valley Rock and Sand - Thermal Quarry SMP 129R2 (Phases I and 2), Thermal, California", dated February 3, 2017.

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10. GENERAL CONDITIONS

10.PLANNING. 37 SMP - SSR00698 UPDATE ACCEPTED (cont.) RECOMMND

SSR00698 concluded:

- 1.The proposed slope configuration for the proposed quarry expansion area is feasible from a geotechnical standpoint.
- 2.The proposed cut slopes will be adequately stable against gross failure for their intended use.
- 3.The results of our analysis indicate that slopes up to 120 feet tall and configured according to the reclamation plan are suitably stable for the proposed reclamation.

SSR00698 recommended:

- 1.Cut slopes should be constructed no steeper than 2(h):1(v), up to approximately 120 feet in maximum height, and should include setbacks and be constructed in conformance with the 2016 CBC, Appendix J and/or the applicable grading codes.
- 2.Measures should be provided to prevent surface water from flowing over slope faces.

SSR No. 698 satisfies the requirement for a slope stability assessment for SMP00129R2. Final approved of SSR No. 698 is hereby granted for SMP00129R2.

10.PLANNING. 38 SMP- MONITOR CLEANUP RECOMMND

Annual mine inspections by the County Department of Building and Safety shall be conducted to monitor storage and cleanup activities in compliance with the approved {lan of Operations and reclamation plan.

10.PLANNING. 39 SMP-LAND USE ADJ. GUIDELINES RECOMMND

The project site (Surface Mining Permit No. 129 Revised No. 2) is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The proposed 90-acre expansion area is not located within a Conservation Area, but is located adjacent to the Mecca Hills/Orocopia Mountains Conservation Area. Therefore, the proposed expansion is subject to the CVMSHCP Land Use Adjacency Guidelines (CVMSHCP Section 4.5). The purpose of the Land Use Adjacency Guidelines is to avoid or minimize indirect effects from development adjacent to the Conservation

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10. GENERAL CONDITIONS

10.PLANNING. 39

SMP-LAND USE ADJ. GUIDELINES (cont.)

RECOMMND

Areas. A general information condition has been applied to the project by the County of Riverside requiring the project to comply with the Land Use Adjacency Guidelines.

4.5.1 Drainage

Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area.

4.5.2 Toxics

Land uses proposed adjacent to or within a Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife and plant species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in any discharge to the adjacent Conservation Area.

4.5.3 Lighting

For proposed Development adjacent to or within a Conservation Area, lighting shall be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.

4.5.4 Noise

Proposed Development adjacent to or within a Conservation Area that generates noise in excess of 75 dBA Leq hourly shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.

4.5.5 Invasives

Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area. Landscape treatments within or adjacent to a Conservation Area shall incorporate native

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10. GENERAL CONDITIONS

10.PLANNING. 39 SMP-LAND USE ADJ. GUIDELINES (cont.) (cont.) RECOMMND

plant materials to the maximum extent Feasible; recommended native species are listed in Table 4-112. The plants listed in Table 4-113 shall not be used within or adjacent to a Conservation Area. This list may be amended from time to time through a Minor Amendment with Wildlife Agency Concurrence.

4.5.6 Barriers

Land uses adjacent to or within a Conservation Area shall incorporate barriers in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in a Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and/or signage.

4.5.7 Grading/Land Development

Manufactured slopes associated with site Development shall not extend into adjacent land in a Conservation Area.

10.PLANNING. 40 SMP- AQ MITIGATION MEASURE RECOMMND

If mining exceeds 324,000 tons/year of 90% of the maximum 360,000 tons/year, then the operator shall be required to utilize a loader or a haul truck rated at Tier 4 or Tier 4 Interim emission standards.

10.PLANNING. 41 SMP- HAZ MIT MEASURE RECOMMND

All onsite generated waste oil will be stored in appropriate containers and disposed at an offsite permitted facility by properly trained and licensed personnel. The Plan of Operations and Reclamation Plan include provisions for the removal of all equipment following termination of mining operations.

TRANS DEPARTMENT

10.TRANS. 1 SMP - STD INTRO (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced exhibit, the Transportation Department recommends that the applicant provide the following street improvements, street improvement plans and/or road dedications in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows all existing

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10. GENERAL CONDITIONS

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

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

10.TRANS. 2 USE - WEIGHT LIMITS RECOMMND

No load exceeding maximum legal weight limits shall be permitted over the Airport Boulevard bridge at the Coachella Valley Water District (CVWD) canal.

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

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

PRIOR TO BOARD OF SUPERVISOR APPROVAL OF THIS PLANNING CASE, the facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances. Please contact HazMat at (760) 863-8976 for further information.

PLANNING DEPARTMENT

20.PLANNING. 2 SMP- LIFE OF PERMIT RECOMMND

This permit shall become null and void December 31, 2042 [twenty (20) years of mining and 5 years for revegetation monitoring].

Extensions of time to the life of this permit shall require submission of a revised permit application in accordance with Riverside County's Ordinance No. 555.

SURFACE MINING PERMIT Case #: SMP00129R2

Parcel: 717-140-002

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 EPD - CDFW 1600 DOCUMENTS

RECOMMND

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation.

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 Wildlife (CDFW) 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. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

SURFACE MINING PERMIT Case #: SMP00129R2

Parcel: 717-140-002

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 5 SMP - RCL RECLAMATION PLAN

RECOMMND

The permittee shall comply with the Reclamation Plan, Exhibit B, and the Surface Mining and Reclamation Project Description, Exhibit C, all on file with the Riverside County Planning Department. Approval of the Reclamation Plan does not grant approval of any planned future use of the site.

60.PLANNING. 6 SMP- YR RECLAMATION REPORT

RECOMMND

The permittee shall submit a final reclamation completion report prior to the completion and expiration of this mining permit to the County Geologist for review and approval. This report shall indicate the completion of reclamation in accordance with the approved plan, including final contours, slope configuration of 2:1 (horizontal:vertical), resoiled areas, erosion control structures, and successful revegetation. This report shall be accompanied by a stamped and wet-signed substantial conformance letter from an independent licensed engineer, landscape architect, geologist or other appropriate professional stating that the project was reclaimed pursuant to the approved Reclamation Plan.

60.PLANNING. 8 SMP - 1ST FINANCIAL ASSURANCE

RECOMMND

Prior to commencement of any surface disturbance, construction of any processing plant, surface mining operation, the permittee shall establish financial assurances to ensure reclamation of the surface mining operation with the County.

a. The financial assurance shall take the form of a surety bond, irrevocable letter of credit, trust fund or other form of financial assurance as approved by the County.

b. The specific amount of financial assurance for this mining operation shall be based upon actual calculations of reclamation costs and shall be subject to review and approval by the County and review by the California Department of Conservation. Calculations shall be provided on forms created by the Department of Conservation, as appropriate.

SURFACE MINING PERMIT Case #: SMP00129R2

Parcel: 717-140-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 SMP - 1ST FINANCIAL ASSURANCE (cont.) RECOMMND

c. The financial assurance shall include, but not necessarily be limited to, costs for the removal of equipment, structures and derelict machinery, removal of waste materials, landscaping stabilization of slopes, land restoration and revegetation compatible with the topography and general environment of surrounding property in accordance with the approved Reclamation Plans.

d. The financial assurance shall remain in effect for a twenty-five (25) year period and/or shall be released by the County on approval of the site's final reclamation by the County and the Department of Conservation, Division of Mine Reclamation.

e. The financial assurance shall be made payable to Riverside County and the State of California, Department of Conservation.

60.PLANNING. 11 SMP - 1ST ACCESS THRU BLM RECOMMND

Prior to the commencement of expanded surface disturbance the permittee shall provide written proof to the Riverside County Planning Department that the Right-of-Way application for use of the proposed access road on public land has been approved by the Bureau of Land Management.

60.PLANNING. 13 SMP- YR REPORT REQUIREMENTS RECOMMND

The permittee shall provide the following information as part of the annual report required by Condition 10.Planning.26. This report shall be prepared by a qualified, CA-licensed professional.

a. Indicate the mined area's proximity to the permit boundaries by topography and details on approved Exhibit A.

b. Show the annual and total change in topography generated by the mining excavation by cross sections and topographic maps. Compare original/previous contours and cross sections with current cross sections and contours.

c. Maximum depth of excavation.

d. Provide the quantity in cubic yards and tons mined during the previous year.

SURFACE MINING PERMIT Case #: SMP00129R2

Parcel: 717-140-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 SMP- YR REPORT REQUIREMENTS (cont.)

RECOMMND

e. Certify that the excavations are within the limits of the permit.

f. Provide data indicating the area reclaimed for the year and for the total amount reclaimed to date. Certify that reclamation is complete in these areas.

g. A Certified Engineering Geologist or Geotechnical Engineer shall inspect all excavated slopes within the surface mining area at least once per year for slope stability. The results of this inspection and any recommendations for slope remediation shall be included with the annual report.

h. The permittee shall report the discovery of any fossil remains in the annual report. Upon discovery of such fossil remains, the permittee shall cause a paleontologist to be retained for the project to immediately evaluate the fossils to determine their significance and develop a collection and study plan in conformance with the Paleontological Survey prepared for the site under PDP01555, a copy of which is on file at the Riverside County Planning Department. The report of findings shall be submitted with the annual report.

60.PLANNING. 15 SMP- YR ADJUST ASSURANCES

RECOMMND

The amount of reclamation financial assurance shall be adjusted annually for new lands disturbed by surface mining operations, completed reclamation in conformance with the approved Reclamation Plan, Exhibit B, and/or by adjustments to the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

60.PLANNING. 16 SMP- 1ST ROAD ACCESS

RECOMMND

Prior to the commencement of any expanded surface mining operation, the access roads connecting the project with the paved County maintained roads shall be paved with asphaltic concrete and/or covered with aggregate base materials, as approved by TLMA.

60.PLANNING. 18 SMP - FEE BALANCE

RECOMMND

Prior to expanding mining operations, the Planning Department shall determine if the deposit based fees for

SURFACE MINING PERMIT Case #: SMP00129R2

Parcel: 717-140-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 SMP - FEE BALANCE (cont.) RECOMMND

SMP No. 129R2 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 21 SMP - CULTURAL SENSITIVITY RECOMMND

A representative from the Agua Caliente and/or 29 Palms Band of Indians shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be submitted to the County Archaeologist in order to clear this condition.

60.PLANNING. 23 MAP - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

TRANS DEPARTMENT

60.TRANS. 1 SMP - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

SURFACE MINING PERMIT Case #: SMP00129R2

Parcel: 717-140-002

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 SMP- 1ST CHECK CLEARANCES RECOMMND

The Riverside County Planning Department - Land Use Section shall verify that the Development Standards of this approval and all other conditions have been complied with prior to any use allowed by this Surface Mining Permit, and clearances have been obtained from all required agencies, departments, and/or districts.

70.PLANNING. 2 SMP- 1ST & YR ROAD SIGNS RECOMMND

All roads within the project limits shall be posted with speed limit signs of 15 miles per hour.

70.PLANNING. 3 SMP- 1ST & YR COLOR BLENDING RECOMMND

The processing plant, asphalt plant, [and] concrete batch plant, shall be painted with colors that blend and camouflage with the surrounding areas.

70.PLANNING. 4 SMP- 1ST & YR NO TRESPASSING RECOMMND

The outer boundary of the mining, processing, maintenance and access road areas shall be posted with "No Trespassing" signs as delineated on Mining Plan, Exhibit "A". Said "No Trespassing" signs shall be maintained to the completion of the project.

70.PLANNING. 5 SMP- 1ST & YR BOUNDARY FENCE RECOMMND

There shall be a fence and locked gates erected along the outer boundary of the active surface mining areas and processing plant indicated on Mining Plan, Exhibit "A". The fence shall be maintained at all times during the operation, and shall consist of a chain link or barbed wire fencing in areas of steep topography, as approved by the County Geologist.

70.PLANNING. 6 SMP- 1ST & YR SITE STAKING RECOMMND

The outer boundary of the surface mining areas approved as part of this permit shall be surveyed and staked with visible markers such as white PVC pipe. These stakes shall be placed at no more than 300-foot intervals along the boundary of these areas. This staking shall be maintained throughout the life of this permit.

04/11/17
16:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 33

SURFACE MINING PERMIT Case #: SMP00129R2

Parcel: 717-140-002

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 7 SMP - YR TEMPORARY SLOPES

RECOMMND

Temporary slopes created during mining operations shall be excavated no steeper than 1:1 (horizontal:vertical) and no higher than 30 feet in vertical height, or in compliance with MSHA and CALOSHA requirements; whichever is more conservative.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 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.

TRANS DEPARTMENT

80.TRANS. 1 SMP - EVIDENCE/LEGAL ACCESS

RECOMMND

Provide evidence of legal access.

80.TRANS. 3 SMP - TUMF

RECOMMND

Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

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

DATE: March 14, 2011

TO:

Riv. Co. Transportation Dept.- Desert
Riv. Co. Environmental Health Dept.- Desert
Riv. Co. Flood Control District
Coachella Valley Water Dist.
Riv. Co. Fire Department-Desert
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor-Bob Roberson
Riv. Co. Waste Management Dept.
4th District Supervisor
4th District Planning Commissioner
Coachella Valley Unified School Dist
Imperial Irrigation Dist.
Southern California Gas
RWQCB-Colorado River

Air Quality Management Dist. –South Coast
Eastern Information Center (UCR)
CA Dept. of Fish & Game
U.S. Fish & Wildlife Service
Bureau of Land Management
City of Coachella
Thermal Community Council
Mecca Community Council

SURFACE MINING PERMIT NO. 129 REVISED PERMIT NO. 2 – EA42415 –Applicant: Valley Rock & Sand, Inc. – Engineer/Representative: George Webber - Fourth Supervisorial District – Chuckawalla Area Zoning District – Eastern Coachella Valley Area Plan: Open Space: Open Space: Mineral Resources (OS-MIN), Conservation Habitat (OS-CH) and Water (OS-W) – Location: East of Buchanan Street and the Coachella Canal, North of 57th Avenue, South of 54th Avenue – 615.4 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (M-R-A), Watercourse, Watershed & Conservation Areas (W-1) and Natural Assets (N-A) - **REQUEST: 90-acre expansion of aggregate mining from current 190 acres to 280 acres and extend life of project 25 years (20 years excavation/5 years reclamation) to 2035 at an annual extraction rate of approximately 400,000 tons per year (estimated 45 to 88 offsite trips per day by trucks). Under the current operation there are 60 acres with a projected volume of 1.4 million tons. The additional 94 acres will provide a projected additional volume of 7.6 million tons. The current rate of production is 200,000 tons per year. The proposed revision will not increase the maximum permitted annual production, nor require additional processing equipment. – APN(s): 717-150-003, 717-140-002, 717-190-005 – Related Cases: SMP00129, SMP00129R1, SMP00129S1**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on April 7, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **David Jones, Project Planner**, at (951) 955-6863 or email at **DLJONES@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.



State of California • Natural Resources Agency
Department of Conservation
Office of Mine Reclamation
801 K Street • MS 09-06
Sacramento, CA 95814
(916) 323-9198 • FAX (916) 445-6066

Edmund G. Brown Jr., Governor
Pat Perez, Assistant Director

August 4, 2016

VIA EMAIL: BDawson@rctlma.org
ORIGINAL SENT BY MAIL

Mr. Brett Dawson
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Dawson:

**THERMAL MINE
AMENDED RECLAMATION PLAN
CA MINE ID# 91-33-0071; SMP 129R2**

The Department of Conservation's Office of Mine Reclamation (OMR) has reviewed the amended reclamation plan for the Thermal Mine, also known as Valley Rock and Sand Quarry. The purpose of this letter is to provide Riverside County Planning Department (the County) with OMR's comments regarding the reclamation plan pursuant to the Surface Mining and Reclamation Act (SMARA), Public Resources Code (PRC) Section 2710 et seq., including PRC §2774.

The applicant, West Coast Aggregate Supply, Inc., is proposing to expand an existing 190-acre mining operation by 90 acres for a total of 280 acres. The applicant estimates that a maximum of 360,000 tons of aggregate material will be removed annually for an additional 25 years (20 years for mining and 5 years for revegetation monitoring). The project site is located 13 miles southeast of Indio. OMR staff conducted a site visit on July 21, 2016 to observe site conditions.

The Surface Mining and Reclamation Act of 1975 (SMARA) (Public Resources Code Section 2710 et seq.) and the State Mining and Geology Board Regulations (California Code of Regulations (CCR) Title 14, Division 2, Chapter 8, Subchapter 1) require that specific items be addressed or included in reclamation plans. The following comments, prepared by a restoration ecologist and a geologist, are offered to assist in your review of this project. The amended reclamation plan should be revised and/or supplemented to address these items.

Mining Operation and Closure

(Refer to SMARA Sections 2770, 2772, and 2773 and CCR Sections 3502, 3709, and 3713)

There are discrepancies between some of the acreage figures reported in the reclamation plan text and on the maps. Please ensure that acreage amounts are accurate and consistent between all documentation submitted for the mining operation.

Environmental Setting and Protection of Fish and Wildlife Habitat

(Refer to CCR Sections 3502, 3503, 3703, 3704, 3705, 3706, 3710, and 3713)

Since the project is in the early stage of environmental review under CEQA, we recommend the amended reclamation plan not be finalized or approved until mitigation is determined, since

mitigation measures recommended under CEQA may substantially change the manner in which mining and reclamation are accomplished.

Resoiling

(Refer to CCR Sections 3503, 3704, 3705, 3707, and 3711)

On page 4 of the Revegetation Plan (Appendix 7) under "Soil Storage," it states, "As an alternative to on-site storage, Valley Rock and Sand will consider transferring soil directly to a revegetation site within its operation or elsewhere in the Coachella Valley." This last phrase (underlined) should be deleted. Salvaged topsoil is a valuable resource that should be used exclusively for on-site reclamation and should not be transferred elsewhere. The last sentence of this paragraph should also be deleted as it also refers to off-site use of the topsoil.

Revegetation

(Refer to SMARA Section 2773 and CCR Sections 3503 and 3705)

The sentence on page 3 of the revegetation plan (Appendix 7): "Any area 5 acres or larger will be subject to revegetation requirements at the close of planned surface disturbance under the terms of the permit" should be deleted. All areas of the mining operation will be subject to reclamation and revegetation requirements.

There are two proposed seed mixes on pages 5-6 of the revegetation plan. OMR suggests the two lists be merged into a single list as shown below. This list has been augmented with species listed in Appendix 4, Biological Technical Report to include more species known for successful desert revegetation. Having one seed mix will also simplify the calculation of costs in the Financial Assurance Cost Estimate (FACE). The list should also be revised on Map Sheet 2.

We understand the final seed mix may change slightly based on current availability and test plot results. As stated in the plan, the total application rate will be 40 pounds PLS (pure live seed) per acre. Additionally, seed may be purchased from a native seed supply company rather than being collected on-site.

Recommended species for revegetation seed mix

Common name	Latin name
Allscale	<i>Atriplex polycarpa</i>
Creosote bush	<i>Larrea tridentata</i>
Burrobush	<i>Ambrosia dumosa</i>
Cheesebush	<i>Ambrosia salsola</i>
Schott's indigo bush	<i>Psorothamnus schottii</i>
Sweetbush	<i>Bebbia juncea</i>
Desert mallow	<i>Sphaeralcea ambigua</i>
Brittlebush	<i>Encelia farinosa</i>
3-awn grass	<i>Artistida purpurea</i>
Desert needlegrass	<i>Stipa speciosa</i>
Strigose lotus	<i>Acmispon strigosus</i>
Desert plantain	<i>Plantago ovata</i>

On page 6 of the revegetation plan, under the section "*B. Streambed diversion channels or flood control channels,*" planting of container stock to create a desert wash vegetation type is briefly described. More detail is needed on the locations and acreage of these areas, the size containers to be used, and the planting plan so that the exact number of plants needed can be calculated in the FACE.

CCR Section 3705(b) requires test plots to be conducted simultaneously with mining to determine the most appropriate planting procedures. The plan states that a test plot will be established but no detail is provided as to what will be tested. This section should be revised to include a variety of specific test trials in multiple plots to determine the most effective methods of site revegetation. For example, the tests could examine different seed mix application rates, container plantings and transplants, different types of amendments (mycorrhizal inoculum, mulches, and fertilizers), the use of irrigation, and the need for herbivore protection. An additional test plot area should be established in a drainage channel to test the feasibility of planting the container stock as discussed on page 6 of the revegetation plan, under the section "*B. Streambed diversion channels or flood control channels.*"

CCR Section 3705(m) requires that the reclamation plan include success criteria that can be quantified by cover, density, and species-richness. Success criteria are discussed on page 17 of the amended reclamation plan and on page 3 of the revegetation plan (Appendix 7). OMR recommends the following revisions:

- All references to five years should be deleted. Reclamation is considered complete when the success criteria have been achieved, regardless of how many years that requires.
- All values should be stated for native perennials rather than just for native shrubs. This allows trees, bunchgrasses, and herbaceous perennials to count towards meeting the success criteria. All references to "shrubs" in the text of the plan should also be changed to "native perennials."
- No success criteria are provided for density. Density values must be provided for native perennials per the unit to be employed for sampling, such as a 50-meter transects as in the example below.
- A summary table could be helpful in capturing all the pertinent information, especially since there are 2 habitat types. An example is included below.

Revegetation Success Criteria (example)

Seeded areas:	
Cover	4.4% cover of native perennials
Density	X native perennials per 50-meter transect
Species richness	5 native species per 0.1-acre plot or belt transect
Channels:	
Cover	7.3% cover of native perennials
Density	X native perennials per 50-meter transect
Species richness	5 native species per 0.1-acre plot or belt transect

CCR Section 3705(m) also requires that the sampling methods are set forth in the plan with a sample size that provides an 80 percent confidence level at a minimum. OMR suggests several revisions to the monitoring section on pages 6-7 of the revegetation plan and on Map Sheet 2.

- All references to five years should be deleted. Reclamation is considered complete when the success criteria have been achieved, regardless of how many years that requires.

- In the description of sampling methods on page 7, it states, "Quadrats will be located haphazardly, though not necessarily randomly in the strict sense, throughout the seeded areas." This sentence should be deleted as there is no scientific basis for "haphazard" placement. Sampling unit placement should either be random, stratified random, or systematic.
- Values taken from small samples should not be converted to per-acre values. This practice increases the amount of error by the same factor used in multiplying the spatial unit.
- Cover and density of individual species do not need to be evaluated, only inclusive values for all native perennials.

CCR Section 3705(k) requires that noxious weeds be managed when they threaten the success of the proposed revegetation; spread to nearby areas; or produce a fire hazard. There are several instances in the revegetation plan that mention eradication of tamarisk. However, other noxious weeds are found on-site including Russian thistle (*Salsola tragus*) and wild turnip (*Brassica tournefortii*). A more detailed weed management plan should be added that discusses all noxious weeds on-site and a monitoring program with threshold values (weed cover or density per unit area) that trigger control and abatement procedures.

Administrative Requirements

(Refer to SMARA Sections 2772, 2773, 2774, 2776, and 2777)

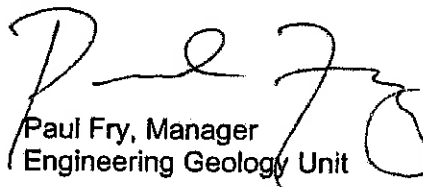
SMARA Section 2774 addresses the requirements with respect to lead agency approvals of reclamation plans, plan amendments, and financial assurances. Once OMR has provided comments, a proposed response to the comments must be submitted to the Department at least 30 days prior to lead agency approval. The proposed response must describe whether you propose to adopt the comments. If you do not propose to adopt the comments, the reason(s) for not doing so must be specified in detail. At least 30 days prior notice must be provided to the Department of the time, place, and date of the hearing at which the amended reclamation plan is scheduled to be heard. If no hearing is required, then at least 30 days' notice must be given to the Department prior to its approval. Finally, within 30 days following approval of the amended reclamation plan, a final response to these comments must be sent to the Department. The final response may consist of the approved amended reclamation plan and any conditions of approval for the permit that pertain to reclamation. Please ensure that your agency allows adequate time in the approval process to meet these SMARA requirements.

If you have any questions on these comments or require any assistance with other mine reclamation issues, please contact Beth Hendrickson at (916) 445-6175.

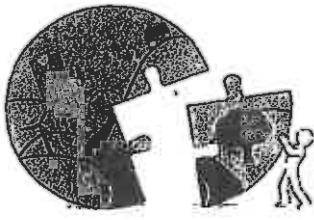
Sincerely,



Beth Hendrickson, Manager
Environmental Services Unit



Paul Fry, Manager
Engineering Geology Unit



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: 6/07/11

TO: Valley Rock & Sand Inc.
Attn: John Straiksman and Ed DeBoer
92500 Airport Blvd.
Thermal, CA 92274

CC: Webber & Webber Mining Consultants, Inc.
Attn: George Webber
101 E. Redlands Blvd, Suite 240
Redlands, CA 92374

Bureau of Land Management
Cheryl Martinez
P.O. Box 5267
1201 Bird Center Drive
Palm Springs, CA 90622

FROM: Riverside County Planning Department
David L. Jones, Chief Engineering Geologist/Project Planner

RE: SMP00129R2

Project Description: The proposed project is to expand the existing mine further onto public land managed by BLM (most of the mineral extraction area is located on public land managed by the BLM). The proposed project area is a 90-acres expansion from the current 190 acres to 280 acres and proposes to extend the life of the Project 25 years (20 years excavation/5 years reclamation) to 2035 at an annual extraction rate of approximately 400,000 tons per year and continue the existing sand and gravel processing plant located on private land. The project site is located in the Coachella Valley generally East of the community of Thermal, East of Buchanan Street and the Coachella Canal, North of 57th Avenue, and South of 54th Avenue. The site is accessed via Airport Road.

Dear Applicant:

Your proposal was scheduled for comments from the Land Development Committee (LDC) on May 7, 2011. Enclosed are the resulting comments from the Riverside County Planning Department and all other available comments and Conditions of Approval from the other Departments.

General Comments:

1. Please provide verification of any required Jurisdictional Delineation(s) and/or related permit(s) for the current and proposed alteration of blue-line streams at this site.

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"

RECEIVED
BUREAU OF LAND MANAGEMENT
11 JUN - 8 PM 12:22
PALM SPRINGS-SOUTH COAL
RESERVE AREA

2. Provide written acknowledgement from the BLM indicating their desire for Riverside County to act as Lead Agency for this entitlement as well as acknowledgement the Riverside County will perform the require CEQA analysis for this project and in so doing satisfies any NEPA requirements they may have. Alternatively, please provide BLM's NEPA documentation supporting the proposed mine expansion.

Exhibit Comments:

Exhibit A – Mining Plan

Please review the Mining Permit Application "Mining Plan Checklist: Exhibit A" and provide, at a minimum, all information contained in that checklist on the Mining Plan.

Exhibit A – Mining Plan ("Sheet 1 of 3")

1. Exhibit A should be amended to include APN: 717-190-015.
2. Exhibit A should be signed and stamped by a licensed Professional Engineer or Land Surveyor.
3. Exhibit A should be amended to include the appropriate property owner information in the "Site Information" block.
4. Exhibit A should be amended to indicate the elevation contours represent AMSL or other appropriate reference point.
5. Exhibit A should be amended to include labeling of all power poles/towers and location of overhead transmission lines and any underground utilities.
6. Exhibit A should be amended to indicate all points of access to the site and to indicate the legal instruments securing that access.
7. Exhibit A should be amended to indicate Granite Constructions access to SMP00196 and the location of SMP00196.
8. Please provide a cross section that includes both Phase 1 and Phase 2.
9. Please include all top of slope berms, where appropriate, on all cross sections.
10. Please indicate the necessary erosion control measures to be employed for all blueline streams that enter the mine area.
11. Exhibit A should be amended to include the surfacing material/pavement type existing and/or to be applied to all indicated roadways on and leading to this site.
12. Exhibit A should be amended to indicate or eliminate the horizontal line running N-S mid-mine, immediately west of the indicated revegetation test plot.
13. Exhibit A should be amended to indicate or eliminate the circle containing several numbers indicated at the southeast corner of Phase 1.

Exhibit A2 – Plant Site Area Detail ("Sheet 3 of 3")

1. Exhibit A2 should be signed and stamped by a licensed Professional Engineer or Land Surveyor.
2. Exhibit A should be amended to provide building permit numbers for all structures as required.
3. Exhibit A should be amended to indicate all structures, stockpiles, parking areas, septic tanks, portable equipment, etc. will be removed as part of final site reclamation.
4. Exhibit A should be amended to indicate this area is to be graded to drain and revegetated with the necessary seed mix and methods employed for the rest of the mine site.

MEMORANDUM OF UNDERSTANDING

Surface mining and reclamation coordination in the State of California in accordance with California's Surface Mining and Reclamation Act (SMARA) of 1975, as amended,

by and between the

**STATE OF CALIFORNIA, DEPARTMENT OF CONSERVATION
AND THE STATE MINING AND GEOLOGY BOARD,**

the

**U.S. DEPARTMENT OF AGRICULTURE,
FOREST SERVICE, PACIFIC SOUTHWEST REGION,**

and the

**U.S. DEPARTMENT OF THE INTERIOR,
BUREAU OF LAND MANAGEMENT, CALIFORNIA**

THIS AGREEMENT is made and entered into by and between the State of California, Department of Conservation, through its Director, and the State Mining and Geology Board, through its Chairman (jointly referred to herein as "the State"), the Pacific Southwest Region of the United States Forest Service, through its Regional Forester ("the Forest Service"), and the Bureau of Land Management, through its State Director, California ("BLM"), for the purposes of: (1) assuring the application of adequate and appropriate reclamation throughout the State of California; (2) simplifying the administration of surface mining and reclamation practice requirements on Federal lands and on a combination of Federal and private lands; (3) achieving coordination of activity governing reclamation; and (4) eliminating duplication among the aforementioned agencies and counties serving as lead agencies ("lead agencies" pursuant to the Surface Mining and Reclamation Act, Public Resources Code Section 2728) in implementing State and Federal requirements.

WITNESSETH:

WHEREAS, local, State, and Federal agencies have certain legal requirements in regulating the effects of surface mining on Federal lands and on combinations of Federal and private lands, it is deemed advisable to develop an understanding between BLM, the Forest Service, and the State to serve as guidance for local agencies, BLM, the Forest Service, and the State in fulfilling their agency regulatory responsibilities in such situations.

Memorandum of Understanding
Page 2

WHEREAS, for purposes of this agreement, the following are exempt from SMARA pursuant to Public Resources Code Section 2714:

- (1) Prospecting for, or the extraction of, minerals for commercial purposes and the removal of overburden in total amounts of less than 1,000 cubic yards in any one location of one acre or less;
- (2) Surface mining operations that are required by federal law in order to protect a mining claim (i.e. annual assessment work), if such operations are conducted solely for that purpose; and
- (3) Such other surface mining operations which the State determines to be of an infrequent nature and which involve only minor surface disturbances.

WHEREAS, a Memorandum of Understanding (MOU) between the State, the Forest Service, and BLM, governing surface mining and reclamation coordination in the State of California, was signed in 1979 and remains in effect until this new agreement is signed by each party.

WHEREAS, the 1979 MOU was completely rewritten and resigned by the Bureau of Land Management and the State of California on February 7, 1990; and, that the purpose of this updated agreement is to make minor amendments to the 1990 MOU and to add the U.S. Forest Service as signatory.

WHEREAS, several acts of Congress provide for persons to prospect and mine on Federal lands which are administered by the Forest Service and BLM, and which are open to the operation of the United States mining, mineral leasing and mineral materials laws, providing they comply with the rules and regulations covering the Federal lands involved (applicable regulations include 25 CFR 211, 36 CFR 228 et seq., 43 CFR 3802, 3809, 3500, and 3600).

WHEREAS, Federal laws and regulations require that operations authorized under Federal mining, mineral leasing, and mineral material laws shall be conducted so as to minimize adverse environmental impact, or prevent unnecessary or undue degradation caused by such operations, and that the land be reclaimed to a second productive use, where practicable.

WHEREAS, BLM and the Forest Service are authorized to work with the State for purposes of coordinating Federal, State and local regulatory activities for environmental protection [applicable regulations include 43 CFR 3809.3-1(a)-(c) and 36 CFR 228.8 and 228.46].

WHEREAS, for proposed mineral operations, the purpose of both the National Environmental Protection Act of 1969 (NEPA) and the California Environmental Quality Act (CEQA) is to assure the identification, analysis, and disclosure of significant environmental impacts associated with proposed projects and the incorporation of feasible mitigation to address significant adverse environmental impacts.

WHEREAS, the statutory requirements of the National Environmental Protection Act of 1969 (NEPA) for the Forest Service and BLM, and the California Environmental Quality Act (CEQA) for State and local agencies are largely equivalent.

WHEREAS, city and county "lead agencies" have the responsibility under the Surface Mining and Reclamation Act of 1975 (Public Resources Code Sections 2710-2795), as amended, and State policy for surface mining and reclamation practice (California Code of Regulations Sections 3500-3505), to regulate surface mining and reclamation within their jurisdictions to assure that:

- (1) Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses;
- (2) The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment; and
- (3) Residual hazards to the public health and safety are eliminated.

WHEREAS, "lead agencies" are cities, counties, or other agencies designated by the Board which have the principal responsibility for approving a surface mining operation or reclamation plan (as defined by SMARA and other relevant regulations and ordinances) pursuant to the provisions of SMARA, and the use herein of the words "lead agencies" shall signify the Board's approval for lead agencies to use the guidance in this MOU to satisfy the requirements of applicable State laws and regulations for surface mining and reclamation on lands in California.

WHEREAS, lead agency surface mining and reclamation ordinances certified by the Board include and comply with applicable provisions of State laws and regulations for surface mining and reclamation practice.

Memorandum of Understanding
Page 4

NOW, THEREFORE BE IT RESOLVED that the parties to this memorandum hereby understand and agree that the following will satisfy the aforesaid requirements of the aforesaid laws and are acceptable to both the Forest Service, BLM and the State. It is agreed that in regulation of surface mining of minerals on Federal lands and on combinations of Federal and private lands that:

- (1) Lead agencies and the Forest Service and/or BLM will work cooperatively to insure that conditions required of operators (as defined by Federal law, and by SMARA and any other relevant regulations and ordinances) in minimizing adverse environmental impacts conform to all applicable local, State, and Federal regulations.
- (2) Lead agencies may accept as functionally equivalent documents to meet their requirements under SMARA, operating plans, reclamation plans and environmental studies that meet the requirements of Forest Service and BLM regulations [submitted pursuant to federal regulation provided such plans and studies meet or exceed lead agency requirements as included in the lead agency's State-certified surface mining and reclamation ordinance and any other applicable laws and regulations]; and alternatively, Forest Service and BLM may accept as functionally equivalent documents to meet their requirements, operating plans, reclamation plans and environmental studies [submitted to the lead agency when such plans and studies meet or exceed requirements set by the BLM] that meet SMARA requirements.
- (3) Lead agencies may accept as functionally equivalent, documents prepared under NEPA (40 CFR 1500-1508) that meet the requirements of CEQA.
- (4) Lead agencies may enter, and in fact are encouraged to enter, into specific area agreements (including but not limited to, joint powers agreements and MOUs) with the Forest Service and/or BLM for purposes of implementing this agreement, coordinating reviews, avoiding duplication, and facilitating participation by affected agencies. Issues that may be addressed by such agreements include, but are not limited to, the filing, review, and procedures for approval of reclamation plans, fees, public inspection and enforcement activities, and bonding requirements. Such specific area agreements shall be in conformance with the lead agency's certified surface mining and reclamation ordinance and Federal law and regulation.

Memorandum of Understanding
Page 6

- (10) Public hearings for compliance with SMARA and the certified lead agency SMARA ordinance should be coordinated with the Forest Service and/or BLM.
- (11) Forest Service and BLM will forward the environmental and decision documentation, which includes the reclamation plan requirements, to the lead agency for appropriate consideration. The lead agency will correspond directly with the applicant, and within 45 days of the date of the Forest Service or BLM decision, send copies to the BLM or the Forest Service of adopted conditions of approval which differ from conditions of BLM or Forest Service approval.
- (12) Lead agencies will forward to the Forest Service and/or BLM copies of all surface mining proposals and draft reclamation plans they receive for operations located entirely on Forest Service and/or BLM lands.
- (13) Implementation of measures to mitigate adverse environmental impacts to off-site, non-federal lands will be authorized, permitted, or otherwise directed by the lead agency or other responsible local or State agency.
- (14) Lead agencies will notify the Forest Service and/or BLM whenever an application for approval of mining activities is received and a draft reclamation plan is completed for an operation which comes under the purview of SMARA and lead agency requirements on areas adjacent to Forest Service and/or BLM public lands, and will give the Forest Service and/or BLM an opportunity to provide information and recommendations for such plans.
- (15) Lead agencies and the Forest Service and/or BLM will review and coordinate Environmental Documents, Operating Plans, Reclamation Plans and Permits for those mining operations that include both Forest Service and/or BLM lands and private lands. The objective of the review and coordination process is to avoid conflicting and duplicative requirements in Operating Plans and Permits and to keep procedural impacts on the mining operators to a minimum necessary to meet all applicable requirements. Coordination responsibilities for operations encompassing two or more mixed private and Forest Service and/or BLM ownerships should be determined on a case-by-case basis by the parties involved.

Memorandum of Understanding
Page 7

- (16) The Forest Service and/or BLM will approve the Plan of Operations when the operator agrees to the conditions and stipulations, including the appropriate measures to mitigate adverse environmental impacts, incorporated into the plan or permit to meet applicable Forest Service, BLM, State and local reclamation requirements. The operator must also comply with other applicable Federal, State, and local laws and regulations including those pertaining to hazardous substances.
- (17) Where the Forest Service and BLM are the operators (i.e., for community pits), and where a Federal agency contractor will be the operator for surface mining activities on Federal lands that are not exempt from SMARA, requirements for reclamation and any other necessary environmental documentation will be prepared and approved in accordance with paragraphs 8 and 9 of this MOU.
- (18) To the extent practicable, lead agencies and the Forest Service and/or BLM will coordinate their enforcement and monitoring responsibilities, and will cooperate in the correction and abatement of any violations of the conditions of operation imposed in accordance with the procedures described in this MOU.
- (19) Financial assurances for reclamation are mandatory for surface mining operations that exceed the SMARA threshold. Any federally-required financial assurance may be used to satisfy local and State surety requirements.

Effective Date of this Agreement:

This agreement shall become effective upon each party by signature of that designated party and shall supersede the previously referenced 1979 and 1990 MOU's when signed by all parties.

Modification of this Agreement:


This agreement may be modified upon the initiative of any of the parties for the purpose of ensuring consistency with state or federal statutes or regulations, or for any other purpose mutually agreed upon. In order to be effective, any such modification must be in writing, subject to 30 days notice, and must be signed by all of the designated parties.


Termination of this Agreement:

This agreement shall continue in force until terminated by any party upon thirty (30) days written notice to the other parties. The parties intend to review this agreement at the end of 12 months, and periodically thereafter, as needed.

STATE OF CALIFORNIA:

BUREAU OF LAND MANAGEMENT:


Edward G. Heidig
Director,
Department of Conservation



Edward Hastey
State Director
California

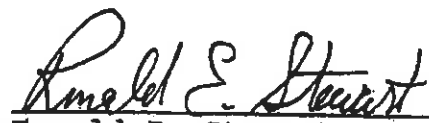
DATE: Oct 19, 1992

DATE: 10/20/92

STATE OF CALIFORNIA:

UNITED STATES FOREST SERVICE


James A. Anderson
Chairman,
State Mining and Geology Board


Ronald E. Stewart
Regional Forester,
Pacific Southwest Region

DATE: Oct 19, 1992

DATE: Oct. 19, 1992



United States Department of the Interior
BUREAU OF LAND MANAGEMENT

Palm Springs-South Coast Field Office
1201 Bird Center Drive
Palm Springs, CA 92262-8001
(760) 833-7100 Fax (760) 833-7199



Visit us on the Internet at
www.blm.gov/ca/palmsprings/

In Reply Refer To:
3600 (P)
CACA-56187
LCAD060.65

OCT 23 2015

Mr. Ed DeBoer
Vice President
West Coast Sand & Gravel Inc.
P.O. Box 790
Thermal, California 92274

Dear Mr. DeBoer:

We are providing this letter in response to your request for assistance on information requested by the Riverside County Planning Department for their review of the proposed expansion of the West Coast Aggregate's sand and gravel extraction area located on federal public land on the South ½ of Section 18, T. 6 S., R. 9 E., SBBM, in the unincorporated Thermal area of Riverside County, California. In the County's SMP00129R2 comment letter that you provided to us, under General Comments, item 2, page 2, it states:

Provide written acknowledgement from BLM indicating their desire for Riverside County to act as Lead Agency for this entitlement, as well as acknowledgement that the County will perform the required CEQA analysis for this project and in doing so satisfies any NEPA requirements that they may have. Alternatively, please provide BLM's NEPA documentation supporting the proposed mine expansion and new materials sales contract.

West Coast operates a sand and gravel facility which is regulated by the Bureau of Land Management (BLM) under the Code of Federal Regulations (CFR), Title 43, subpart 3600. This activity has been ongoing since 1986 when the first mineral material sale contract was issued to the Valley Rock and Sand Company by the BLM.

A Memorandum of Understanding (MOU) on surface mining and reclamation coordination was signed in October 1992 by the State of California, Department of Conservation, State Mining and Geology Board (Board), the BLM, and the United States Forest Service (USFS). The MOU notes that for surface mining on Federal lands, and on combinations of Federal and private lands, the requirements of both the National Environmental Protection Act of 1969 (NEPA) and the California Environmental Quality Act of 1970 (CEQA) are largely equivalent.

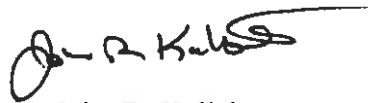
The MOU defines a "lead agency" as a city, county or other agencies designated by the Board which have the principal responsibility for implementing the State regulations as imposed under the Surface Mining and Reclamation Act of 1975 (SMARA). The MOU states that lead agencies may accept as functionally equivalent documents to meet their requirements under SMARA, operating plans, reclamation plans and other environmental studies that meet the requirements of USFS and BLM regulations. The lead agencies may accept as functionally equivalent, documents prepared under NEPA (40 CFR 1500-1508) that meet the requirements of CEQA. The MOU also states that by written agreement BLM may delegate authority to lead agencies to be solely responsible for processing, to approval, all mining operations which are subject to federal mining law in accordance with 43 CFR 3809.

It is the understanding of the BLM that the County of Riverside Planning Department currently acts as the "lead agency" for SMARA permitting on the West Coast quarry and concrete batch plant located in Thermal.

It is also our understanding that the County will perform the responsibilities of SMARA and the CEQA analysis for this project. The BLM Palm Springs-South Coast Field Office is strongly committed to continued cooperation with Riverside County on completing the NEPA and CEQA requirements on the expansion area and any future quarry amendments. We are available for joint coordinated efforts relating to mining operation responsibilities on this facility expansion.

If you have any questions on this, please feel free to call Cheryl Nabahe of my staff at (760) 833-7111 or me at (760) 833-7100.

Sincerely,



John R. Kalish
Field Manager

cc: Mr. David Jones
County of Riverside Planning Department
4080 Lemon Street
Riverside, CA 92502-1629

Enclosures (2):

- (1) Comment Letter Riverside County Planning Department, June 7, 2011
- (2) 1992 MOU

**U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
PALM SPRINGS-SOUTH COAST FIELD OFFICE**

**DECISION RECORD
DOI-BLM-CA-060-0011-0050-EA**

NAME of PROJECT: Mineral Sale Contract –Thermal Pit Expansion CACA 53104

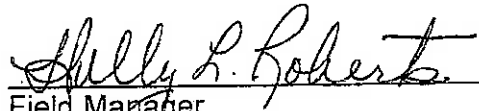
REGULATORY COMPLIANCE: The approved action is in conformance with the following land use plans: California Desert Conservation Area Plan (CDCA), 1980 as amended, and the Coachella Valley Plan, an amendment to the CDCA. Based on the analysis provide in Environmental Assessment (EA) DOI-BLM-CA-060-0011-0050-EA and associated Finding of No Significant Impact, I find no significant impacts to the human environment were identified and therefore no Environmental Impact Statement is required.

SELECTED ALTERNATIVE: The proposed action is selected because it would allow West Coast to expand the existing sand and gravel mining operation and meet the demands for aggregate materials in the Coachella Valley. Compliance with the mitigation measures identified in the attached EA is hereby required. These measures are incorporated into this decision record as stipulations by reference and will be incorporated into the approved plan of operation for mining and reclamation as well as in all mineral material sale contracts issued under this approved mining plan.

RATIONALE: The CDCA Plans encourage the development of mineral resources in a manner which satisfies national and local needs and provides for economically and environmentally sound exploration, extraction and reclamation processes. This area has been mined for sand and gravel since 1980. Expansion of the existing operation, as proposed, will allow for a continued supply of mineral materials for use by West Coast Aggregate Supply, Inc. Environmental mitigation, as identified in this environmental assessment, will reduce impacts to an acceptable level and insure against undue and unnecessary degradation of public land resources.

There are no known cultural or historic resources within the 90 acre expansion area. Consultation with Native American Tribes and individual resulted in no identified concerns over the proposed area.

DECISION: It is my decision to approve the proposed action as described in Environmental Assessment (EA) number DOI-BLM-CA-060-0011-0050-EA.



Field Manager
Bureau of Land Management
Palm Springs-South Coast Field Office
1201 Bird Center Drive
Palm Springs, CA 92262

9/27/11
Date

APPEALS: This decision may be appealed to the Interior Board of Land Appeals, Office of the Secretary, in accordance with the regulations at Title 43 of the Code of Federal Regulations (CFR), Part 4, and the information provided in Form 1842-1 (enclosed). If an appeal is taken, your notice of appeal must be filed in the Palm Springs-South Coast Field Office, Bureau of Land Management, U.S. Department of the Interior, 1201 Bird Center Drive, Palm Springs, California 92262, within 30 days from receipt of this decision. The appellant has the burden of showing that the decision appealed from is in error.

If you wish to file a petition for a stay of the effectiveness of this decision during the time that your appeal is being reviewed by the Board, pursuant to Title 43 of the Code of Federal Regulations, Part 4, Subpart E, the petition for a stay must accompany your notice of appeal. A petition for a stay is required to show sufficient justification based on the standards listed below. Copies of the notice of appeal and petition for a stay must also be submitted to each party named in this decision and to the Interior Board of Land Appeals and to the appropriate Office of the Solicitor (see 43 CFR 4.413) at the same time the original documents are filed with this office. If you request a stay, you have the burden of proof to demonstrate that a stay should be granted.

Standards for Obtaining a Stay

Except as otherwise provided by law or other pertinent regulations, a petition for a stay of a decision pending appeal shall show sufficient justification based on the following standards:

- (1) the relative harm to the parties if the stay is granted or denied,
- (2) the likelihood of the appellant's success on the merits,
- (3) the likelihood of immediate and irreparable harm if the stay is not granted, and
- (4) whether the public interest favors granting the stay.

Determination	Resource	Rationale For Determination	Signature	IDT Review Date	Final Review Date
NI	Livestock Grazing				
NI	Vegetation including Special Status Plant Species other than FWS Candidate or listed species				
N/A	Fish and Wildlife Including Special Status Species other than FWS candidate or listed species e.g. Migratory birds.				
N/A	Soils				
N/A	Recreation				
NI	Visual Resources				
N/A	Geology / Mineral Resources/Energy Production		CWg		CFM
N/A	Lands / Access				
N/A	Fuels / Fire Management				

Shelly R. Roberts 9/27/11
 Environmental Coordinator Date

Shelly R. Roberts 9/27/11
 Associate Field Manager Date
 Multi Resources

Cheryl Vukobratovic
 Assistant Field Manager
 Lands/Mineral

9/27/11
 Date

N/A
 Monument Manager

 Date

U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
PALM SPRINGS-SOUTH COAST FIELD OFFICE

ENVIRONMENTAL ASSESSMENT
EA Number DOI-BLM-CA-660-0011-0050-EA

DATE: 19 September 2011

TITLE / PROJECT TYPE: Mineral Sales Contract - Noncompetitive

CASE FILE / PROJECT NO: CACA-053104

FUNDING CODE:

BLM OFFICE: Palm Springs-South Coast Field Office
1201 Bird Center Drive
Palm Springs, CA 92262

APPLICANT / PROPONENT: West Coast Aggregate Supply, Inc.
92500 Airport Blvd.
P.O. Box 790
Thermal, CA 92274

LOCATION OF PROPOSED ACTION: East of Thermal, Riverside County
Township 6 South, Range 9 East,
Section 18 (North ½), SBBM

PROJECT ACREAGE:	BLM	90 acres
	Other Federal	_____
	State	_____
	Private	_____
	Other (specify)	_____

USGS TOPOGRAPHIC MAP: *Thermal Canyon, California* Quadrangle, 1972 – 7.5-Minute Series

NEED FOR THE PROPOSED ACTION

West Coast Aggregate Supply Inc. requested to expand their existing mining operation for sand and gravel on public lands located approximately 2½ miles east of Thermal, CA, in Riverside County.

The West Coast Aggregate Supply Inc. existing contract and operation meet the requirements under 43 Code of Federal Regulations (CFR) 3600 Mineral Materials Disposal. The proposed mine expansion would allow for the continued mining

operations of extraction, removal, and processing of alluvial sand and gravel deposits to be used exclusively by West Coast for construction and demand in the local aggregate industry. In addition, the mineral resources extracted from public lands would serve to meet the long-term demand in the surrounding communities.

LAND USE PLAN CONFORMANCE and Other Regulatory Compliance:

In accordance with Title 43 Code of Federal Regulations 1610.5-3, the proposed action and alternatives are in conformance with the following approved land use plan: California Desert Conservation Area (CDCA). The site is not designated an Area of Critical Environmental Concern (ACEC) nor is it designated wilderness. However, the site is located west of the Mecca Hills Wilderness, which along with the Orocopia Mountains Wilderness located further to the east, comprise the Meccacopia Special Recreation Management Area (MSRMA) as designated by the CDCA Plan Amendment for the Coachella Valley during December 2002 (BLM, 2003). The footprint of the MSRMA generally coincides with the Mecca Hills/Orocopia Mountains Conservation Area (MH/OMCA), as designated within the Coachella Valley Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan (CVMSHCP) (CVAG, 2007).

Fish and Wildlife Consultation

The site was surveyed for biological resources three times, in 2005, 2009, and 2010 (WLB, 2005; SWBC, 2009; LBI, 2010). The surveys were conducted to identify the presence of any threatened and endangered species including the federal-listed and state-listed desert tortoise. No threatened or endangered species or evidence thereof was identified and therefore no threatened or endangered species are expected to occur onsite. The site is not located within a conservation area of the CVMSHCP (CVAG, 2007).

Cultural Resources Review

Under the Federal Land Policy and Management Act of 1976 (FLPMA), the BLM is charged with managing public lands in a manner that will "protect the quality of scientific, scenic, historical, ecological, environmental, air and atmospheric, water resource, and archaeological values". Section 106 of the National Historic Preservation Act, as implemented at 36 CFR Part 800, requires Federal agencies to take into account the effects of their undertakings on historic properties. The Revised State Protocol Agreement (2007) between the California State Director of the Bureau of Land Management (BLM) and the California and Nevada State Historic Preservation Officers (SHPOs) defines the roles and relationships between the SHPOs' offices and the BLM under the National Programmatic Agreement. The State protocol is intended to insure that the California BLM operates "efficiently and effectively in accordance with the intent and requirements of the NHPA." The protocol streamlines the Section 106 process by not requiring case by case consultation with the SHPO on most individual undertakings.

A historical/archaeological resources survey that was conducted by CRM Tech in 2005 determined that no "historical resources" as defined by CEQA were encountered within or adjacent to the site (CRM, 2005a). A paleontological survey that was conducted by CRM

Tech in 2005 determined that no paleontological resources (fossils) were encountered within or adjacent to the site. However, the noted survey indicated that although no paleontological resources are likely to be encountered within the surficial, younger Quaternary sediments present within the low-lying portions of the project area, the potential to encounter paleontological resources within deeper lakebed sediments underlying the low-lying portions of the project area cannot be determined without visual inspections during mining operations (CRM, 2005b).

DESCRIPTION OF THE PROPOSED ACTION and ALTERNATIVES

Background

The site is located on public lands (north ½ of Section 18 of Township 6 South, Range 9 East) administered by BLM. It is situated east of the All American Canal (Coachella Valley Segment) and west of the Mecca Hills. Nearby ephemeral surface water features include Thermal Canyon and an unnamed wash located north of the site, and an unnamed wash located southeast of the site, within which surface water is conveyed generally toward the west from the Mecca Hills located east of the site (Figure 1).

The existing mining operation is conducted pursuant to an approved plan of operation and Riverside County Surface Mine Permit – Revision 1 (SMP 129R1), and to the State of California Surface Mining and Reclamation Act (SMARA). The site is located along the western edge of an area wherein the public and private land ownership in this area alternates in a “checkerboard” pattern (Figure 2).

Vicinity land use includes agricultural west of the All American Canal, while those east of the site, in the Mecca Hills, are generally vacant with the public lands designated as wilderness (MSRMA) and/or conservation area (MH/OMCA) (CVAG, 2007).

Two (2) nearby permitted aggregate mining operations include the following (Figure 2):

- County of Riverside Transportation Department (Riverside County RCL 154), located approximately 1 mile to the north.
- Granite Construction Co. (Riverside County SMP 196), located immediately east of and adjacent to the site.

One (1) nearby aggregate mining operation has been applied for but has not been approved to date (Figure 2):

- Channel & Basin Reclamation, Inc. (Riverside County SMP 209), located approximately 0.5 mile to the northeast.

Current nearby aggregate mine status is available at the following County of Riverside California website: http://www.rctima.org/planning/content/geninfo/surface_mine_list.aspx.

The existing sand, gravel, and clay quarry, including a crushing/screening/concrete batch

plant facility, encompassing approximately 190 acres (approximately 132.3 acres disturbed) has been in operation since 1980. The initial Riverside County Surface Mine Permit (SMP 129) was approved in 1980 for a period of 15 years, until 1995, allowing up to 390,000 tons to be mined annually. In August 1990, a BLM contract authorized excavation of 50,000 cubic yards from 80 acres of a BLM-administered parcel located in the South ½ of Section 18 of Township 6 South, Range 9 East. Revision 1 of the permit (SMP 129R1) extended the life of the original permit an additional 24 years, until 2019, at the aforementioned annual tonnage extraction rate for a total extraction of 6,700,000 tons (Riverside County, 2006). Given that annual extraction would continue at the current rate of 270,000 cubic yards (400,000 tons) of sand, gravel, and clay, including approximately 27,000 cubic yards (40,000 tons) of waste fines per annum, the aggregate reserves covered by the existing permit are nearing depletion and the quarry needs to be expanded in order to continue producing material.

1. Proposed Action

West Coast Aggregate Supply, Inc. (West Coast) is the operator of the sand, gravel, and clay quarry, including the crushing/screening/concrete batch plant, located adjacent to the proposed expansion area. The existing operation is permitted on 190 acres, which are comprised of approximately 45 acres of private land and approximately 145 acres of public land administered by BLM. The existing operation is authorized on public land pursuant to the original Plan of Operations and Reclamation Plan (W&W, 2005) and administered by BLM pursuant to SMP 129R1. Furthermore, site reclamation is governed by SMP 129R1.

West Coast proposes to expand the existing operation by an additional 90 acres on public land administered by BLM and has submitted a revised plan of operation for BLM review and approval. If the revised Plan of Operations (W&W, 2010) is approved, the SMP 129R2 reclamation plan must also be approved by Riverside County pursuant to the State of California Surface Mining and Reclamation Act (SMARA), and the Memorandum of Understanding (MOU) for reclamation of surface mines that was established between the BLM and the California Department of Conservation.

The proposed quarry expansion would be accomplished by extending the existing quarry toward the north at the current annual extraction rate of 400,000 tons for a total extraction of 8 million tons and extending the termination year by 25 years from 2010 to 2035 (an additional 20 years of excavation and 5 subsequent years for revegetation monitoring). Phase 1 would involve the extraction of a maximum of approximately 2,160,000 cubic yards (~3,200,000 million tons) through the year 2020 and Phase 2 would involve the extraction of a maximum of approximately 2,700,000 cubic yards (~4,100,000 tons) through the year 2030, which is an addition to the remaining reserves from the original 4,450,000 cubic yards (6,700,000 tons) permitted for under the existing permit for SMP 129R1. All other operational aspects (days, hours, etc.) would remain the same as with the existing permitted operation.

Reclamation would require approximately five (5) additional years beyond the cessation of mining excavation activities. Upon completion of mining excavation activities in 2030, reclamation of the site would include revegetation with a native plant community similar to

the existing plant cover and monitoring activities, ending in 2035. The reclaimed site would be approximately 100 feet lower in elevation than the surrounding land surface and would consist of two earthen basins covering the majority of the approximate 90-acre site.

The expansion would be conducted in a two-phased fashion (Phases 1 and 2) to a maximum depth of approximately 100 feet below ground surface, with a maximum slope angle of 2:1 (horizontal:vertical), resulting in pit floors that generally parallel the slope of the surrounding natural alluvium. Excavated aggregate material would continue to be transported to the existing onsite batch plant.

The site topography would be altered by the extraction of aggregate materials for processing and sale. The additional area would be mined in a similar manner as is used in the existing operation. Loaders and dozers are used to place material into the primary (mobile) crusher, which in turn feeds material to the screening/concrete batch plant located along the central portion of the northern boundary of Section 19 of Township 6 South, Range 9 East, which is coterminous and south of Section 18 where the site is located. Material is washed, screened, sized, and loaded for delivery at the plant, which has public access via Airport Boulevard. The existing office and associated buildings would also remain.

2. No Action Alternative

The Proposed Action (90-acre expansion) would not be undertaken. Existing management and use of the site would continue subject to applicable statutes, regulations, policy, and land use plans. The existing plant could be operated with aggregate supplied from other sites and hauled to the existing processing plant and completed quarries would be reclaimed pursuant to the existing SMP 129R1.

AFFECTED ENVIRONMENT

1. Area Description

The site is located in the northern half of Section 18 of Township 6 South, Range 9 East (SBBM), with a street address of 92500 Airport Boulevard, which is located approximately 13 miles southeast of the city of Indio and approximately 5 miles east of the city of Thermal CA. SMP 129 is accessed via Highway 111 in the city of Thermal CA, eastward approximately 2.9 miles via Airport Boulevard (two lanes, paved) to an existing paved access road that leads across the Coachella Valley Segment of the All American Canal, over the levee, and to the existing mining operations. Access from the existing mining operations to the proposed expansion area will be via existing unpaved roads.

The site elevation is approximately 80 feet above sea level and gently slopes downward toward the southwest (USGS, 1972). The existing operation and the proposed expansion area are both located on a series of coalescing west-sloping active alluvial fans that originate in drainages that actively convey ephemeral surface water and sediments westward from the Mecca Hills located to the east. The Soil Conservation Service (SCS) has classified the vicinity soils as the Carsitas Series (CdC, ChC) and Badlands soils (BA) (SCS, 1980). The Carsitas Series correlates with quaternary alluvium (Qal) and the

Badlands soils correlate with Pleistocene nonmarine sediments (Qc) (CDMG, 1965b). The Carsitas Series ("Qal") is described as a gravelly, cobbly sand approximately 10 inches in thickness, underlain by a substratum of coarse sand with varying coarse fragments, which occupy the axes of the noted ephemeral drainages within the Mecca Hills and the alluvial fans they form west of the Mecca Hills. Badland soils ("Qc") comprise the Mecca Hills located east of the site and are described very steep severely eroded areas consisting of slightly consolidated soils that are capped by a very thin mantle of loose sand (SCS, 1980).

The Little San Bernardino Mountains located north and northeast of the site are dominated by intruded Mesozoic granitic rocks (gr), which transition northwestward into a pre-Cambrian igneous and metamorphic rock complex (pCc) (CDMG, 1965b).

According to the California Division of Mines and Geology Special Report No. 159, Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region (Miller, 1988), alluvial fan and stream deposits dominate the site and surrounding area to a depth of at least 30 feet below ground surface. Historical mining in the immediate vicinity indicates the depth of alluvium may be as much as 100 feet below ground surface. The alluvium reportedly consists of approximately 65% sand and 35% gravel. The gravel is composed of approximately 50% granitic rock and 50% metamorphic rock with a few sedimentary rocks and an occasional mud ball. Very little overburden, if any, is located on the proposed expansion area (W&W, 2005, 2010).

Three (3) local named faults, progressing eastward from the site, include the Banning-Mission Creek Fault, which comprises the local section of the San Andreas Fault Zone located immediately northeast of and adjacent to the site, the Hidden Springs Fault located along the west side of the Orocopia Mountains (approximately 9.4 miles to the east-southeast), and the Orocopia Thrust Fault located along the east side of the Orocopia Mountains (6.3 miles to the east-northeast). No nearby faults are reportedly located west of the site (CDMG, 1965a, 1965b). Traces of the San Andreas Fault Zone can be clearly seen in the field cutting across the extreme southwest ends of the Mecca Hills and extending across the extreme northern end of the proposed mine expansion area. The San Andreas Fault Zone has been identified as an Alquist-Priolo Earthquake Fault Hazard Zone (W&W, 2005, 2010). According to Figure 14 of the Riverside County Eastern Coachella Valley Area Plan, the site lies within an area with high susceptibility to liquefaction (Riverside County, 2003).

A site slope stability evaluation was conducted during 1996 to evaluate conditions of the to-date aggregate mining operations at SMP 129. At the time, the quarry consisted of two (2) sand, gravel, and clay excavations separated by approximately 1,000 feet, within which slopes ranged between 1:1 and 1.5:1 (horizontal:vertical) and demonstrated stability. Mine plans included expanding mining operations into areas consisting of alluvium (sand and gravel) and the Mecca formation sediments (predominantly claystone). Based on field observations, it was recommended that the proposed slope of 2:1 be utilized for current and expanded mining operations (Bulot, 1996). A recent annual inspection conducted during 2008 of to-date reclaimed 2:1-inclined excavation slopes confirmed that the reclaimed slopes demonstrated stability (CHJ, 2008).

A site hydrologic evaluation was conducted to estimate peak storm flood volumes and possible head-cutting that could result in response to precipitation within watersheds

located within the Mecca Hills and Little San Bernardino Mountains, which are located east and northeast of the site, respectively (Deane, 2005). The noted evaluation included two (2) planned mine expansion areas located north of current mining operations, designated as the "northern area" and the "middle area". These areas were designated as such due to the fact that an earlier site hydrologic evaluation was performed on the current mining operation (Bulot, 1997), which was considered as the "southern area" in the newer evaluation (Deane, 2005).

Annual rainfall at the Thermal Airport, approximately four miles west of the site, averages 2.93 inches (SCS, 1980). Annual rainfall in the site vicinity averages less than four (4) inches, with 40% of precipitation occurring mainly during the summer resulting from convectional storms moving northward from the Gulf of California. The remaining 60% of precipitation occurs during the balance of the months (CADWR, 1964).

The site and existing mining operations overlie the Thermal Sub-area of the Indio Sub-basin of the greater Coachella Valley Groundwater Basin. The Thermal Sub-area extends westward across Coachella Valley and is separated from the Desert Springs Sub-basin to the northeast and the Mecca Hills Area to the southeast by the San Andreas Fault Zone. The generalized stratigraphic column of the Thermal Sub-area indicates the following groundwater units, with increasing depth, may underlie the site and existing mining operations: semiperched zone (Recent lake deposits, 0-100 feet thickness), upper aquifer (older alluvium, 150-300 feet thickness), unnamed aquitard (Ocotillo Conglomerate, 100-200 feet thickness), and the lower aquifer (Ocotillo Conglomerate, greater than 1,000 feet thickness) (CADWR, 1964). Groundwater beneath the existing mining operation located south of the site was approximately 93 feet below sea level as documented by a Driller's Report to the Department of Water Resources (Permit No. 09927) when the existing Valley Rock & Sand well was installed. As of 12 February 1997, the groundwater was measured at approximately 121 feet below sea level in this well (W&W, 2005, 2010).

The site corresponds to the "middle area", which receives precipitation surface water runoff via Thermal Canyon within what has been referred to as the "Southern Thermal Canyon watershed" (Deane, 2005). Thermal Canyon is designated a "blue line" drainage (USGS, 1972). The area of this watershed comprises approximately 7.8 mi² that extends eastward from the site upward into the Mecca Hills to an area including the I-10 interstate freeway west of the Cactus City rest stop. A peak surface flow volume of approximately 2,533.8 CFS was estimated in response to a 100-year/6-hour storm event, a maximum flood volume of approximately 1,265.88 AF was estimated in response to a 100-year/24-hour storm event, and approximately 625 feet of headward erosion (head-cutting, approximately 560 feet up-channel from the property line) was estimated for the site (Deane, 2005). Riprap down drain(s) will be installed onsite to prevent head-cutting and provide erosion control of excavation slopes (W&W, 2005, 2010).

The site is located within the Colorado Desert region of California (Jaeger, 1957). Although the CVMSHCP indicates that the site is not located within any designated conservation areas, one (1) such area is located within the site vicinity. The Mecca Hills/Orocopia Mountains Conservation Area (MH/OMCA) encompasses approximately 277,100 acres that includes most of the land comprising the Mecca Hills and Orocopia Mountains, essentially along the south side of the I-10 interstate freeway, within approximately 0.25

mile east of the site. The main purpose of this conservation area is to essentially provide contiguous "minimally fragmented" areas for various protected and endangered species of concern (CVAG, 2007). As previously stated, the footprint of the MH/OMCA generally coincides with the Meccacopia Special Recreation Management Area (MSRMA) (BLM, 2003). In addition, all of Section 18 of Township 6 South, Range 9 East has been included within the designated California Desert Conservation Area via an act of the United States Congress on 21 October 1976 (BLM, 2010).

The following is a summary of the 2005, 2009, and 2010 biological surveys (WLB, 2005; SWBC, 2009; LBI, 2010) with an emphasis on the most recent survey (LBI, 2010). Site vegetation is essentially comprised of undeveloped desert shrubland, within which Phase 1 has a small clearing used a truck wash/turnaround and the remainder is covered by undisturbed vegetation. A sizable portion of Phase 2 had been cleared in the past but has nearly completely recovered with native vegetation and the remainder is covered by undisturbed vegetation. Two plant associations are present onsite consisting of the Sonoran Creosote Bush Scrub (upland vegetation) that essentially covers the entire site, which is interrupted by southwest-draining washes containing species (wash vegetation) typical of the Desert Dry Wash Woodland or the Blue Palo Verde-Smoke Tree series. However, the wash vegetation does not readily fall into either classification and microphyllous shrubs were not common enough to consider this vegetation a dry wash woodland or Blue Palo Verde-Smoke Tree stand. Furthermore, contrast between the upland and wash vegetation on aerial photographs is not sufficient to map them as distinct types. Upland vegetation is represented onsite primarily by the creosote bush (*Larrea tridentata*) and white bursage (*Ambrosia dumosa*), with subordinate numbers of cheesebush (*Hymenoclea salsola*), sweetbush (*Bebbia juncea*), and brittlebush (*Encelia farinosa*). Wash vegetation is represented by blue palo verde (*Cercidium floridum*), desert lavender (*Hyptis emoryi*), and smoke tree (*Psoralea spinosa*), in addition to the upland vegetation mentioned above. Based on field observations, vegetation on the site has no special status with the California Department of Fish and Game (CDFG), although the Sonoran Creosote Bush Scrub, Desert Dry Wash Woodland, and Blue Palo Verde natural/woodland communities are identified and covered by the CVMSHCP (LBI, 2010).

Only two (2) special status plants, the chaparral sand verbena (*Abronia villosa* var. *aurita*) and the closely-related desert sand verbena (*Abronia villosa* var. *villosa*), are scarcely represented on the site. Although not observed, at most the following special status plants might occur with a low probability, but not in significant numbers: Salton Sea milk vetch, winged cryptantha, Utah vine milkweed, California ditaxis, glandular ditaxis, slender ditaxis, Cove's cassia, and Mecca aster. Of all these special status plants, only the Mecca aster is covered under the CVMSHCP. No endangered vegetation species or evidence thereof was encountered onsite (WLB, 2005; SWBC, 2009; LBI, 2010).

Although three (3) special status insects (cheeseweed moth lacewing, Coachella Valley Jerusalem cricket, and Coachella giant sand treader cricket) occur in the region, none were observed on the site. None of these species are listed as threatened or endangered or proposed for listing. No endangered invertebrate species or evidence thereof were encountered onsite (WLB, 2005; SWBC, 2009; LBI, 2010), although the Coachella Valley Jerusalem cricket, and Coachella giant sand treader cricket are both covered under the CVMSHCP (LBI, 2010).

Although the Coachella Valley fringe-toed lizard (*Uma inornata*) and flat-tailed horned lizard (*Phrynosoma mcalli*) are of concern to state and federal government agencies, individuals and suitable habitat were not detected onsite. Therefore, they are not expected to occur at the site. Furthermore, the desert tortoise (*Gopherus agassizi*), which is a federally- and state-listed threatened species, was not detected onsite or in nearby areas. However, although the site is not within critical habitat as designated by the United States Fish and Wildlife Service, the site is located approximately 5.5 miles west of the mapped Chuckwalla critical habitat unit, desert tortoises occur in the general area, and there is only a low probability that an individual could wander onsite. No endangered reptilian species or evidence thereof was encountered onsite (WLB, 2005; SWBC, 2009; LBI, 2010). All three species are covered by the CVMSHCP (LBI, 2010).

Three (3) special status birds have been observed at the site during the noted surveys: black-tailed gnatcatcher (WLB, 2005; SWBC, 2009), loggerhead shrike (WLB, 2005; LBI, 2010), and burrowing owl (WLB, 2005). Although Le Conte's thrasher was not observed during any of the surveys, it is likely to occur due to the presence of suitable habitat (WLB, 2005; SWBC, 2009; LBI, 2010). The loggerhead shrike and black-tailed gnatcatcher are on the CDFG list of Special Animals, whereas the burrowing owl and Le Conte's thrasher are considered CDFG species of special concern. Only the burrowing owl and Le Conte's thrasher are covered by the CVMSHCP. None of these species are listed as threatened or endangered. No endangered avian species or evidence thereof was encountered onsite (LBI, 2010).

Although several special status bats are likely to forage over the site (WLB, 2005; SWBC, 2009; LBI, 2010), only the western yellow bat has a low probability of roosting, but not breeding, in the larger blue palo verde trees on the site. The western yellow bat is the only special status bat that is covered by the CVMSHCP (LBI, 2010). In order of decreasing probability, the following mammals could occur on the site: Pallid San Diego pocket mouse (high), Palm Springs pocket mouse (moderate), Colorado Valley woodrat (low), and American badger (occasional). Although Nelson's bighorn sheep occur in higher desert mountain ranges throughout the southwestern United States and is federally listed as endangered, the low elevation and lack of a permanent water source make the site unsuitable for this mammal except for migration (WLB, 2005; SWBC, 2009; LBI, 2010). The Pallid San Diego pocket mouse, Palm Springs pocket mouse, and Colorado Valley woodrat are considered species of special concern by CDFG, and Nelson's bighorn sheep is considered by CDFG as a Special Animal. Only the Palm Springs pocket mouse is covered by the CVMSHCP (LBI, 2010). No endangered mammalian species or evidence thereof was encountered onsite (WLB, 2005; SWBC, 2009; LBI, 2010).

A historical/archaeological resources survey that was conducted by CRM Tech in 2005 determined that no "historical resources" as defined by CEQA were encountered within or adjacent to the site (CRM, 2005a). A paleontological survey that was conducted by CRM Tech in 2005 determined that no paleontological resources (fossils) were encountered within or adjacent to the site. However, the noted survey indicated that although no paleontological resources are likely to be encountered within the surficial, younger Quaternary sediments present within the low-lying portions of the project area, the potential to encounter paleontological resources within deeper lakebed sediments underlying the

low-lying portions of the project area cannot be determined without visual inspections during mining operations (CRM, 2005b).

LAND USE PLAN CONFORMANCE and Other Regulatory Compliance:

In accordance with Title 43 Code of Federal Regulations 1610.5-3, the proposed action and alternatives are in conformance with the following approved land use plan: California Desert Conservation Area (CDCA). The site is not designated an Area of Critical Environmental Concern (ACEC) nor a designated wilderness. However, the site is located west of the Mecca Hills Wilderness, which along with the Orocopia Mountains Wilderness located further to the east, comprise the Meccacopia Special Recreation Management Area (MSRMA) as designated by the CDCA Plan Amendment for the Coachella Valley during December 2002 (BLM, 2003). The footprint of the MSRMA generally coincides with the Mecca Hills/Orocopia Mountains Conservation Area (MH/OMCA), as designated within the Coachella Valley Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan (CVMSHCP) (CVAG, 2007).

Two of the four goals stated in the Geology, Energy, and Minerals Element of the CDCA Plan, Chapter 3 are:

- (1) Within the multiple-use management Framework, assure the availability of known mineral resource land for exploration and development.
- (2) Encourage the development of mineral resources in a manner which satisfies national and local needs and provides for economically and environmentally sound exploration, extraction, and reclamation processes.

Surface Mine and Reclamation Act (SMARA) of 1975

The Surface Mine and Reclamation Act is a State of California law pertaining to the mine reclamation and administered by the respective county planning department. The Riverside County Planning Department is the approving agency on the Thermal Pit reclamation plan for this proposal.

Fish and Wildlife Consultation

The site was surveyed for biological resources three times, in 2005, 2009, and 2010 (WLB, 2005; SWBC, 2009; LBI, 2010). The surveys were conducted to identify the presence of any threatened and endangered species including the federal-listed and state-listed desert tortoise. No threatened or endangered species or evidence thereof was identified and therefore no threatened or endangered species are expected to occur onsite. The site is not located within a conservation area of the CVMSHCP (CVAG, 2007).

Cultural Resources Review

Under the Federal Land Policy and Management Act of 1976 (FLPMA), the BLM is charged with managing public lands in a manner that will "protect the quality of

scientific, scenic, historical, ecological, environmental, air and atmospheric, water resource, and archaeological values". Section 106 of the National Historic Preservation Act, as implemented at 36 CFR Part 800, requires Federal agencies to take into account the effects of their undertakings on historic properties. The Revised State Protocol Agreement (2007) between the California State Director of the Bureau of Land Management (BLM) and the California and Nevada State Historic Preservation Officers (SHPOs) defines the roles and relationships between the SHPOs' offices and the BLM under the National Programmatic Agreement. The State protocol is intended to insure that the California BLM operates "efficiently and effectively in accordance with the intent and requirements of the NHPA." The protocol streamlines the Section 106 process by not requiring case by case consultation with the SHPO on most individual undertakings.

A historical/archaeological resources survey that was conducted by CRM Tech in 2005 determined that no "historical resources" as defined by CEQA were encountered within or adjacent to the site (CRM, 2005a). A paleontological survey that was conducted by CRM Tech in 2005 determined that no paleontological resources (fossils) were encountered within or adjacent to the site. However, the noted survey indicated that although no paleontological resources are likely to be encountered within the surficial, younger Quaternary sediments present within the low-lying portions of the project area, the potential to encounter paleontological resources within deeper lakebed sediments underlying the low-lying portions of the project area cannot be determined without visual inspections during mining operations (CRM, 2005b).

Land Use Classification:

The site is located on BLM land (north ½ of Section 18 of Township 6 South, Range 9 East, SBBM). This section is adjacent to and shares common corners with BLM land located to the northeast and southeast (Sections 8 and 20, respectively, of Township 6 South, Range 9 East), and to the northwest (east ½ of Section 12 of Township 6 South, Range 8 East). Section 18 is adjacent to and shares common sides with privately-owned land located to the north, east, and south (Sections 7, 17, and 19, respectively, of Township 6 South, Range 9 East), and to the west (Section 13 of Township 6 South, Range 8 East), and is adjacent to and shares a common corner with privately-owned land located to the southwest (Section 24 of Township 6 South, Range 8 East) (CVAG, 2007).

The CDCA Multiple-Use Classifications of the site are Moderate (west ½ of the north ½ of Section 18) and "Private, State, and Other Federally Managed Lands" (east ½ of the north ½ of Section 18) (BLM, 2003). The site is not designated wilderness nor is it designated as an Area of Critical Environmental Concern.

The site is located within the east-central portion of the CVMSHCP area. The plan is a multi-agency, multi-species habitat conservation plan pursuant to the Federal Endangered Species Act. However, although the site is not located within any conservation area delineated by the CVMSHCP, it is

located west of the MH/OMCA (CVAG, 2007). The site is also located west of the MSRMA, which generally coincides with the MH/OMCA. In addition, all of Township 6 South, Range 9 East, including Section 18, has been included within the designated California Desert Conservation Area via an act of the United States Congress on 21 October 1976 (BLM, 2010).

Valid Existing Rights:

The proposed expansion is bound by the Coachella Valley Segment of the All American Canal and its associated right-of-way on the west, essentially vacant land to the north and east, and the existing SMP 129R1 mining operation to the south.

The existing mining operation is authorized by BLM pursuant to CA-48443 and CA-48444. It is authorized by the County of Riverside pursuant to SMP 129R1.

Private lands east of the existing operation are provided access pursuant to CACA-36119 and private lands north of the operation are provided access pursuant to CACA-40022 and CACA-39209. A nearby groundwater monitoring well is provided access pursuant to CACA-45081. In addition, R-141, for electric transmission (overhead lines) and associated right-of-way, passes through the existing mining operation.

All of these rights-of-way will be preserved with the proposed action. CACA-39209, CACA-40022, and CACA-45081 are located west of the proposed expansion, R-141 is located immediately east of the proposed expansion and CACA-36119 is located south of the existing operation and the expansion area.

ENVIRONMENTAL CONSEQUENCES

A. Elements of the Human Environment

The following table summarizes various elements of the human environment subject to requirements specified in statute, regulation, or executive order. Elements for which there are no impacts will not be discussed further in this document.

Environmental Element	Proposed Action	No Action Alternative
Air Quality	Cont. of existing emission levels	Cont. of existing emission levels
ACEC's	N/A	N/A

Cultural Resources	None	None
Native American Concerns	None	None
Farmlands	N/A	None
Floodplains	N/A	None
Energy (E.O. 13212)	None	None
Minerals	Continue beneficial use onsite	Aggregate will be obtained elsewhere
T&E Animal Spp	None	None
T&E Plant Species	None	None
Invasive, Nonnative Species	None	None
Wastes (hazardous/solid)	None	None
Water Quality (surface/ ground)	None	None
Wetlands/Riparian	None	None
Wild and Scenic Rivers	N/A	N/A
Wilderness	Cont'd. Industrial use adj. wilderness	Cont'd. Industrial use adj. wilderness
Environmental Justice	None	None
Health and Safety Risks to Children	None	None
Visual Resource Mgmt.	Cont. Ind. view adj. to wilderness	Cont. Ind. view adj. to wilderness

B. Discussion of Impacts

1. Proposed Action:

The proposed action would extend the existing quarry by an additional 90 acres on public land and the life of the existing aggregate processing facility by 25 years.

The expansion would consist of extension of the existing quarry which would continue to be mined in the same manner as the current method. This would result in the temporal loss of surface resources such as wildlife habitat (plants and soil) and the consumption of naturally occurring alluvial materials and consequent alteration of the land surface within the expansion area (90 acres).

The expansion area would be revegetated pursuant to SMARA, which requires reestablishment of native plants as specified in the reclamation plan to be approved concurrently by the County of Riverside in conjunction with the state Department of Conservation Office of Mine Reclamation. Reclamation would also reestablish wildlife habitat to the extent it relies on native plant species. However, the proposed land surface (topographic) alteration and resulting changes to surface hydrology would remain. Noise generation and visual alterations would be limited to the existing levels but would occur north of the existing pit. These impacts would generally be limited to employees (who would be protected from these impacts through the implementation of MSHA and OSHA requirements) because they are "straight line" impacts and would occur below the surface grade (elevation).

Air quality impacts would result from the operation of mobile equipment in the area of quarry expansion. This is estimated to be a loader and two haul trucks which would not create substantial emissions. Emissions from the entire operation (quarry and processing plant) would continue to be regulated by the State of California in a manner prohibiting creation of nuisance emissions or health hazards.

2. No Action Alternative:

Quarry extension on an additional 90 acres of public land would not occur. Quarry areas on public lands would be reclaimed when reserves are economically exhausted, 1-2 years from present. Reclamation would be conducted pursuant to the approved plan, SMP 129R1. However, the existing processing plant is located on private land and could continue processing material from more distant quarries. This would continue the existing impacts resulting from air emissions, traffic generation and proximity of the processing plant to areas designated as conservation areas via the CVMSHCP and the California Desert Conservation Area.

The direct impacts due to loss of surface materials (vegetation, soil, and aggregate) would not occur at this site but would likely be incurred at another location as the investment in a processing plant is much greater than the cost of obtaining and hauling aggregate material at the existing plant.

C. Mitigation Measures

The following measures are designed to reduce or eliminate these identified impacts associated with the proposed mine expansion:

- 1) All areas disturbed by mining shall be reclaimed pursuant to the requirements of SMARA and concurrent surface mining operation which includes SMP 129R2

approval with Riverside County.

- 2) Native vegetation shall not be cleared from February to August unless a pre-clearance survey is conducted and no nesting birds are found. Otherwise surface clearing must be conducted from August to February in any year.
- 3) Prior to surface disturbance during any portion of the year, a clearance survey is conducted for burrowing owls (BUOW). If BUOW are found, the state of California Department of Fish and Game protocol for relocation must be implemented by the operator.
- 4) A desert tortoise protection education program must be presented to all mine employees annually.
- 5) The operator shall cause to be prepared a delineation of areas within the jurisdiction of the US Army Corps of Engineers pursuant to the Clean Water Act §404 and the California Department of Fish and Game pursuant to the Fish and Game Code §1600. The operator shall obtain all necessary permits and provide copies of permits to BLM.
- 6) Surface water drainage into the pit shall be conveyed by drains designed to eliminate off-site headward erosion. This may be accomplished through structural means (dissipaters, channel hardening) or redesign (shallower cut).
- 7) If buried cultural materials are discovered during any project activities, work in that area will be halted and a qualified archaeologist shall evaluate the find.
- 8) Periodic monitoring shall be conducted to determine if buried paleontological materials occur onsite. A qualified paleontologist shall inspect cut slopes within the quarry whenever slopes reach an additional twenty feet of depth or two years.
- 9) Every three years, the operator shall submit to BLM and Riverside county an aerial photograph of the pit area.

D. Residual Impacts

The temporal loss (until reclamation) of 90 acres of land surface resources (wildlife habitat, vegetation, and soil) would remain under any mining alternative. The extent of this loss can be reduced by accomplishing site reclamation concurrently with existing mining activities per SMP 129R1. The continued generation of air emissions and traffic would occur under any mining alternative including the use of quarries on private lands (No Action Alternative). These impacts are a result of aggregate processing which is not regulated by BLM and results from demand in the region. The continued use of the existing processing plants near areas designated wilderness could also occur under the No Action Alternative because it occurs on private lands.

E. Cumulative Impacts

The Proposed Action (90-acre expansion) would continue the existing impacts for an additional 25 years. Riverside County SMP 129 is located adjacent to Riverside County RCL 154, SMP 209, and SMP 196. As previously stated SMP 209 has not been approved yet and therefore has not initiated operation. RCL 154 and SMP 196 are operated intermittently. The proposed action would contribute to the regional consumption of construction aggregate and consequent use of alluvial material and loss of surface resources (wildlife habitat, vegetation, soil).

The cumulative impact of these projects is the loss of surface resources (vegetation, wildlife habitat, and alteration of surface hydrology). These impacts would occur over the life of the individual permits and their level of impact (intensity) would vary in response to market demand. Lower demand would spread impacts over greater periods of time and higher demand would spread impacts over shorter periods of time, through increased production levels, and the associated generation of emissions and traffic.

FREEDOM OF INFORMATION ACT CONSIDERATIONS:

Public comments submitted for this environmental assessment, including names and street addresses of respondents, will be available for public review at the Palm Springs-South Coast Field Office during regular business hours (8:00 a.m. to 4:30 p.m.), Monday through Friday, except holidays. Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment – including your personal identifying information – may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so. All submissions from organizations or businesses, and from individuals identifying themselves as representatives or officials of organizations or businesses, will be made available for public inspection in their entirety.

PERSONS / AGENCIES CONSULTED:

US Fish and Wildlife Service, Carlsbad Office

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REFERENCES:

Appendix 1 – Biological Reports

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Appendix 2 – Hydrology Studies

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Appendix 3 – Plan of Operations and Reclamation Plan/Slope Stability Reports

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_____, 2006. Riverside County Planning Department Staff Report (SMP 129R1), 25 January 2006.

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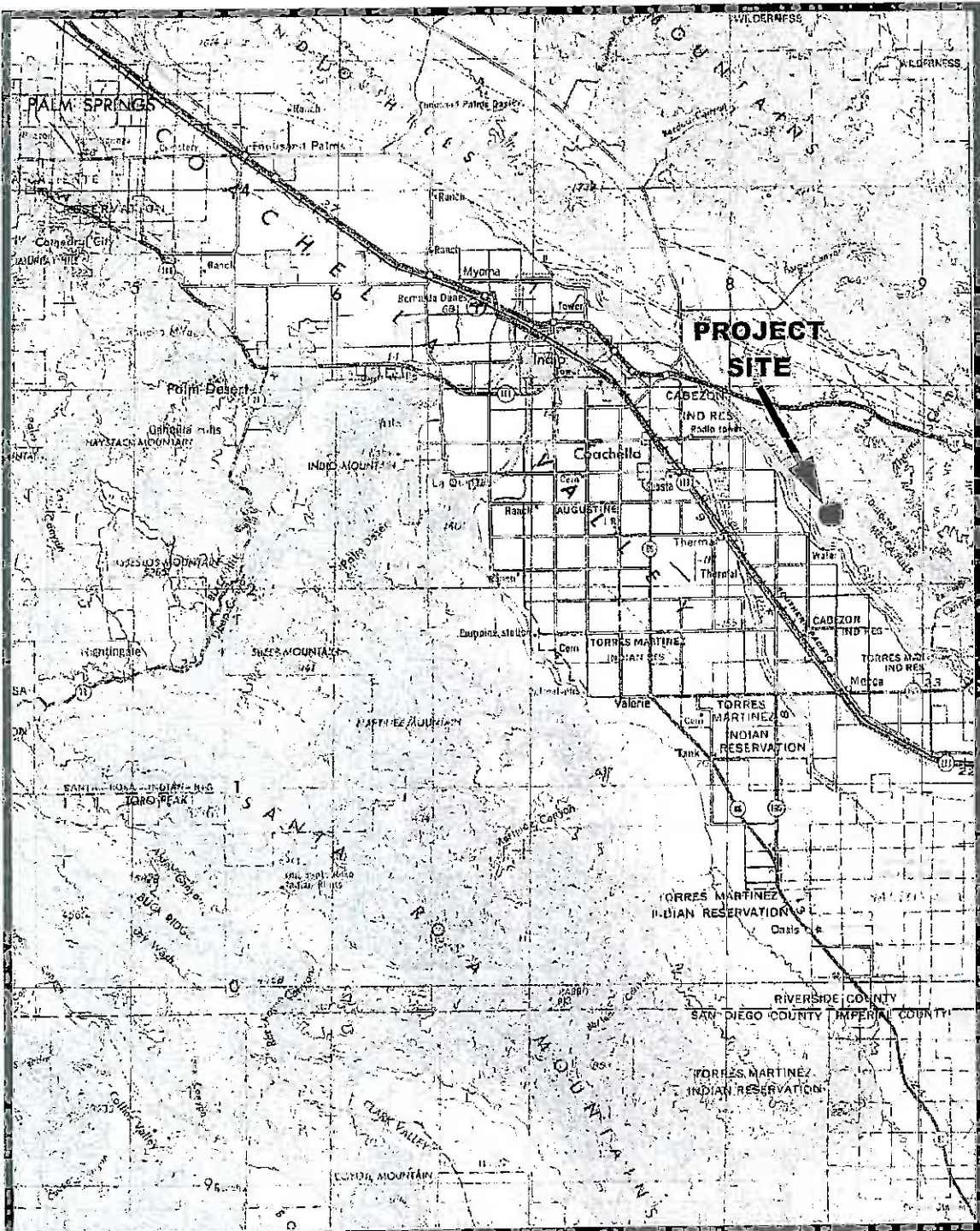
United States Geological Survey (USGS), 1972. Thermal Canyon, California 7.5-Minute Quadrangle.

United States Department of the Interior, Bureau of Land Management (BLM), 2003. California Desert Conservation Area (CDCA) Plan Amendment for the Coachella Valley, as viewed online on 25 June 2010.

REVIEWED BY:

Hally L. Roberts
Environmental Coordinator

9/27/2011
Date



Scale: 1 Inch = ~5 Miles

LOCATION MAP
VALLEY ROCK & SAND, INC. (SMP 129)



Map Source: USGS 1:250,000 Santa Ana Quadrangle (1979)

Figure 1

Fragmented estate, isolated wilderness, SMPs (3) in SRMA

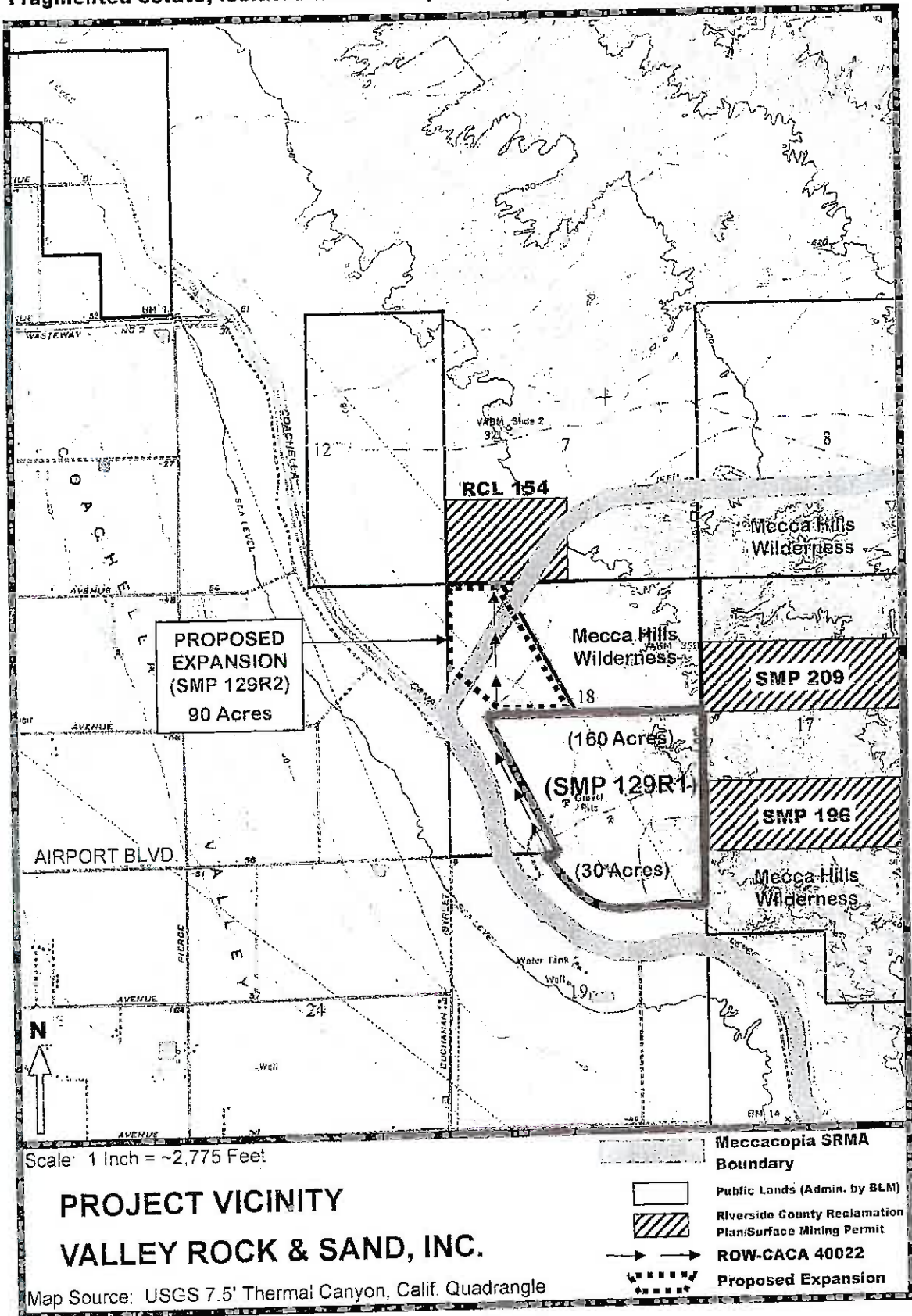


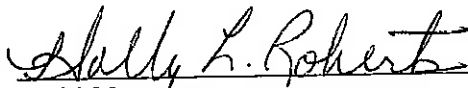
Figure 2

U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
PALM SPRINGS-SOUTH COAST FIELD OFFICE

FINDING OF NO SIGNIFICANT IMPACT
DOI-BLM-CA-060-0011-0050-EA

NAME of PROJECT: Mineral Material Sale Contract-Thermal Pit Expansion

FINDING OF NO SIGNIFICANT IMPACT: Environmental impacts associated with the proposed action have been assessed. Based on the analysis provided in the attached EA, I conclude the approved action is not a major federal action and will result in no significant impacts to the environment under the criteria in Title 40 Code of Federal Regulations 1508.18 and 1508.27. Preparation of an Environmental Impact Statement to further analyze possible impacts is not required pursuant to Section 102(2)(c) of the National Environmental Policy Act of 1969.



for Field Manager
Bureau of Land Management
Palm Springs-South Coast Field Office
1201 Bird Center Drive
Palm Springs, CA 92262

9/27/2011
Date



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss
Planning Director

June 7, 2016

Mr. Pat Perez
Assistant Director
California Department of Conservation
Office of Mine Reclamation
801 K St. MS 09-06
Sacramento, CA 95814

RE: OMR's 30-Day Review
West Coast Aggregate (CA Mine ID # 91-33-0071)
Reclamation Plan Amendment
County Reclamation Plan – SMP00129R2

The above referenced reclamation plan amendment is enclosed for OMR's 30-day review pursuant to Public Resources Code, Division 2, Chapter 9 Section 2774(d)(1). Riverside County certifies this submission is in compliance with the applicable requirements of Article 9 of Chapter 8 of Division 2 of Title 14 of the California Code of Regulations.

We look forward to receiving any comments you may have on this amended reclamation plan. Please call me at (951) 955-6863 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steve Weiss, Planning Director

Brett Dawson, Contract Planner
TLMA-PLANNING

Enclosures: SMP00129R2 Exhibits A, B, and C
Technical studies (disc)

cc w/o encl.:
Applicant Representative: John Cairns, via e-mail
County Geologist: David L. Jones
File: SMP00129R2

Y:\Planning Case Files-Riverside office\SMP00129R2\Letters and Correspondence\Agency Letters\OMR 30 day review letter.docx

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

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

Thermal-Oasis Community Council Agenda & County Service Area 125

6 p.m. Monday, January 23, 2017

Rummonds Senior Center: 87229 Church Street, Thermal, CA 92274

1. Call to Order
2. Pledge of Allegiance/Roll Call
3. Approval of the Minutes – September 26 and November 28, 2016
4. **New Business:** *Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair. Please limit presentations to 15 minutes.*
 - A. **Action Item – Review and approval of Development Project: West Coast Sand and Gravel**
 - a. **Address:** East of Buchanan St. and the Coachella Canal, North of 57th Ave., South of 54th
 - b. **APN's:** 717-150-003, 717-140-002, 717-190-005
 - c. **Planning Case Numbers:** SMP00129R2, Environmental Assessment No. EA42815
 - d. **Status:** Under Review
 - e. **Zoning/General Plan:** Open Space Conservation Habitat (OS-CH), Mineral Resources (OS-MIN), Rural (OS-RUR) and Water (OS-W) within the Eastern Coachella Valley Area Plan.
 - f. **Dwelling Units per Acre:** NA
 - g. **Previous Name:** NA
 - h. **Action:** Will be required
 - i. **Contact Information:** Brett Dawson, 951-955-0972, bdawson@rivco.org

Project Sponsor: Valley Rock and Sand PO Box 790 Thermal CA	Engineer: John Cairns Project Manager Webber and Webber Mining Consultants Inc 101 E Redlands Blvd Suite 240 Redlands CA 92373
---	---
 - B. **Presentation: Community Development Financial Institution - Clearinghouse Program**
Monica Telles, 760-863-2541, mtelles@rivcoeda.org
5. **Continued Business:** *Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.*
 - A. **Desert Recreation District, Future Oasis and Thermal Parks**
Kevin Kalman, 760-347-3484, kkalman@drd.us.com
 - B. **Presentation: County of Riverside Transportation Department, Harrison Street Safety Improvement Grant**
Dennis Acuña, 951-955-6820, dacuna@rctlma.org
6. **Staff Reports:** *Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair. Please limit your reports to 5 minutes.*
 - A. **Office of Supervisor John J. Benoit:** Maria Becerra 760-863-8211, mbecerra@rcbos.org
 - B. **Sheriff's Department:** Lt. Mike Manning 760-863-8784, mmanning@riversidesheriff.org
 - C. **California Highway Patrol:** Officer Phillips Watkins 760-772-8911, pwatkins@chp.ca.gov
 - D. **CAL Fire:** Captain David Rios 760-399-5303, rru.thermalstn@fire.ca.gov
 - E. **Emergency Management Department:** Ralph Mesa 951-955-4700, rmesa@rivcocha.org
 - F. **Code Enforcement:** Frank Mendez 760-393-3344, fmendez@rctlma.org
 - G. **Desert Recreation District:** Christine Pimentel 760-347-3484, cpimentel@drd.us.com
 - H. **Other Departments**
7. **Public comments:** *All persons wishing to address the Council on items not specifically on the agenda or on matters of general interest should do so at this time. Please limit your remarks to 3 minutes.*
8. Agenda Items for next meeting
9. Adjourn meeting

2017 meeting schedule: January 23, 2017/ March 27, 2017/ May 22, 2017/ September 25, 2017/ November 27, 2017

Ernesto Rios, Chair
760-799-7142
Errios001@student.ucr.edu

Joel Rios, Vice Chair
714-330-2629
Jruiz92@hotmail.com

Mike Wells, Secretary
760-399-5007
conchillaskipper@hotmail.com

Sergio Duran
760-578-0340
Sergiod57@yahoo.com

Sergio Meza, Vice Chairperson
760-427-5116
sepspirefree@yahoo.com

Marco Celedon
760-449-5117
mceledon@engineer.com

Matthew Melkesian
760-485-0233
matt@desertempires.com

Please visit Supervisor Benoit's Web site to access more information: www.RivCo4.org

CHP Non-Emergency Numbers

24-hour non-emergency number for dispatch: (760) 772-8900 Business Office: (760) 772-8911

Community Council Advisory Project Review Report—Fourth District Planning Projects

Council: THERMAL OASIS Address: 92500 Airport Blvd
Meeting date: 1/23/17 Cross streets:
Project name: Valley Rock and Sand - SMP Parcel number(s): 17-150-003, 717-190-005
717-140-002
Case number: #129 Revision 2

Advisory Action (number of votes): (4) Support NOT Support Abstain 3 Absent Continue to

Advisory Motion
MOTION MADE TO APPROVE PROJECT
2ND SERGIO M.
VOTE = UNANIMOUS

Advisory Discussion, Comments and Recommendations
Concerns about traffic volume and trucks driving
over speed limit.

Date: 1/23/17 Signature: Michael L. Wells
Print name and title: MICHAEL L. WELLS, SECRETARY

Supervisor's Comments

Directions: The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.

**U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
PALM SPRINGS-SOUTH COAST FIELD OFFICE**

**DECISION RECORD
DOI-BLM-CA-060-0011-0050-EA**

NAME of PROJECT: Mineral Sale Contract –Thermal Pit Expansion CACA 53104

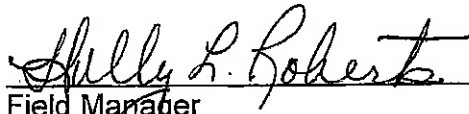
REGULATORY COMPLIANCE: The approved action is in conformance with the following land use plans: California Desert Conservation Area Plan (CDCA), 1980 as amended, and the Coachella Valley Plan, an amendment to the CDCA. Based on the analysis provide in Environmental Assessment (EA) DOI-BLM-CA-060-0011-0050-EA and associated Finding of No Significant Impact, I find no significant impacts to the human environment were identified and therefore no Environmental Impact Statement is required.

SELECTED ALTERNATIVE: The proposed action is selected because it would allow West Coast to expand the existing sand and gravel mining operation and meet the demands for aggregate materials in the Coachella Valley. Compliance with the mitigation measures identified in the attached EA is hereby required. These measures are incorporated into this decision record as stipulations by reference and will be incorporated into the approved plan of operation for mining and reclamation as well as in all mineral material sale contracts issued under this approved mining plan.

RATIONALE: The CDCA Plans encourage the development of mineral resources in a manner which satisfies national and local needs and provides for economically and environmentally sound exploration, extraction and reclamation processes. This area has been mined for sand and gravel since 1980. Expansion of the existing operation, as proposed, will allow for a continued supply of mineral materials for use by West Coast Aggregate Supply, Inc. Environmental mitigation, as identified in this environmental assessment, will reduce impacts to an acceptable level and insure against undue and unnecessary degradation of public land resources.

There are no known cultural or historic resources within the 90 acre expansion area. Consultation with Native American Tribes and individual resulted in no identified concerns over the proposed area.

DECISION: It is my decision to approve the proposed action as described in Environmental Assessment (EA) number DOI-BLM-CA-060-0011-0050-EA.



Field Manager
Bureau of Land Management
Palm Springs-South Coast Field Office
1201 Bird Center Drive
Palm Springs, CA 92262

9/27/11
Date

APPEALS: This decision may be appealed to the Interior Board of Land Appeals, Office of the Secretary, in accordance with the regulations at Title 43 of the Code of Federal Regulations (CFR), Part 4, and the information provided in Form 1842-1 (enclosed). If an appeal is taken, your notice of appeal must be filed in the Palm Springs-South Coast Field Office, Bureau of Land Management, U.S. Department of the Interior, 1201 Bird Center Drive, Palm Springs, California 92262, within 30 days from receipt of this decision. The appellant has the burden of showing that the decision appealed from is in error.

If you wish to file a petition for a stay of the effectiveness of this decision during the time that your appeal is being reviewed by the Board, pursuant to Title 43 of the Code of Federal Regulations, Part 4, Subpart E, the petition for a stay must accompany your notice of appeal. A petition for a stay is required to show sufficient justification based on the standards listed below. Copies of the notice of appeal and petition for a stay must also be submitted to each party named in this decision and to the Interior Board of Land Appeals and to the appropriate Office of the Solicitor (see 43 CFR 4.413) at the same time the original documents are filed with this office. If you request a stay, you have the burden of proof to demonstrate that a stay should be granted.

Standards for Obtaining a Stay

Except as otherwise provided by law or other pertinent regulations, a petition for a stay of a decision pending appeal shall show sufficient justification based on the following standards:

- (1) the relative harm to the parties if the stay is granted or denied,
- (2) the likelihood of the appellant's success on the merits,
- (3) the likelihood of immediate and irreparable harm if the stay is not granted, and
- (4) whether the public interest favors granting the stay.

Determination	Resource	Rationale For Determination	Signature	IDT Review Date	Final Review Date
NI	Livestock Grazing				
NI	Vegetation including Special Status Plant Species other than FWS Candidate or listed species				
N/A	Fish and Wildlife Including Special Status Species other than FWS candidate or listed species e.g. Migratory birds.				
N/A	Soils				
N/A	Recreation				
NI	Visual Resources				
N/A	Geology / Mineral Resources/Energy Production		C. M. G.		C. M. G.
N/A	Lands / Access				
N/A	Fuels / Fire Management				

Holly L. Roberts 9/27/11
 Environmental Coordinator Date

Holly L. Roberts 9/27/11
 Associate Field Manager Date
 Multi Resources

C. M. G.
 Assistant Field Manager
 Lands/Mineral

9/27/11
 Date

N/A
 Monument Manager Date

**U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
PALM SPRINGS-SOUTH COAST FIELD OFFICE**

**ENVIRONMENTAL ASSESSMENT
EA Number DOI-BLM-CA-660-0011-0050-EA**

DATE: 19 September 2011

TITLE / PROJECT TYPE: Mineral Sales Contract - Noncompetitive

CASE FILE / PROJECT NO: CACA-053104

FUNDING CODE:

BLM OFFICE: Palm Springs-South Coast Field Office
1201 Bird Center Drive
Palm Springs, CA 92262

APPLICANT / PROPONENT: West Coast Aggregate Supply, Inc.
92500 Airport Blvd.
P.O. Box 790
Thermal, CA 92274

LOCATION OF PROPOSED ACTION: East of Thermal, Riverside County
Township 6 South, Range 9 East,
Section 18 (North ½), SBBM

PROJECT ACREAGE:	BLM	90 acres
	Other Federal	_____
	State	_____
	Private	_____
	Other (specify)	_____

USGS TOPOGRAPHIC MAP: *Thermal Canyon, California* Quadrangle, 1972 – 7.5-Minute Series

NEED FOR THE PROPOSED ACTION

West Coast Aggregate Supply Inc. requested to expand their existing mining operation for sand and gravel on public lands located approximately 2½ miles east of Thermal, CA, in Riverside County.

The West Coast Aggregate Supply Inc. existing contract and operation meet the requirements under 43 Code of Federal Regulations (CFR) 3600 Mineral Materials Disposal. The proposed mine expansion would allow for the continued mining

operations of extraction, removal, and processing of alluvial sand and gravel deposits to be used exclusively by West Coast for construction and demand in the local aggregate industry. In addition, the mineral resources extracted from public lands would serve to meet the long-term demand in the surrounding communities.

LAND USE PLAN CONFORMANCE and Other Regulatory Compliance:

In accordance with Title 43 Code of Federal Regulations 1610.5-3, the proposed action and alternatives are in conformance with the following approved land use plan: California Desert Conservation Area (CDCA). The site is not designated an Area of Critical Environmental Concern (ACEC) nor is it designated wilderness. However, the site is located west of the Mecca Hills Wilderness, which along with the Orocopia Mountains Wilderness located further to the east, comprise the Meccacopia Special Recreation Management Area (MSRMA) as designated by the CDCA Plan Amendment for the Coachella Valley during December 2002 (BLM, 2003). The footprint of the MSRMA generally coincides with the Mecca Hills/Orocopia Mountains Conservation Area (MH/OMCA), as designated within the Coachella Valley Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan (CVMSHCP) (CVAG, 2007).

Fish and Wildlife Consultation

The site was surveyed for biological resources three times, in 2005, 2009, and 2010 (WLB, 2005; SWBC, 2009; LBI, 2010). The surveys were conducted to identify the presence of any threatened and endangered species including the federal-listed and state-listed desert tortoise. No threatened or endangered species or evidence thereof was identified and therefore no threatened or endangered species are expected to occur onsite. The site is not located within a conservation area of the CVMSHCP (CVAG, 2007).

Cultural Resources Review

Under the Federal Land Policy and Management Act of 1976 (FLPMA), the BLM is charged with managing public lands in a manner that will "protect the quality of scientific, scenic, historical, ecological, environmental, air and atmospheric, water resource, and archaeological values". Section 106 of the National Historic Preservation Act, as implemented at 36 CFR Part 800, requires Federal agencies to take into account the effects of their undertakings on historic properties. The Revised State Protocol Agreement (2007) between the California State Director of the Bureau of Land Management (BLM) and the California and Nevada State Historic Preservation Officers (SHPOs) defines the roles and relationships between the SHPOs' offices and the BLM under the National Programmatic Agreement. The State protocol is intended to insure that the California BLM operates "efficiently and effectively in accordance with the intent and requirements of the NHPA." The protocol streamlines the Section 106 process by not requiring case by case consultation with the SHPO on most individual undertakings.

A historical/archaeological resources survey that was conducted by CRM Tech in 2005 determined that no "historical resources" as defined by CEQA were encountered within or adjacent to the site (CRM, 2005a). A paleontological survey that was conducted by CRM

Tech in 2005 determined that no paleontological resources (fossils) were encountered within or adjacent to the site. However, the noted survey indicated that although no paleontological resources are likely to be encountered within the surficial, younger Quaternary sediments present within the low-lying portions of the project area, the potential to encounter paleontological resources within deeper lakebed sediments underlying the low-lying portions of the project area cannot be determined without visual inspections during mining operations (CRM, 2005b).

DESCRIPTION OF THE PROPOSED ACTION and ALTERNATIVES

Background

The site is located on public lands (north ½ of Section 18 of Township 6 South, Range 9 East) administered by BLM. It is situated east of the All American Canal (Coachella Valley Segment) and west of the Mecca Hills. Nearby ephemeral surface water features include Thermal Canyon and an unnamed wash located north of the site, and an unnamed wash located southeast of the site, within which surface water is conveyed generally toward the west from the Mecca Hills located east of the site (Figure 1).

The existing mining operation is conducted pursuant to an approved plan of operation and Riverside County Surface Mine Permit – Revision 1 (SMP 129R1), and to the State of California Surface Mining and Reclamation Act (SMARA). The site is located along the western edge of an area wherein the public and private land ownership in this area alternates in a “checkerboard” pattern (Figure 2).

Vicinity land use includes agricultural west of the All American Canal, while those east of the site, in the Mecca Hills, are generally vacant with the public lands designated as wilderness (MSRMA) and/or conservation area (MH/OMCA) (CVAG, 2007).

Two (2) nearby permitted aggregate mining operations include the following (Figure 2):

- County of Riverside Transportation Department (Riverside County RCL 154), located approximately 1 mile to the north.
- Granite Construction Co. (Riverside County SMP 196), located immediately east of and adjacent to the site.

One (1) nearby aggregate mining operation has been applied for but has not been approved to date (Figure 2):

- Channel & Basin Reclamation, Inc. (Riverside County SMP 209), located approximately 0.5 mile to the northeast.

Current nearby aggregate mine status is available at the following County of Riverside California website: http://www.rctlma.org/planning/content/geninfo/surface_mine_list.aspx.

The existing sand, gravel, and clay quarry, including a crushing/screening/concrete batch

plant facility, encompassing approximately 190 acres (approximately 132.3 acres disturbed) has been in operation since 1980. The initial Riverside County Surface Mine Permit (SMP 129) was approved in 1980 for a period of 15 years, until 1995, allowing up to 390,000 tons to be mined annually. In August 1990, a BLM contract authorized excavation of 50,000 cubic yards from 80 acres of a BLM-administered parcel located in the South ½ of Section 18 of Township 6 South, Range 9 East. Revision 1 of the permit (SMP 129R1) extended the life of the original permit an additional 24 years, until 2019, at the aforementioned annual tonnage extraction rate for a total extraction of 6,700,000 tons (Riverside County, 2006). Given that annual extraction would continue at the current rate of 270,000 cubic yards (400,000 tons) of sand, gravel, and clay, including approximately 27,000 cubic yards (40,000 tons) of waste fines per annum, the aggregate reserves covered by the existing permit are nearing depletion and the quarry needs to be expanded in order to continue producing material.

1. Proposed Action

West Coast Aggregate Supply, Inc. (West Coast) is the operator of the sand, gravel, and clay quarry, including the crushing/screening/concrete batch plant, located adjacent to the proposed expansion area. The existing operation is permitted on 190 acres, which are comprised of approximately 45 acres of private land and approximately 145 acres of public land administered by BLM. The existing operation is authorized on public land pursuant to the original Plan of Operations and Reclamation Plan (W&W, 2005) and administered by BLM pursuant to SMP 129R1. Furthermore, site reclamation is governed by SMP 129R1.

West Coast proposes to expand the existing operation by an additional 90 acres on public land administered by BLM and has submitted a revised plan of operation for BLM review and approval. If the revised Plan of Operations (W&W, 2010) is approved, the SMP 129R2 reclamation plan must also be approved by Riverside County pursuant to the State of California Surface Mining and Reclamation Act (SMARA), and the Memorandum of Understanding (MOU) for reclamation of surface mines that was established between the BLM and the California Department of Conservation.

The proposed quarry expansion would be accomplished by extending the existing quarry toward the north at the current annual extraction rate of 400,000 tons for a total extraction of 8 million tons and extending the termination year by 25 years from 2010 to 2035 (an additional 20 years of excavation and 5 subsequent years for revegetation monitoring). Phase 1 would involve the extraction of a maximum of approximately 2,160,000 cubic yards (~3,200,000 million tons) through the year 2020 and Phase 2 would involve the extraction of a maximum of approximately 2,700,000 cubic yards (~4,100,000 tons) through the year 2030, which is an addition to the remaining reserves from the original 4,450,000 cubic yards (6,700,000 tons) permitted for under the existing permit for SMP 129R1. All other operational aspects (days, hours, *etc.*) would remain the same as with the existing permitted operation.

Reclamation would require approximately five (5) additional years beyond the cessation of mining excavation activities. Upon completion of mining excavation activities in 2030, reclamation of the site would include revegetation with a native plant community similar to

the existing plant cover and monitoring activities, ending in 2035. The reclaimed site would be approximately 100 feet lower in elevation than the surrounding land surface and would consist of two earthen basins covering the majority of the approximate 90-acre site.

The expansion would be conducted in a two-phased fashion (Phases 1 and 2) to a maximum depth of approximately 100 feet below ground surface, with a maximum slope angle of 2:1 (horizontal:vertical), resulting in pit floors that generally parallel the slope of the surrounding natural alluvium. Excavated aggregate material would continue to be transported to the existing onsite batch plant.

The site topography would be altered by the extraction of aggregate materials for processing and sale. The additional area would be mined in a similar manner as is used in the existing operation. Loaders and dozers are used to place material into the primary (mobile) crusher, which in turn feeds material to the screening/concrete batch plant located along the central portion of the northern boundary of Section 19 of Township 6 South, Range 9 East, which is coterminous and south of Section 18 where the site is located. Material is washed, screened, sized, and loaded for delivery at the plant, which has public access via Airport Boulevard. The existing office and associated buildings would also remain.

2. No Action Alternative

The Proposed Action (90-acre expansion) would not be undertaken. Existing management and use of the site would continue subject to applicable statutes, regulations, policy, and land use plans. The existing plant could be operated with aggregate supplied from other sites and hauled to the existing processing plant and completed quarries would be reclaimed pursuant to the existing SMP 129R1.

AFFECTED ENVIRONMENT

1. Area Description

The site is located in the northern half of Section 18 of Township 6 South, Range 9 East (SBBM), with a street address of 92500 Airport Boulevard, which is located approximately 13 miles southeast of the city of Indio and approximately 5 miles east of the city of Thermal CA. SMP 129 is accessed via Highway 111 in the city of Thermal CA, eastward approximately 2.9 miles via Airport Boulevard (two lanes, paved) to an existing paved access road that leads across the Coachella Valley Segment of the All American Canal, over the levee, and to the existing mining operations. Access from the existing mining operations to the proposed expansion area will be via existing unpaved roads.

The site elevation is approximately 80 feet above sea level and gently slopes downward toward the southwest (USGS, 1972). The existing operation and the proposed expansion area are both located on a series of coalescing west-sloping active alluvial fans that originate in drainages that actively convey ephemeral surface water and sediments westward from the Mecca Hills located to the east. The Soil Conservation Service (SCS) has classified the vicinity soils as the Carsitas Series (CdC, ChC) and Badlands soils (BA) (SCS, 1980). The Carsitas Series correlates with quaternary alluvium (Qal) and the

Badlands soils correlate with Pleistocene nonmarine sediments (Qc) (CDMG, 1965b). The Carsitas Series ("Qal") is described as a gravelly, cobbly sand approximately 10 inches in thickness, underlain by a substratum of coarse sand with varying coarse fragments, which occupy the axes of the noted ephemeral drainages within the Mecca Hills and the alluvial fans they form west of the Mecca Hills. Badland soils ("Qc") comprise the Mecca Hills located east of the site and are described very steep severely eroded areas consisting of slightly consolidated soils that are capped by a very thin mantle of loose sand (SCS, 1980).

The Little San Bernardino Mountains located north and northeast of the site are dominated by intruded Mesozoic granitic rocks (gr), which transition northwestward into a pre-Cambrian igneous and metamorphic rock complex (pEc) (CDMG, 1965b).

According to the California Division of Mines and Geology Special Report No. 159, Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region (Miller, 1988), alluvial fan and stream deposits dominate the site and surrounding area to a depth of at least 30 feet below ground surface. Historical mining in the immediate vicinity indicates the depth of alluvium may be as much as 100 feet below ground surface. The alluvium reportedly consists of approximately 65% sand and 35% gravel. The gravel is composed of approximately 50% granitic rock and 50% metamorphic rock with a few sedimentary rocks and an occasional mud ball. Very little overburden, if any, is located on the proposed expansion area (W&W, 2005, 2010).

Three (3) local named faults, progressing eastward from the site, include the Banning-Mission Creek Fault, which comprises the local section of the San Andreas Fault Zone located immediately northeast of and adjacent to the site, the Hidden Springs Fault located along the west side of the Orocopia Mountains (approximately 9.4 miles to the east-southeast), and the Orocopia Thrust Fault located along the east side of the Orocopia Mountains (6.3 miles to the east-northeast). No nearby faults are reportedly located west of the site (CDMG, 1965a, 1965b). Traces of the San Andreas Fault Zone can be clearly seen in the field cutting across the extreme southwest ends of the Mecca Hills and extending across the extreme northern end of the proposed mine expansion area. The San Andreas Fault Zone has been identified as an Alquist-Priolo Earthquake Fault Hazard Zone (W&W, 2005, 2010). According to Figure 14 of the Riverside County Eastern Coachella Valley Area Plan, the site lies within an area with high susceptibility to liquefaction (Riverside County, 2003).

A site slope stability evaluation was conducted during 1996 to evaluate conditions of the to-date aggregate mining operations at SMP 129. At the time, the quarry consisted of two (2) sand, gravel, and clay excavations separated by approximately 1,000 feet, within which slopes ranged between 1:1 and 1.5:1 (horizontal:vertical) and demonstrated stability. Mine plans included expanding mining operations into areas consisting of alluvium (sand and gravel) and the Mecca formation sediments (predominantly claystone). Based on field observations, it was recommended that the proposed slope of 2:1 be utilized for current and expanded mining operations (Bulut, 1996). A recent annual inspection conducted during 2008 of to-date reclaimed 2:1-inclined excavation slopes confirmed that the reclaimed slopes demonstrated stability (CHJ, 2008).

A site hydrologic evaluation was conducted to estimate peak storm flood volumes and possible head-cutting that could result in response to precipitation within watersheds

located within the Mecca Hills and Little San Bernardino Mountains, which are located east and northeast of the site, respectively (Deane, 2005). The noted evaluation included two (2) planned mine expansion areas located north of current mining operations, designated as the "northern area" and the "middle area". These areas were designated as such due to the fact that an earlier site hydrologic evaluation was performed on the current mining operation (Bulot, 1997), which was considered as the "southern area" in the newer evaluation (Deane, 2005).

Annual rainfall at the Thermal Airport, approximately four miles west of the site, averages 2.93 inches (SCS, 1980). Annual rainfall in the site vicinity averages less than four (4) inches, with 40% of precipitation occurring mainly during the summer resulting from convectional storms moving northward from the Gulf of California. The remaining 60% of precipitation occurs during the balance of the months (CADWR, 1964).

The site and existing mining operations overlie the Thermal Sub-area of the Indio Sub-basin of the greater Coachella Valley Groundwater Basin. The Thermal Sub-area extends westward across Coachella Valley and is separated from the Desert Springs Sub-basin to the northeast and the Mecca Hills Area to the southeast by the San Andreas Fault Zone. The generalized stratigraphic column of the Thermal Sub-area indicates the following groundwater units, with increasing depth, may underlie the site and existing mining operations: semiperched zone (Recent lake deposits, 0-100 feet thickness), upper aquifer (older alluvium, 150-300 feet thickness), unnamed aquitard (Ocotillo Conglomerate, 100-200 feet thickness), and the lower aquifer (Ocotillo Conglomerate, greater than 1,000 feet thickness) (CADWR, 1964). Groundwater beneath the existing mining operation located south of the site was approximately 93 feet below sea level as documented by a Driller's Report to the Department of Water Resources (Permit No. 09927) when the existing Valley Rock & Sand well was installed. As of 12 February 1997, the groundwater was measured at approximately 121 feet below sea level in this well (W&W, 2005, 2010).

The site corresponds to the "middle area", which receives precipitation surface water runoff via Thermal Canyon within what has been referred to as the "Southern Thermal Canyon watershed" (Deane, 2005). Thermal Canyon is designated a "blue line" drainage (USGS, 1972). The area of this watershed comprises approximately 7.8 mi² that extends eastward from the site upward into the Mecca Hills to an area including the I-10 interstate freeway west of the Cactus City rest stop. A peak surface flow volume of approximately 2,533.8 CFS was estimated in response to a 100-year/6-hour storm event, a maximum flood volume of approximately 1,265.88 AF was estimated in response to a 100-year/24-hour storm event, and approximately 625 feet of headward erosion (head-cutting, approximately 560 feet up-channel from the property line) was estimated for the site (Deane, 2005). Riprap down drain(s) will be installed onsite to prevent head-cutting and provide erosion control of excavation slopes (W&W, 2005, 2010).

The site is located within the Colorado Desert region of California (Jaeger, 1957). Although the CVMSHCP indicates that the site is not located within any designated conservation areas, one (1) such area is located within the site vicinity. The Mecca Hills/Orocopia Mountains Conservation Area (MH/OMCA) encompasses approximately 277,100 acres that includes most of the land comprising the Mecca Hills and Orocopia Mountains, essentially along the south side of the I-10 interstate freeway, within approximately 0.25

mile east of the site. The main purpose of this conservation area is to essentially provide contiguous "minimally fragmented" areas for various protected and endangered species of concern (CVAG, 2007). As previously stated, the footprint of the MH/OMCA generally coincides with the Meccacopia Special Recreation Management Area (MSRMA) (BLM, 2003). In addition, all of Section 18 of Township 6 South, Range 9 East has been included within the designated California Desert Conservation Area via an act of the United States Congress on 21 October 1976 (BLM, 2010).

The following is a summary of the 2005, 2009, and 2010 biological surveys (WLB, 2005; SWBC, 2009; LBI, 2010) with an emphasis on the most recent survey (LBI, 2010). Site vegetation is essentially comprised of undeveloped desert shrubland, within which Phase 1 has a small clearing used a truck wash/turnaround and the remainder is covered by undisturbed vegetation. A sizable portion of Phase 2 had been cleared in the past but has nearly completely recovered with native vegetation and the remainder is covered by undisturbed vegetation. Two plant associations are present onsite consisting of the Sonoran Creosote Bush Scrub (upland vegetation) that essentially covers the entire site, which is interrupted by southwest-draining washes containing species (wash vegetation) typical of the Desert Dry Wash Woodland or the Blue Palo Verde-Smoke Tree series. However, the wash vegetation does not readily fall into either classification and microphyllous shrubs were not common enough to consider this vegetation a dry wash woodland or Blue Palo Verde-Smoke Tree stand. Furthermore, contrast between the upland and wash vegetation on aerial photographs is not sufficient to map them as distinct types. Upland vegetation is represented onsite primarily by the creosote bush (*Larrea tridentata*) and white bursage (*Ambrosia dumosa*), with subordinate numbers of cheesebush (*Hymenoclea salsola*), sweetbush (*Bebbia juncea*), and brittlebush (*Encelia farinosa*). Wash vegetation is represented by blue palo verde (*Cercidium floridum*), desert lavender (*Hyptis emoryi*), and smoke tree (*Psoralea spinosa*), in addition to the upland vegetation mentioned above. Based on field observations, vegetation on the site has no special status with the California Department of Fish and Game (CDFG), although the Sonoran Creosote Bush Scrub, Desert Dry Wash Woodland, and Blue Palo Verde natural/woodland communities are identified and covered by the CVMSHCP (LBI, 2010).

Only two (2) special status plants, the chaparral sand verbena (*Abronia villosa* var. *aurita*) and the closely-related desert sand verbena (*Abronia villosa* var. *villosa*), are scarcely represented on the site. Although not observed, at most the following special status plants might occur with a low probability, but not in significant numbers: Salton Sea milk vetch, winged cryptantha, Utah vine milkweed, California ditaxis, glandular ditaxis, slender ditaxis, Cove's cassia, and Mecca aster. Of all these special status plants, only the Mecca aster is covered under the CVMSHCP. No endangered vegetation species or evidence thereof was encountered onsite (WLB, 2005; SWBC, 2009; LBI, 2010).

Although three (3) special status insects (cheeseweed moth lacewing, Coachella Valley Jerusalem cricket, and Coachella giant sand treader cricket) occur in the region, none were observed on the site. None of these species are listed as threatened or endangered or proposed for listing. No endangered invertebrate species or evidence thereof were encountered onsite (WLB, 2005; SWBC, 2009; LBI, 2010), although the Coachella Valley Jerusalem cricket, and Coachella giant sand treader cricket are both covered under the CVMSHCP (LBI, 2010).

Although the Coachella Valley fringe-toed lizard (*Uma inornata*) and flat-tailed horned lizard (*Phrynosoma mcalli*) are of concern to state and federal government agencies, individuals and suitable habitat were not detected onsite. Therefore, they are not expected to occur at the site. Furthermore, the desert tortoise (*Gopherus agassizi*), which is a federally- and state-listed threatened species, was not detected onsite or in nearby areas. However, although the site is not within critical habitat as designated by the United States Fish and Wildlife Service, the site is located approximately 5.5 miles west of the mapped Chuckwalla critical habitat unit, desert tortoises occur in the general area, and there is only a low probability that an individual could wander onsite. No endangered reptilian species or evidence thereof was encountered onsite (WLB, 2005; SWBC, 2009; LBI, 2010). All three species are covered by the CVMSHCP (LBI, 2010).

Three (3) special status birds have been observed at the site during the noted surveys: black-tailed gnatcatcher (WLB, 2005; SWBC, 2009), loggerhead shrike (WLB, 2005; LBI, 2010), and burrowing owl (WLB, 2005). Although Le Conte's thrasher was not observed during any of the surveys, it is likely to occur due to the presence of suitable habitat (WLB, 2005; SWBC, 2009; LBI, 2010). The loggerhead shrike and black-tailed gnatcatcher are on the CDFG list of Special Animals, whereas the burrowing owl and Le Conte's thrasher are considered CDFG species of special concern. Only the burrowing owl and Le Conte's thrasher are covered by the CVMSHCP. None of these species are listed as threatened or endangered. No endangered avian species or evidence thereof was encountered onsite (LBI, 2010).

Although several special status bats are likely to forage over the site (WLB, 2005; SWBC, 2009; LBI, 2010), only the western yellow bat has a low probability of roosting, but not breeding, in the larger blue palo verde trees on the site. The western yellow bat is the only special status bat that is covered by the CVMSHCP (LBI, 2010). In order of decreasing probability, the following mammals could occur on the site: Pallid San Diego pocket mouse (high), Palm Springs pocket mouse (moderate), Colorado Valley woodrat (low), and American badger (occasional). Although Nelson's bighorn sheep occur in higher desert mountain ranges throughout the southwestern United States and is federally listed as endangered, the low elevation and lack of a permanent water source make the site unsuitable for this mammal except for migration (WLB, 2005; SWBC, 2009; LBI, 2010). The Pallid San Diego pocket mouse, Palm Springs pocket mouse, and Colorado Valley woodrat are considered species of special concern by CDFG, and Nelson's bighorn sheep is considered by CDFG as a Special Animal. Only the Palm Springs pocket mouse is covered by the CVMSHCP (LBI, 2010). No endangered mammalian species or evidence thereof was encountered onsite (WLB, 2005; SWBC, 2009; LBI, 2010).

A historical/archaeological resources survey that was conducted by CRM Tech in 2005 determined that no "historical resources" as defined by CEQA were encountered within or adjacent to the site (CRM, 2005a). A paleontological survey that was conducted by CRM Tech in 2005 determined that no paleontological resources (fossils) were encountered within or adjacent to the site. However, the noted survey indicated that although no paleontological resources are likely to be encountered within the surficial, younger Quaternary sediments present within the low-lying portions of the project area, the potential to encounter paleontological resources within deeper lakebed sediments underlying the

low-lying portions of the project area cannot be determined without visual inspections during mining operations (CRM, 2005b).

LAND USE PLAN CONFORMANCE and Other Regulatory Compliance:

In accordance with Title 43 Code of Federal Regulations 1610.5-3, the proposed action and alternatives are in conformance with the following approved land use plan: California Desert Conservation Area (CDCA). The site is not designated an Area of Critical Environmental Concern (ACEC) nor a designated wilderness. However, the site is located west of the Mecca Hills Wilderness, which along with the Orocopia Mountains Wilderness located further to the east, comprise the Meccacopia Special Recreation Management Area (MSRMA) as designated by the CDCA Plan Amendment for the Coachella Valley during December 2002 (BLM, 2003). The footprint of the MSRMA generally coincides with the Mecca Hills/Orocopia Mountains Conservation Area (MH/OMCA), as designated within the Coachella Valley Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan (CVMSHCP) (CVAG, 2007).

Two of the four goals stated in the Geology, Energy, and Minerals Element of the CDCA Plan, Chapter 3 are:

- (1) Within the multiple-use management Framework, assure the availability of known mineral resource land for exploration and development.
- (2) Encourage the development of mineral resources in a manner which satisfies national and local needs and provides for economically and environmentally sound exploration, extraction, and reclamation processes.

Surface Mine and Reclamation Act (SMARA) of 1975

The Surface Mine and Reclamation Act is a State of California law pertaining to the mine reclamation and administered by the respective county planning department. The Riverside County Planning Department is the approving agency on the Thermal Pit reclamation plan for this proposal.

Fish and Wildlife Consultation

The site was surveyed for biological resources three times, in 2005, 2009, and 2010 (WLB, 2005; SWBC, 2009; LBI, 2010). The surveys were conducted to identify the presence of any threatened and endangered species including the federal-listed and state-listed desert tortoise. No threatened or endangered species or evidence thereof was identified and therefore no threatened or endangered species are expected to occur onsite. The site is not located within a conservation area of the CVMSHCP (CVAG, 2007).

Cultural Resources Review

Under the Federal Land Policy and Management Act of 1976 (FLPMA), the BLM is charged with managing public lands in a manner that will "protect the quality of

scientific, scenic, historical, ecological, environmental, air and atmospheric, water resource, and archaeological values". Section 106 of the National Historic Preservation Act, as implemented at 36 CFR Part 800, requires Federal agencies to take into account the effects of their undertakings on historic properties. The Revised State Protocol Agreement (2007) between the California State Director of the Bureau of Land Management (BLM) and the California and Nevada State Historic Preservation Officers (SHPOs) defines the roles and relationships between the SHPOs' offices and the BLM under the National Programmatic Agreement. The State protocol is intended to insure that the California BLM operates "efficiently and effectively in accordance with the intent and requirements of the NHPA." The protocol streamlines the Section 106 process by not requiring case by case consultation with the SHPO on most individual undertakings.

A historical/archaeological resources survey that was conducted by CRM Tech in 2005 determined that no "historical resources" as defined by CEQA were encountered within or adjacent to the site (CRM, 2005a). A paleontological survey that was conducted by CRM Tech in 2005 determined that no paleontological resources (fossils) were encountered within or adjacent to the site. However, the noted survey indicated that although no paleontological resources are likely to be encountered within the surficial, younger Quaternary sediments present within the low-lying portions of the project area, the potential to encounter paleontological resources within deeper lakebed sediments underlying the low-lying portions of the project area cannot be determined without visual inspections during mining operations (CRM, 2005b).

Land Use Classification:

The site is located on BLM land (north ½ of Section 18 of Township 6 South, Range 9 East, SBBM). This section is adjacent to and shares common corners with BLM land located to the northeast and southeast (Sections 8 and 20, respectively, of Township 6 South, Range 9 East), and to the northwest (east ½ of Section 12 of Township 6 South, Range 8 East). Section 18 is adjacent to and shares common sides with privately-owned land located to the north, east, and south (Sections 7, 17, and 19, respectively, of Township 6 South, Range 9 East), and to the west (Section 13 of Township 6 South, Range 8 East), and is adjacent to and shares a common corner with privately-owned land located to the southwest (Section 24 of Township 6 South, Range 8 East) (CVAG, 2007).

The CDCA Multiple-Use Classifications of the site are Moderate (west ½ of the north ½ of Section 18) and "Private, State, and Other Federally Managed Lands" (east ½ of the north ½ of Section 18) (BLM, 2003). The site is not designated wilderness nor is it designated as an Area of Critical Environmental Concern.

The site is located within the east-central portion of the CVMSHCP area. The plan is a multi-agency, multi-species habitat conservation plan pursuant to the Federal Endangered Species Act. However, although the site is not located within any conservation area delineated by the CVMSHCP, it is

located west of the MH/OMCA (CVAG, 2007). The site is also located west of the MSRMA, which generally coincides with the MH/OMCA. In addition, all of Township 6 South, Range 9 East, including Section 18, has been included within the designated California Desert Conservation Area via an act of the United States Congress on 21 October 1976 (BLM, 2010).

Valid Existing Rights:

The proposed expansion is bound by the Coachella Valley Segment of the All American Canal and its associated right-of-way on the west, essentially vacant land to the north and east, and the existing SMP 129R1 mining operation to the south.

The existing mining operation is authorized by BLM pursuant to CA-48443 and CA-48444. It is authorized by the County of Riverside pursuant to SMP 129R1.

Private lands east of the existing operation are provided access pursuant to CACA-36119 and private lands north of the operation are provided access pursuant to CACA-40022 and CACA-39209. A nearby groundwater monitoring well is provided access pursuant to CACA-45081. In addition, R-141, for electric transmission (overhead lines) and associated right-of-way, passes through the existing mining operation.

All of these rights-of-way will be preserved with the proposed action. CACA-39209, CACA-40022, and CACA-45081 are located west of the proposed expansion, R-141 is located immediately east of the proposed expansion and CACA-36119 is located south of the existing operation and the expansion area.

ENVIRONMENTAL CONSEQUENCES

A. Elements of the Human Environment

The following table summarizes various elements of the human environment subject to requirements specified in statute, regulation, or executive order. Elements for which there are no impacts will not be discussed further in this document.

Environmental Element	Proposed Action	No Action Alternative
Air Quality	Cont. of existing emission levels	Cont. of existing emission levels
ACEC's	N/A	N/A

Cultural Resources	None	None
Native American Concerns	None	None
Farmlands	N/A	None
Floodplains	N/A	None
Energy (E.O. 13212)	None	None
Minerals	Continue beneficial use onsite	Aggregate will be obtained elsewhere
T&E Animal Spp.	None	None
T&E Plant Species	None	None
Invasive, Nonnative Species	None	None
Wastes (hazardous/solid)	None	None
Water Quality (surface/ ground)	None	None
Wetlands/Riparian	None	None
Wild and Scenic Rivers	N/A	N/A
Wilderness	Cont'd. Industrial use adj. wilderness	Cont'd. Industrial use adj. wilderness
Environmental Justice	None	None
Health and Safety Risks to Children	None	None
Visual Resource Mgmt.	Cont. Ind. view adj. to wilderness	Cont. Ind. view adj. to wilderness

B. Discussion of Impacts

1. Proposed Action:

The proposed action would extend the existing quarry by an additional 90 acres on public land and the life of the existing aggregate processing facility by 25 years.

The expansion would consist of extension of the existing quarry which would continue to be mined in the same manner as the current method. This would result in the temporal loss of surface resources such as wildlife habitat (plants and soil) and the consumption of naturally occurring alluvial materials and consequent alteration of the land surface within the expansion area (90 acres).

The expansion area would be revegetated pursuant to SMARA, which requires reestablishment of native plants as specified in the reclamation plan to be approved concurrently by the County of Riverside in conjunction with the state Department of Conservation Office of Mine Reclamation. Reclamation would also reestablish wildlife habitat to the extent it relies on native plant species. However, the proposed land surface (topographic) alteration and resulting changes to surface hydrology would remain. Noise generation and visual alterations would be limited to the existing levels but would occur north of the existing pit. These impacts would generally be limited to employees (who would be protected from these impacts through the implementation of MSHA and OSHA requirements) because they are "straight line" impacts and would occur below the surface grade (elevation).

Air quality impacts would result from the operation of mobile equipment in the area of quarry expansion. This is estimated to be a loader and two haul trucks which would not create substantial emissions. Emissions from the entire operation (quarry and processing plant) would continue to be regulated by the State of California in a manner prohibiting creation of nuisance emissions or health hazards.

2. No Action Alternative:

Quarry extension on an additional 90 acres of public land would not occur. Quarry areas on public lands would be reclaimed when reserves are economically exhausted, 1-2 years from present. Reclamation would be conducted pursuant to the approved plan, SMP 129R1. However, the existing processing plant is located on private land and could continue processing material from more distant quarries. This would continue the existing impacts resulting from air emissions, traffic generation and proximity of the processing plant to areas designated as conservation areas via the CVMSHCP and the California Desert Conservation Area.

The direct impacts due to loss of surface materials (vegetation, soil, and aggregate) would not occur at this site but would likely be incurred at another location as the investment in a processing plant is much greater than the cost of obtaining and hauling aggregate material at the existing plant.

C. Mitigation Measures

The following measures are designed to reduce or eliminate these identified impacts associated with the proposed mine expansion:

- 1) All areas disturbed by mining shall be reclaimed pursuant to the requirements of SMARA and concurrent surface mining operation which includes SMP 129R2

approval with Riverside County.

- 2) Native vegetation shall not be cleared from February to August unless a pre-clearance survey is conducted and no nesting birds are found. Otherwise surface clearing must be conducted from August to February in any year.
- 3) Prior to surface disturbance during any portion of the year, a clearance survey is conducted for burrowing owls (BUOW). If BUOW are found, the state of California Department of Fish and Game protocol for relocation must be implemented by the operator.
- 4) A desert tortoise protection education program must be presented to all mine employees annually.
- 5) The operator shall cause to be prepared a delineation of areas within the jurisdiction of the US Army Corps of Engineers pursuant to the Clean Water Act §404 and the California Department of Fish and Game pursuant to the Fish and Game Code §1600. The operator shall obtain all necessary permits and provide copies of permits to BLM.
- 6) Surface water drainage into the pit shall be conveyed by drains designed to eliminate off-site headward erosion. This may be accomplished through structural means (dissipaters, channel hardening) or redesign (shallower cut).
- 7) If buried cultural materials are discovered during any project activities, work in that area will be halted and a qualified archaeologist shall evaluate the find.
- 8) Periodic monitoring shall be conducted to determine if buried paleontological materials occur onsite. A qualified paleontologist shall inspect cut slopes within the quarry whenever slopes reach an additional twenty feet of depth or two years.
- 9) Every three years, the operator shall submit to BLM and Riverside county an aerial photograph of the pit area.

D. Residual Impacts

The temporal loss (until reclamation) of 90 acres of land surface resources (wildlife habitat, vegetation, and soil) would remain under any mining alternative. The extent of this loss can be reduced by accomplishing site reclamation concurrently with existing mining activities per SMP 129R1. The continued generation of air emissions and traffic would occur under any mining alternative including the use of quarries on private lands (No action Alternative). These impacts are a result of aggregate processing which is not regulated by BLM and results from demand in the region. The continued use of the existing processing plants near areas designated wilderness could also occur under the No Action Alternative because it occurs on private lands.

E. Cumulative Impacts

The Proposed Action (90-acre expansion) would continue the existing impacts for an additional 25 years. Riverside County SMP 129 is located adjacent to Riverside County RCL 154, SMP 209, and SMP 196. As previously stated SMP 209 has not been approved yet and therefore has not initiated operation. RCL 154 and SMP 196 are operated intermittently. The proposed action would contribute to the regional consumption of construction aggregate and consequent use of alluvial material and loss of surface resources (wildlife habitat, vegetation, soil).

The cumulative impact of these projects is the loss of surface resources (vegetation, wildlife habitat, and alteration of surface hydrology). These impacts would occur over the life of the individual permits and their level of impact (intensity) would vary in response to market demand. Lower demand would spread impacts over greater periods of time and higher demand would spread impacts over shorter periods of time, through increased production levels, and the associated generation of emissions and traffic.

FREEDOM OF INFORMATION ACT CONSIDERATIONS:

Public comments submitted for this environmental assessment, including names and street addresses of respondents, will be available for public review at the Palm Springs-South Coast Field Office during regular business hours (8:00 a.m. to 4:30 p.m.), Monday through Friday, except holidays. Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment – including your personal identifying information – may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so. All submissions from organizations or businesses, and from individuals identifying themselves as representatives or officials of organizations or businesses, will be made available for public inspection in their entirety.

PERSONS / AGENCIES CONSULTED:

US Fish and Wildlife Service, Carlsbad Office

PREPARED BY:

John Kalish, BLM Field Manager
Holly Roberts, BLM Associate Field Manager
Cheryl Martinez, Lands, Minerals, and Recreation Supervisor
Greg Hill, BLM Environmental and Planning Coordinator
George Kline, BLM Archeologist
Mark Massar, BLM Wildlife Biologist

REFERENCES:

Appendix 1 – Biological Reports

Leatherman Bioconsulting, Inc. (LBI), 2010. Valley Rock and Sand Proposed Mining Expansion (SMP 129 R2), Biotechnical Report, 19 May 2010

Scott White Biological Consulting (SWBC), 2009. Valley Rock & Sand Proposed Quarry Expansion: Biological Technical Report, 7 April 2009.

White & Leatherman Bioservices (WLB), 2005. Valley Rock & Sand Proposed Quarry Expansion: Biological Technical Report and Desert Tortoise Survey, 27 June 2005.

Appendix 2 – Hydrology Studies

Bulot, Inc. (Bulot), 1997. Site Hydrologic Evaluation, Valley Rock and Sand Quarry Expansion, 5 January 1997.

Thomas C. Deane (Deane), 2005. Site Hydrologic Evaluation, Valley Rock and Sand Quarry Expansion, Project No. SMP129R2, Thermal, California, 1 August 2005.

Appendix 3 – Plan of Operations and Reclamation Plan/Slope Stability Reports

Webber & Webber Mining Consultants, Inc. (W&W), 2010. Valley Rock & Sand, Thermal, CA Site – SMP129R2 Plan of Operations and Reclamation Plan. 4 August 2010.

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Appendix 4 – Historical/Archaeological/Paleontological Reports

CRM Tech, Inc. (CRM), 2005a. Historical/Archaeological Resources Survey Report, Valley Rock & Sand Mine Expansion, Near the Community of Thermal, Riverside County, California. 15 April 2005.

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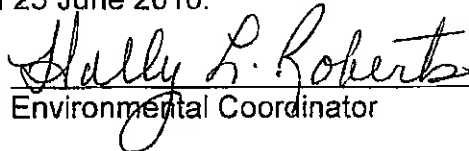
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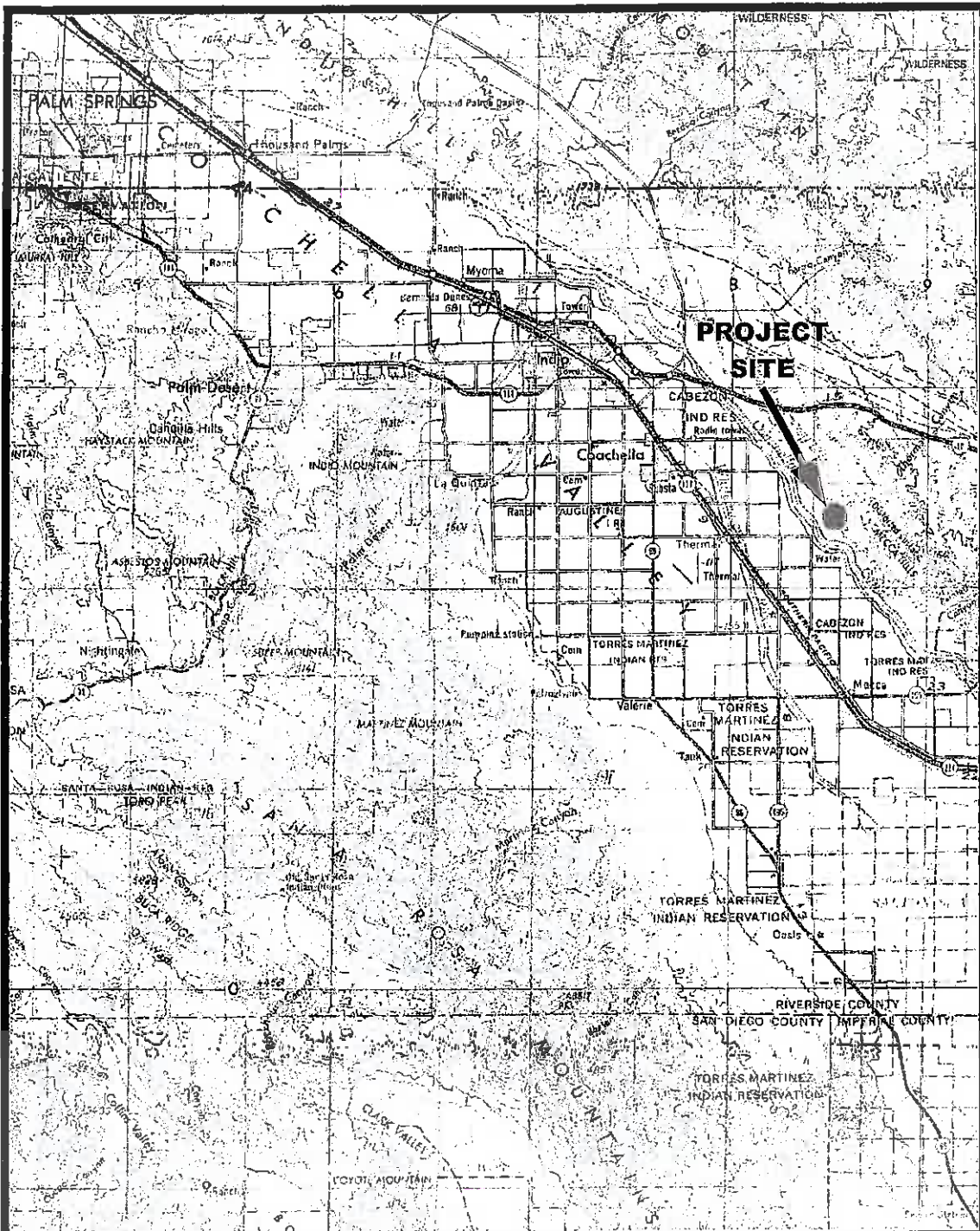
United States Geological Survey (USGS), 1972. Thermal Canyon, California 7.5-Minute Quadrangle.

United States Department of the Interior, Bureau of Land Management (BLM), 2003. California Desert Conservation Area (CDCA) Plan Amendment for the Coachella Valley, as viewed online on 25 June 2010.

REVIEWED BY:


Environmental Coordinator

9/27/2011
Date



Scale: 1 Inch = ~5 Miles

LOCATION MAP VALLEY ROCK & SAND, INC. (SMP 129)



Map Source: USGS 1:250,000 Santa Ana Quadrangle (1979)

Figure 1

Fragmented estate, isolated wilderness, SMPs (3) in SRMA

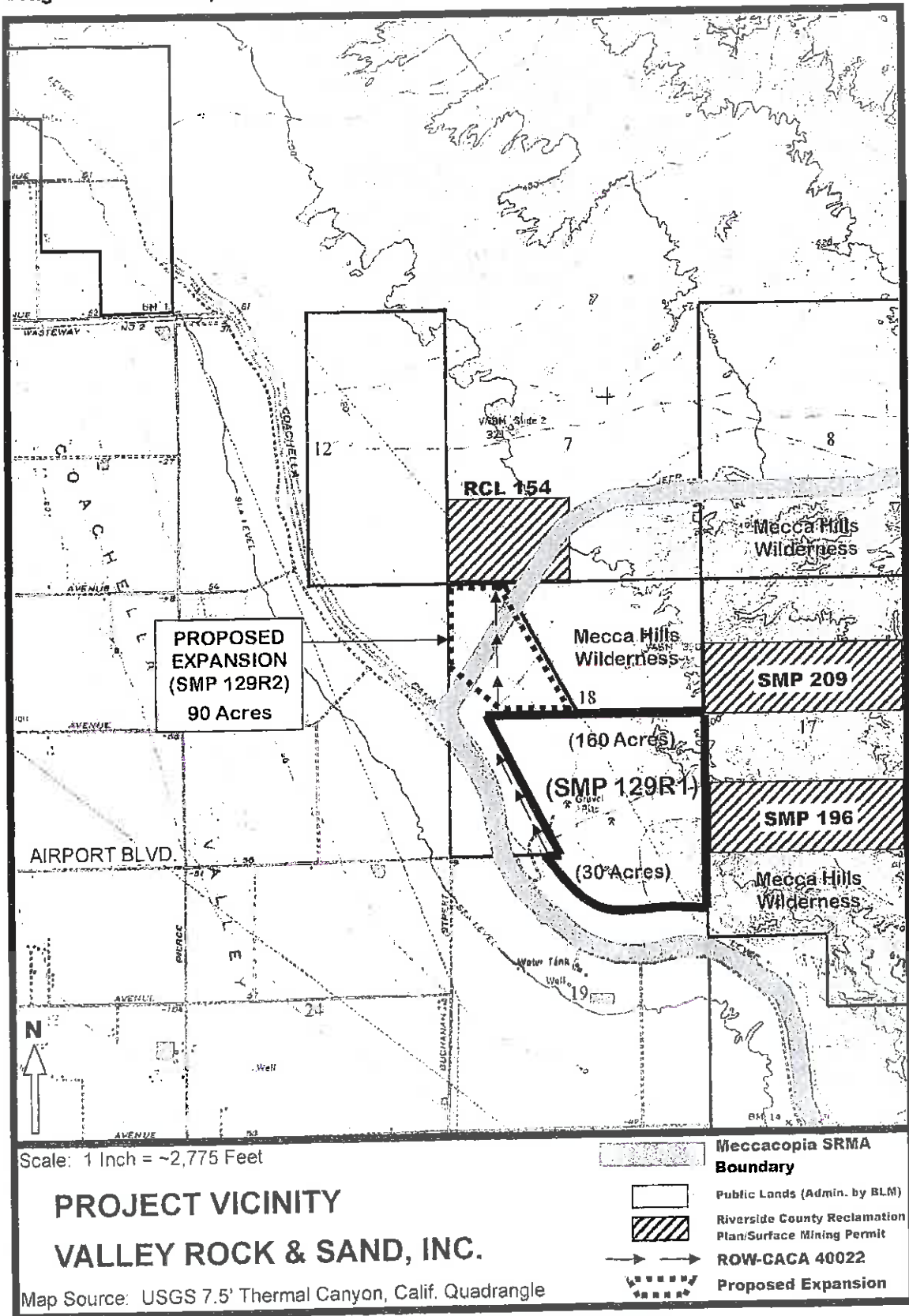


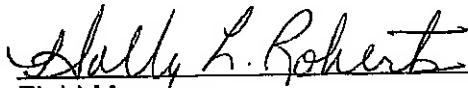
Figure 2

U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
PALM SPRINGS-SOUTH COAST FIELD OFFICE

FINDING OF NO SIGNIFICANT IMPACT
DOI-BLM-CA-060-0011-0050-EA

NAME of PROJECT: Mineral Material Sale Contract-Thermal Pit Expansion

FINDING OF NO SIGNIFICANT IMPACT: Environmental impacts associated with the proposed action have been assessed. Based on the analysis provided in the attached EA, I conclude the approved action is not a major federal action and will result in no significant impacts to the environment under the criteria in Title 40 Code of Federal Regulations 1508.18 and 1508.27. Preparation of an Environmental Impact Statement to further analyze possible impacts is not required pursuant to Section 102(2)(c) of the National Environmental Policy Act of 1969.



Sally L. Roberts
Field Manager
Bureau of Land Management
Palm Springs-South Coast Field Office
1201 Bird Center Drive
Palm Springs, CA 92262

9/27/2011
Date



United States Department of the Interior
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LCAD060.65

OCT 23 2015

Mr. Ed DeBoer
Vice President
West Coast Sand & Gravel Inc.
P.O. Box 790
Thermal, California 92274

Dear Mr. DeBoer:

We are providing this letter in response to your request for assistance on information requested by the Riverside County Planning Department for their review of the proposed expansion of the West Coast Aggregate's sand and gravel extraction area located on federal public land on the South ½ of Section 18, T. 6 S., R. 9 E., SBBM, in the unincorporated Thermal area of Riverside County, California. In the County's SMP00129R2 comment letter that you provided to us, under General Comments, item 2, page 2, it states:

Provide written acknowledgement from BLM indicating their desire for Riverside County to act as Lead Agency for this entitlement, as well as acknowledgement that the County will perform the required CEQA analysis for this project and in doing so satisfies any NEPA requirements that they may have. Alternatively, please provide BLM's NEPA documentation supporting the proposed mine expansion and new materials sales contract.

West Coast operates a sand and gravel facility which is regulated by the Bureau of Land Management (BLM) under the Code of Federal Regulations (CFR), Title 43, subpart 3600. This activity has been ongoing since 1986 when the first mineral material sale contract was issued to the Valley Rock and Sand Company by the BLM.

A Memorandum of Understanding (MOU) on surface mining and reclamation coordination was signed in October 1992 by the State of California, Department of Conservation, State Mining and Geology Board (Board), the BLM, and the United States Forest Service (USFS). The MOU notes that for surface mining on Federal lands, and on combinations of Federal and private lands, the requirements of both the National Environmental Protection Act of 1969 (NEPA) and the California Environmental Quality Act of 1970 (CEQA) are largely equivalent.

The MOU defines a "lead agency" as a city, county or other agencies designated by the Board which have the principal responsibility for implementing the State regulations as imposed under the Surface Mining and Reclamation Act of 1975 (SMARA). The MOU states that lead agencies may accept as functionally equivalent documents to meet their requirements under SMARA, operating plans, reclamation plans and other environmental studies that meet the requirements of USFS and BLM regulations. The lead agencies may accept as functionally equivalent, documents prepared under NEPA (40 CFR 1500-1508) that meet the requirements of CEQA. The MOU also states that by written agreement BLM may delegate authority to lead agencies to be solely responsible for processing, to approval, all mining operations which are subject to federal mining law in accordance with 43 CFR 3809.

It is the understanding of the BLM that the County of Riverside Planning Department currently acts as the "lead agency" for SMARA permitting on the West Coast quarry and concrete batch plant located in Thermal.

It is also our understanding that the County will perform the responsibilities of SMARA and the CEQA analysis for this project. The BLM Palm Springs-South Coast Field Office is strongly committed to continued cooperation with Riverside County on completing the NEPA and CEQA requirements on the expansion area and any future quarry amendments. We are available for joint coordinated efforts relating to mining operation responsibilities on this facility expansion.

If you have any questions on this, please feel free to call Cheryl Nabahe of my staff at (760) 833-7111 or me at (760) 833-7100.

Sincerely,

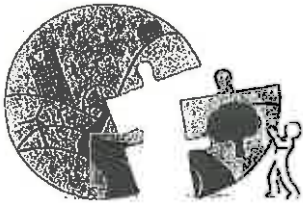


John R. Kalish
Field Manager

cc: Mr. David Jones
County of Riverside Planning Department
4080 Lemon Street
Riverside, CA 92502-1629

Enclosures (2):

- (1) Comment Letter Riverside County Planning Department, June 7, 2011
- (2) 1992 MOU



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: 6/07/11

TO: Valley Rock & Sand Inc.
Attn: John Straiksman and Ed DeBoer
92500 Airport Blvd.
Thermal, CA 92274

CC: Webber & Webber Mining Consultants, Inc.
Attn: George Webber
101 E. Redlands Blvd, Suite 240
Redlands, CA 92374

Bureau of Land Management
Cheryl Martinez
P.O. Box 5267
1201 Bird Center Drive
Palm Springs, CA 90622

RECEIVED
BUREAU OF LAND MANAGEMENT
11 JUN -8 PM 12:22
PALM SPRINGS-SOUTH DESERT
RECLAMATION AREA

FROM: Riverside County Planning Department
David L. Jones, Chief Engineering Geologist/Project Planner

RE: SMP00129R2

Project Description: The proposed project is to expand the existing mine further onto public land managed by BLM (most of the mineral extraction area is located on public land managed by the BLM). The proposed project area is a 90-acres expansion from the current 190 acres to 280 acres and proposes to extend the life of the Project 25 years (20 years excavation/5 years reclamation) to 2035 at an annual extraction rate of approximately 400,000 tons per year and continue the existing sand and gravel processing plant located on private land. The project site is located in the Coachella Valley generally East of the community of Thermal, East of Buchanan Street and the Coachella Canal, North of 57th Avenue, and South of 54th Avenue. The site is accessed via Airport Road.

Dear Applicant:

Your proposal was scheduled for comments from the Land Development Committee (LDC) on May 7, 2011. Enclosed are the resulting comments from the Riverside County Planning Department and all other available comments and Conditions of Approval from the other Departments.

General Comments:

1. Please provide verification of any required Jurisdictional Delineation(s) and/or related permit(s) for the current and proposed alteration of blueline streams at this site.

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"

2. Provide written acknowledgement from the BLM indicating their desire for Riverside County to act as Lead Agency for this entitlement as well as acknowledgement the Riverside County will perform the require CEQA analysis for this project and in so doing satisfies any NEPA requirements they may have. Alternatively, please provide BLM's NEPA documentation supporting the proposed mine expansion.

Exhibit Comments:

Exhibit A – Mining Plan

Please review the Mining Permit Application "Mining Plan Checklist: Exhibit A" and provide, at a minimum, all information contained in that checklist on the Mining Plan.

Exhibit A – Mining Plan ("Sheet 1 of 3")

1. Exhibit A should be amended to include APN: 717-190-015.
2. Exhibit A should be signed and stamped by a licensed Professional Engineer or Land Surveyor.
3. Exhibit A should be amended to include the appropriate property owner information in the "Site Information" block.
4. Exhibit A should be amended to indicate the elevation contours represent AMSL or other appropriate reference point.
5. Exhibit A should be amended to include labeling of all power poles/towers and location of overhead transmission lines and any underground utilities.
6. Exhibit A should be amended to indicate all points of access to the site and to indicate the legal instruments securing that access.
7. Exhibit A should be amended to indicate Granite Constructions access to SMP00196 and the location of SMP00196.
8. Please provide a cross section that includes both Phase 1 and Phase 2.
9. Please include all top of slope berms, where appropriate, on all cross sections.
10. Please indicate the necessary erosion control measures to be employed for all blue-line streams that enter the mine area.
11. Exhibit A should be amended to include the surfacing material/pavement type existing and/or to be applied to all indicated roadways on and leading to this site.
12. Exhibit A should be amended to indicate or eliminate the horizontal line running N-S mid-mine, immediately west of the indicated revegetation test plot.
13. Exhibit A should be amended to indicate or eliminate the circle containing several numbers indicated at the southeast corner of Phase 1.

Exhibit A2 – Plant Site Area Detail ("Sheet 3 of 3")

1. Exhibit A2 should be signed and stamped by a licensed Professional Engineer or Land Surveyor.
2. Exhibit A should be amended to provide building permit numbers for all structures as required.
3. Exhibit A should be amended to indicate all structures, stockpiles, parking areas, septic tanks, portable equipment, etc. will be removed as part of final site reclamation.
4. Exhibit A should be amended to indicate this area is to be graded to drain and revegetated with the necessary seed mix and methods employed for the rest of the mine site.

MEMORANDUM OF UNDERSTANDING

Surface mining and reclamation coordination in the State of California in accordance with California's Surface Mining and Reclamation Act (SMARA) of 1975, as amended,

by and between the

**STATE OF CALIFORNIA, DEPARTMENT OF CONSERVATION
AND THE STATE MINING AND GEOLOGY BOARD,**

the

**U.S. DEPARTMENT OF AGRICULTURE,
FOREST SERVICE, PACIFIC SOUTHWEST REGION,**

and the

**U.S. DEPARTMENT OF THE INTERIOR,
BUREAU OF LAND MANAGEMENT, CALIFORNIA**

THIS AGREEMENT is made and entered into by and between the State of California, Department of Conservation, through its Director, and the State Mining and Geology Board, through its Chairman (jointly referred to herein as "the State"), the Pacific Southwest Region of the United States Forest Service, through its Regional Forester ("the Forest Service"), and the Bureau of Land Management, through its State Director, California ("BLM"), for the purposes of: (1) assuring the application of adequate and appropriate reclamation throughout the State of California; (2) simplifying the administration of surface mining and reclamation practice requirements on Federal lands and on a combination of Federal and private lands; (3) achieving coordination of activity governing reclamation; and (4) eliminating duplication among the aforementioned agencies and counties serving as lead agencies ("lead agencies" pursuant to the Surface Mining and Reclamation Act, Public Resources Code Section 2728) in implementing State and Federal requirements.

WITNESSETH:

WHEREAS, local, State, and Federal agencies have certain legal requirements in regulating the effects of surface mining on Federal lands and on combinations of Federal and private lands, it is deemed advisable to develop an understanding between BLM, the Forest Service, and the State to serve as guidance for local agencies, BLM, the Forest Service, and the State in fulfilling their agency regulatory responsibilities in such situations.

Memorandum of Understanding
Page 2

WHEREAS, for purposes of this agreement, the following are exempt from SMARA pursuant to Public Resources Code Section 2714:

- (1) Prospecting for, or the extraction of, minerals for commercial purposes and the removal of overburden in total amounts of less than 1,000 cubic yards in any one location of one acre or less;
- (2) Surface mining operations that are required by federal law in order to protect a mining claim (i.e. annual assessment work), if such operations are conducted solely for that purpose; and
- (3) Such other surface mining operations which the State determines to be of an infrequent nature and which involve only minor surface disturbances.

WHEREAS, a Memorandum of Understanding (MOU) between the State, the Forest Service, and BLM, governing surface mining and reclamation coordination in the State of California, was signed in 1979 and remains in effect until this new agreement is signed by each party.

WHEREAS, the 1979 MOU was completely rewritten and resigned by the Bureau of Land Management and the State of California on February 7, 1990; and, that the purpose of this updated agreement is to make minor amendments to the 1990 MOU and to add the U.S. Forest Service as signatory.

WHEREAS, several acts of Congress provide for persons to prospect and mine on Federal lands which are administered by the Forest Service and BLM, and which are open to the operation of the United States mining, mineral leasing and mineral materials laws, providing they comply with the rules and regulations covering the Federal lands involved (applicable regulations include 25 CFR 211, 36 CFR 228 et seq., 43 CFR 3802, 3809, 3500, and 3600).

WHEREAS, Federal laws and regulations require that operations authorized under Federal mining, mineral leasing, and mineral material laws shall be conducted so as to minimize adverse environmental impact, or prevent unnecessary or undue degradation caused by such operations, and that the land be reclaimed to a second productive use, where practicable.

WHEREAS, BLM and the Forest Service are authorized to work with the State for purposes of coordinating Federal, State and local regulatory activities for environmental protection [applicable regulations include 43 CFR 3809.3-1(a)-(c) and 36 CFR 228.8 and 228.46].

Memorandum of Understanding
Page 3

WHEREAS, for proposed mineral operations, the purpose of both the National Environmental Protection Act of 1969 (NEPA) and the California Environmental Quality Act (CEQA) is to assure the identification, analysis, and disclosure of significant environmental impacts associated with proposed projects and the incorporation of feasible mitigation to address significant adverse environmental impacts.

WHEREAS, the statutory requirements of the National Environmental Protection Act of 1969 (NEPA) for the Forest Service and BLM, and the California Environmental Quality Act (CEQA) for State and local agencies are largely equivalent.

WHEREAS, city and county "lead agencies" have the responsibility under the Surface Mining and Reclamation Act of 1975 (Public Resources Code Sections 2710-2795), as amended, and State policy for surface mining and reclamation practice (California Code of Regulations Sections 3500-3505), to regulate surface mining and reclamation within their jurisdictions to assure that:

- (1) Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses;
- (2) The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment; and
- (3) Residual hazards to the public health and safety are eliminated.

WHEREAS, "lead agencies" are cities, counties, or other agencies designated by the Board which have the principal responsibility for approving a surface mining operation or reclamation plan (as defined by SMARA and other relevant regulations and ordinances) pursuant to the provisions of SMARA, and the use herein of the words "lead agencies" shall signify the Board's approval for lead agencies to use the guidance in this MOU to satisfy the requirements of applicable State laws and regulations for surface mining and reclamation on lands in California.

WHEREAS, lead agency surface mining and reclamation ordinances certified by the Board include and comply with applicable provisions of State laws and regulations for surface mining and reclamation practice.

NOW, THEREFORE BE IT RESOLVED that the parties to this memorandum hereby understand and agree that the following will satisfy the aforesaid requirements of the aforesaid laws and are acceptable to both the Forest Service, BLM and the State. It is agreed that in regulation of surface mining of minerals on Federal lands and on combinations of Federal and private lands that:

- (1) Lead agencies and the Forest Service and/or BLM will work cooperatively to insure that conditions required of operators (as defined by Federal law, and by SMARA and any other relevant regulations and ordinances) in minimizing adverse environmental impacts conform to all applicable local, State, and Federal regulations.
- (2) Lead agencies may accept as functionally equivalent documents to meet their requirements under SMARA, operating plans, reclamation plans and environmental studies that meet the requirements of Forest Service and BLM regulations [submitted pursuant to federal regulation provided such plans and studies meet or exceed lead agency requirements as included in the lead agency's State-certified surface mining and reclamation ordinance and any other applicable laws and regulations]; and alternatively, Forest Service and BLM may accept as functionally equivalent documents to meet their requirements, operating plans, reclamation plans and environmental studies [submitted to the lead agency when such plans and studies meet or exceed requirements set by the BLM] that meet SMARA requirements.
- (3) Lead agencies may accept as functionally equivalent, documents prepared under NEPA (40 CFR 1500-1508) that meet the requirements of CEQA.
- (4) Lead agencies may enter, and in fact are encouraged to enter, into specific area agreements (including but not limited to, joint powers agreements and MOUs) with the Forest Service and/or BLM for purposes of implementing this agreement, coordinating reviews, avoiding duplication, and facilitating participation by affected agencies. Issues that may be addressed by such agreements include, but are not limited to, the filing, review, and procedures for approval of reclamation plans, fees, public inspection and enforcement activities, and bonding requirements. Such specific area agreements shall be in conformance with the lead agency's certified surface mining and reclamation ordinance and Federal law and regulation.

- (5) By written agreement BLM may delegate authority to lead agencies to be solely responsible for processing, to approval, all mining operations which are subject to federal mining law in accordance with 43 CFR 3809. A delegation agreement may provide, among other things, for lead agencies to forward copies of submitted exploration and development permit applications to the BLM; to provide a 10-day comment period to the BLM; and prior to approval, or rejection, to provide BLM 5 working days to comment on proposed reclamation and other requirements.
- (6) For the purposes of this agreement, assessment work required to protect claims under federal law is defined as prospecting or exploration work completed for the purposes of discovering an ore body. It does not include development drilling or extraction of minerals for commercial purposes, which are not exempted from the provisions of SMARA.
- (7) For BLM's Notices (written notification required to be provided to the BLM under 43 CFR 3809.1-3) for those operations of 5 acres in size or less, within 5 days after receipt by the BLM of an accepted Notice, the BLM will forward a copy of the Notice to the lead agency for appropriate action by the lead agency. The lead agency may correspond directly with the operator for purposes of approval in accordance with SMARA, including any and all additional conditions and requirements, and will send copies of all correspondence and requirements to the BLM.
- (8) For mining operations requiring a Plan of Operations for projects solely on Federal land, that are not exempt from SMARA, BLM and the Forest Service will provide lead agencies notice and the opportunity for early participation, consultation, and submission of information and recommendations for the development of environmental documents and reclamation plans.
- (9) Within 30 days of receipt of notification under paragraph (8) above and copies of relevant informational documents, lead agencies will provide comments and recommendations to the Forest Service and/or BLM so that they may be considered and incorporated, as appropriate, as part of the environmental review and proposed Forest Service and/or BLM decision.

Memorandum of Understanding
Page 6

- (10) Public hearings for compliance with SMARA and the certified lead agency SMARA ordinance should be coordinated with the Forest Service and/or BLM.
- (11) Forest Service and BLM will forward the environmental and decision documentation, which includes the reclamation plan requirements, to the lead agency for appropriate consideration. The lead agency will correspond directly with the applicant, and within 45 days of the date of the Forest Service or BLM decision, send copies to the BLM or the Forest Service of adopted conditions of approval which differ from conditions of BLM or Forest Service approval.
- (12) Lead agencies will forward to the Forest Service and/or BLM copies of all surface mining proposals and draft reclamation plans they receive for operations located entirely on Forest Service and/or BLM lands.
- (13) Implementation of measures to mitigate adverse environmental impacts to off-site, non-federal lands will be authorized, permitted, or otherwise directed by the lead agency or other responsible local or State agency.
- (14) Lead agencies will notify the Forest Service and/or BLM whenever an application for approval of mining activities is received and a draft reclamation plan is completed for an operation which comes under the purview of SMARA and lead agency requirements on areas adjacent to Forest Service and/or BLM public lands, and will give the Forest Service and/or BLM an opportunity to provide information and recommendations for such plans.
- (15) Lead agencies and the Forest Service and/or BLM will review and coordinate Environmental Documents, Operating Plans, Reclamation Plans and Permits for those mining operations that include both Forest Service and/or BLM lands and private lands. The objective of the review and coordination process is to avoid conflicting and duplicative requirements in Operating Plans and Permits and to keep procedural impacts on the mining operators to a minimum necessary to meet all applicable requirements. Coordination responsibilities for operations encompassing two or more mixed private and Forest Service and/or BLM ownerships should be determined on a case-by-case basis by the parties involved.

Memorandum of Understanding
Page 7

- (16) The Forest Service and/or BLM will approve the Plan of Operations when the operator agrees to the conditions and stipulations, including the appropriate measures to mitigate adverse environmental impacts, incorporated into the plan or permit to meet applicable Forest Service, BLM, State and local reclamation requirements. The operator must also comply with other applicable Federal, State, and local laws and regulations including those pertaining to hazardous substances.
- (17) Where the Forest Service and BLM are the operators (i.e., for community pits), and where a Federal agency contractor will be the operator for surface mining activities on Federal lands that are not exempt from SMARA, requirements for reclamation and any other necessary environmental documentation will be prepared and approved in accordance with paragraphs 8 and 9 of this MOU.
- (18) To the extent practicable, lead agencies and the Forest Service and/or BLM will coordinate their enforcement and monitoring responsibilities, and will cooperate in the correction and abatement of any violations of the conditions of operation imposed in accordance with the procedures described in this MOU.
- (19) Financial assurances for reclamation are mandatory for surface mining operations that exceed the SMARA threshold. Any federally-required financial assurance may be used to satisfy local and State surety requirements.

Effective Date of this Agreement:

This agreement shall become effective upon each party by signature of that designated party and shall supersede the previously referenced 1979 and 1990 MOU's when signed by all parties.


Modification of this Agreement:

This agreement may be modified upon the initiative of any of the parties for the purpose of ensuring consistency with state or federal statutes or regulations, or for any other purpose mutually agreed upon. In order to be effective, any such modification must be in writing, subject to 30 days notice, and must be signed by all of the designated parties.

Termination of this Agreement:

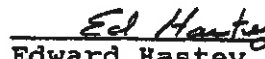
This agreement shall continue in force until terminated by any party upon thirty (30) days written notice to the other parties. The parties intend to review this agreement at the end of 12 months, and periodically thereafter, as needed.

STATE OF CALIFORNIA:


Edward G. Heidig
Director,
Department of Conservation


DATE: Oct 19, 1992

BUREAU OF LAND MANAGEMENT:


Edward Hastey
State Director
California

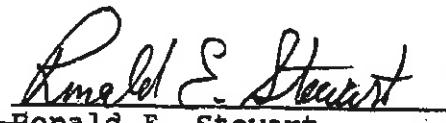
DATE: 10/20/92

STATE OF CALIFORNIA:


James A. Anderson
Chairman,
State Mining and Geology Board

DATE: Oct 19, 1992

UNITED STATES FOREST SERVICE


Ronald E. Stewart
Regional Forester,
Pacific Southwest Region

DATE: Oct. 19, 1992



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klatz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

November 20, 2013

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
1150.011
PZ 13-4975

David Jones
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Jones:

Subject: Surface Mining Permit No. 129, Revised Permit No. 2, Amended No. 2

This letter supersedes the Coachella Valley Water District's (CVWD's) letter dated March 31, 2011, copy enclosed.

This project lies outside of the Improvement District No. 1 (ID1) boundary. Providing canal water service to this property in lieu of pumping groundwater will benefit the groundwater basin within ID1.

On February 12, 2013, the CVWD Board of Directors authorized the execution of a Special Irrigation Installation and Service Agreement (Agreement) with Quinn Enterprises, LP, for West Coast Aggregate Supply, Inc.

The Agreement was executed on February 25, 2013, and called for the developer to construct, operate, and maintain the irrigation system improvements within the United States Bureau of Reclamation (USBR) right-of-way, and obtain a USBR license for improvements.

The developer applied for the USBR license on March 4, 2013. The existing CVWD Temporary Encroachment Permit expires on April 17, 2014, and the USBR license shall be secured prior to the expiration.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

David Jones
Riverside County
Planning Department

2

November 20, 2013

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Mark L. Johnson
Director of Engineering

Enclosure/1/as

cc: Majeed Farshad
Riverside County
Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

Alan French
Riverside County
Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mike Mistica
County of Riverside
Department of Environmental Health
Land Use & Water Resources Program
3880 North Lemon Street, Suite 200
Riverside, CA 92501-3374

Valley Rock & Sand
92500 Airport Boulevard
Thermal, CA 92274

SI:\ch\eng\sw\13\Nov\ Surface Mining Permit 129

Geo 060918-1
060918-2
060918-3
060918-4
060919-1





Established in 1918 as a public agency
Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:
Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

March 31, 2011

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1

David Jones
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Jones:

Subject: Surface Mining Permit 129 Revised Permit No. 2

This letter supersedes the Coachella Valley Water District's (District's) letter dated March 18, 1997.

This area is not within the boundaries of the stormwater unit of the District.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,

Mark L. Johnson
Director of Engineering

cc: Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mike Mistica
County of Riverside, Department of Environmental Health
P.O. Box 1206, Riverside, CA 92502

cc: Valley Rock and Sand, Inc.
92500 Airport Boulevard
Thermal, CA 92274

JC:ch/eng/sw/11/March/Surface Mining Permit

SCANNED

SCAN/SHRED

RB





State of California • Natural Resources Agency
Department of Conservation
Office of Mine Reclamation
801 K Street • MS 09-06
Sacramento, CA 95814
(916) 323-9193 • FAX (916) 445-6066

Edmund G. Brown Jr., Governor
Pat Perez, Assistant Director

August 4, 2016

VIA EMAIL: BDawson@rctlma.org
ORIGINAL SENT BY MAIL

Mr. Brett Dawson
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Dawson:

THERMAL MINE
AMENDED RECLAMATION PLAN
CA MINE ID# 91-33-0071; SMP 129R2

The Department of Conservation's Office of Mine Reclamation (OMR) has reviewed the amended reclamation plan for the Thermal Mine, also known as Valley Rock and Sand Quarry. The purpose of this letter is to provide Riverside County Planning Department (the County) with OMR's comments regarding the reclamation plan pursuant to the Surface Mining and Reclamation Act (SMARA), Public Resources Code (PRC) Section 2710 et seq., including PRC §2774.

The applicant, West Coast Aggregate Supply, Inc., is proposing to expand an existing 190-acre mining operation by 90 acres for a total of 280 acres. The applicant estimates that a maximum of 360,000 tons of aggregate material will be removed annually for an additional 25 years (20 years for mining and 5 years for revegetation monitoring). The project site is located 13 miles southeast of Indio. OMR staff conducted a site visit on July 21, 2016 to observe site conditions.

The Surface Mining and Reclamation Act of 1975 (SMARA) (Public Resources Code Section 2710 et seq.) and the State Mining and Geology Board Regulations (California Code of Regulations (CCR) Title 14, Division 2, Chapter 8, Subchapter 1) require that specific items be addressed or included in reclamation plans. The following comments, prepared by a restoration ecologist and a geologist, are offered to assist in your review of this project. The amended reclamation plan should be revised and/or supplemented to address these items.

Mining Operation and Closure

(Refer to SMARA Sections 2770, 2772, and 2773 and CCR Sections 3502, 3709, and 3713)

There are discrepancies between some of the acreage figures reported in the reclamation plan text and on the maps. Please ensure that acreage amounts are accurate and consistent between all documentation submitted for the mining operation.

Environmental Setting and Protection of Fish and Wildlife Habitat

(Refer to CCR Sections 3502, 3503, 3703, 3704, 3705, 3706, 3710, and 3713)

Since the project is in the early stage of environmental review under CEQA, we recommend the amended reclamation plan not be finalized or approved until mitigation is determined, since

mitigation measures recommended under CEQA may substantially change the manner in which mining and reclamation are accomplished.

Resolling

(Refer to CCR Sections 3503, 3704, 3705, 3707, and 3711)

On page 4 of the Revegetation Plan (Appendix 7) under "*Soil Storage*," it states, "As an alternative to on-site storage, Valley Rock and Sand will consider transferring soil directly to a revegetation site within its operation or elsewhere in the Coachella Valley." This last phrase (underlined) should be deleted. Salvaged topsoil is a valuable resource that should be used exclusively for on-site reclamation and should not be transferred elsewhere. The last sentence of this paragraph should also be deleted as it also refers to off-site use of the topsoil.

Revegetation

(Refer to SMARA Section 2773 and CCR Sections 3503 and 3705)

The sentence on page 3 of the revegetation plan (Appendix 7): "*Any area 5 acres or larger will be subject to revegetation requirements at the close of planned surface disturbance under the terms of the permit*" should be deleted. All areas of the mining operation will be subject to reclamation and revegetation requirements.

There are two proposed seed mixes on pages 5-6 of the revegetation plan. OMR suggests the two lists be merged into a single list as shown below. This list has been augmented with species listed in Appendix 4, Biological Technical Report to include more species known for successful desert revegetation. Having one seed mix will also simplify the calculation of costs in the Financial Assurance Cost Estimate (FACE). The list should also be revised on Map Sheet 2.

We understand the final seed mix may change slightly based on current availability and test plot results. As stated in the plan, the total application rate will be 40 pounds PLS (pure live seed) per acre. Additionally, seed may be purchased from a native seed supply company rather than being collected on-site.

Recommended species for revegetation seed mix

Common name	Latin name
Allscale	<i>Atriplex polycarpa</i>
Creosote bush	<i>Larrea tridentata</i>
Burrobush	<i>Ambrosia dumosa</i>
Cheesebush	<i>Ambrosia salsola</i>
Schott's indigo bush	<i>Psoralea schottii</i>
Sweetbush	<i>Bebbia juncea</i>
Desert mallow	<i>Sphaeralcea ambigua</i>
Brittlebush	<i>Encelia farinosa</i>
3-awn grass	<i>Artichoke grass</i>
Desert needlegrass	<i>Stipa speciosa</i>
Strigose lotus	<i>Acmispon strigosus</i>
Desert plantain	<i>Plantago ovata</i>

On page 6 of the revegetation plan, under the section "*B. Streambed diversion channels or flood control channels,*" planting of container stock to create a desert wash vegetation type is briefly described. More detail is needed on the locations and acreage of these areas, the size containers to be used, and the planting plan so that the exact number of plants needed can be calculated in the FACE.

CCR Section 3705(b) requires test plots to be conducted simultaneously with mining to determine the most appropriate planting procedures. The plan states that a test plot will be established but no detail is provided as to what will be tested. This section should be revised to include a variety of specific test trials in multiple plots to determine the most effective methods of site revegetation. For example, the tests could examine different seed mix application rates, container plantings and transplants, different types of amendments (mycorrhizal inoculum, mulches, and fertilizers), the use of irrigation, and the need for herbivore protection. An additional test plot area should be established in a drainage channel to test the feasibility of planting the container stock as discussed on page 6 of the revegetation plan, under the section "*B. Streambed diversion channels or flood control channels.*"

CCR Section 3705(m) requires that the reclamation plan include success criteria that can be quantified by cover, density, and species-richness. Success criteria are discussed on page 17 of the amended reclamation plan and on page 3 of the revegetation plan (Appendix 7). OMR recommends the following revisions:

- All references to five years should be deleted. Reclamation is considered complete when the success criteria have been achieved, regardless of how many years that requires.
- All values should be stated for native perennials rather than just for native shrubs. This allows trees, bunchgrasses, and herbaceous perennials to count towards meeting the success criteria. All references to "shrubs" in the text of the plan should also be changed to "native perennials."
- No success criteria are provided for density. Density values must be provided for native perennials per the unit to be employed for sampling, such as a 50-meter transects as in the example below.
- A summary table could be helpful in capturing all the pertinent information, especially since there are 2 habitat types. An example is included below.

Revegetation Success Criteria (example)

Seeded areas:	
Cover	4.4% cover of native perennials
Density	X native perennials per 50-meter transect
Species richness	5 native species per 0.1-acre plot or belt transect
Channels:	
Cover	7.3% cover of native perennials
Density	X native perennials per 50-meter transect
Species richness	5 native species per 0.1-acre plot or belt transect

CCR Section 3705(m) also requires that the sampling methods are set forth in the plan with a sample size that provides an 80 percent confidence level at a minimum. OMR suggests several revisions to the monitoring section on pages 6-7 of the revegetation plan and on Map Sheet 2.

- All references to five years should be deleted. Reclamation is considered complete when the success criteria have been achieved, regardless of how many years that requires.

- In the description of sampling methods on page 7, it states, "Quadrats will be located haphazardly, though not necessarily randomly in the strict sense, throughout the seeded areas." This sentence should be deleted as there is no scientific basis for "haphazard" placement. Sampling unit placement should either be random, stratified random, or systematic.
- Values taken from small samples should not be converted to per-acre values. This practice increases the amount of error by the same factor used in multiplying the spatial unit.
- Cover and density of individual species do not need to be evaluated, only inclusive values for all native perennials.

CCR Section 3705(k) requires that noxious weeds be managed when they threaten the success of the proposed revegetation; spread to nearby areas; or produce a fire hazard. There are several instances in the revegetation plan that mention eradication of tamarisk. However, other noxious weeds are found on-site including Russian thistle (*Salsola tragus*) and wild turnip (*Brassica tournefortii*). A more detailed weed management plan should be added that discusses all noxious weeds on-site and a monitoring program with threshold values (weed cover or density per unit area) that trigger control and abatement procedures.

Administrative Requirements

(Refer to SMARA Sections 2772, 2773, 2774, 2776, and 2777)

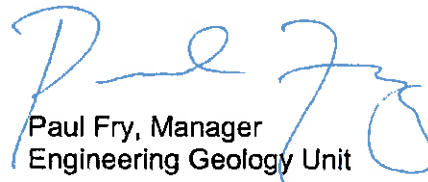
SMARA Section 2774 addresses the requirements with respect to lead agency approvals of reclamation plans, plan amendments, and financial assurances. Once OMR has provided comments, a proposed response to the comments must be submitted to the Department at least 30 days prior to lead agency approval. The proposed response must describe whether you propose to adopt the comments. If you do not propose to adopt the comments, the reason(s) for not doing so must be specified in detail. At least 30 days prior notice must be provided to the Department of the time, place, and date of the hearing at which the amended reclamation plan is scheduled to be heard. If no hearing is required, then at least 30 days' notice must be given to the Department prior to its approval. Finally, within 30 days following approval of the amended reclamation plan, a final response to these comments must be sent to the Department. The final response may consist of the approved amended reclamation plan and any conditions of approval for the permit that pertain to reclamation. Please ensure that your agency allows adequate time in the approval process to meet these SMARA requirements.

If you have any questions on these comments or require any assistance with other mine reclamation issues, please contact Beth Hendrickson at (916) 445-6175.

Sincerely,



Beth Hendrickson, Manager
Environmental Services Unit



Paul Fry, Manager
Engineering Geology Unit



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 16, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00129r2a2)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Eastern Coachella Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

SURFACE MINING PERMIT NO. 129 REVISED PERMIT NO. 2, AMENDED NO.2 – EA42415 –Applicant: Valley Rock & Sand, Inc. – Engineer/Representative: George Webber - Fourth Supervisorial District – Chuckawalla Area Zoning District – Eastern Coachella Valley Area Plan: Open Space: Open Space: Mineral Resources (OS-MIN), Conservation Habitat (OS-CH) and Water (OS-W) – Location: East of Buchanan Street and the Coachella Canal, North of 57th Avenue, South of 54th Avenue – 615.4 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (M-R-A), Watercourse, Watershed & Conservation Areas (W-1) and Natural Assets (N-A) - REQUEST: A 90-acre expansion of aggregate mining facility from currently 190 acres to 280 acres and extend the life of the project by 25 years (20 years excavation/5 years reclamation) to 2038 at an annual extraction rate of approximately 360,000 tons per year. Under the current operation there are 60 acres with a projected volume of 1.4 million tons. The additional 94 acres will provide a projected additional volume of 7.6 million tons. The current rate of production is 200,000 tons per year. The proposed revision will not increase the maximum permitted annual production, nor require additional processing equipment – APN(s): 717-150-003, 717-140-002, 717-190-005 – Related Cases: SMP00129, SMP00129R1, SMP00129S1

Sincerely,

PLANNING DEPARTMENT

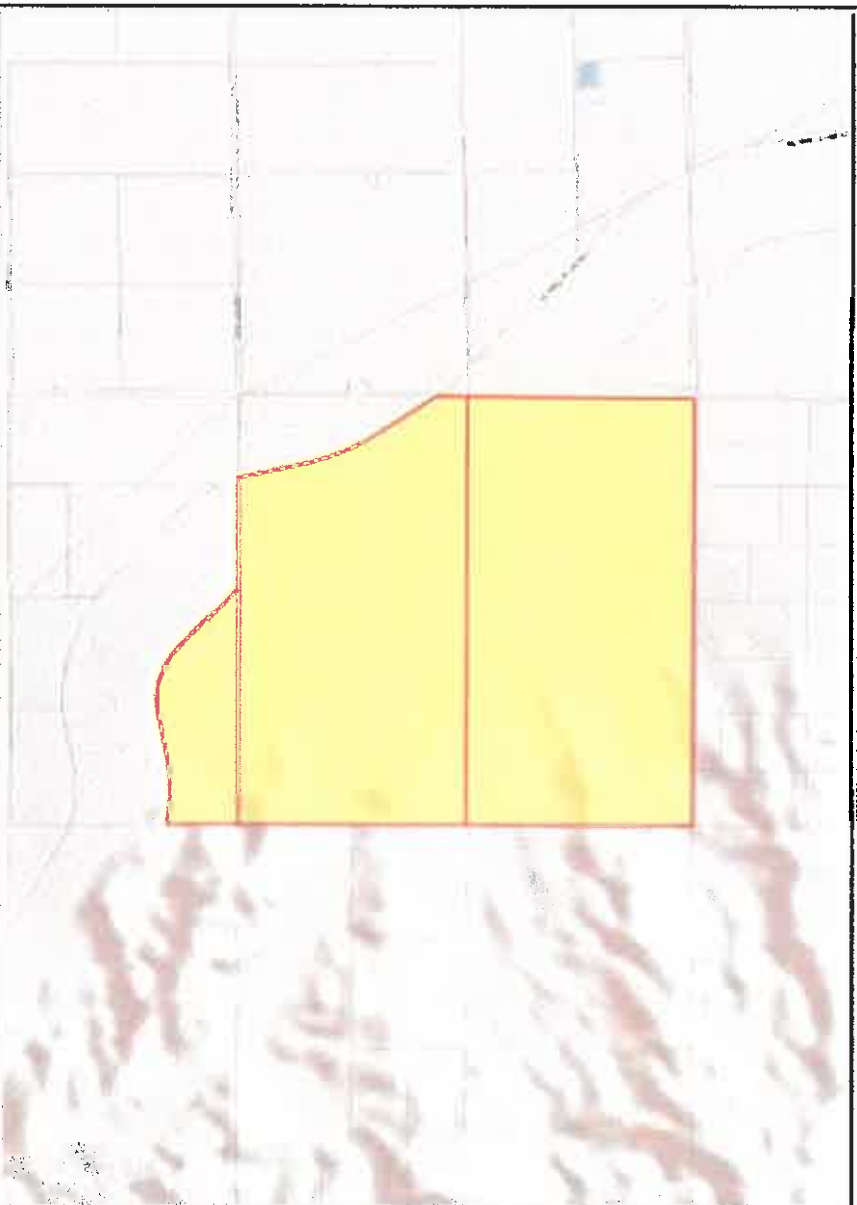
A handwritten signature in blue ink that reads "Heather Thomson". The signature is written in a cursive, flowing style.


Heather Thomson
Archaeologist


email cc: County Geologist; dlijones@rctlma.org

Attachment: Project Vicinity Map

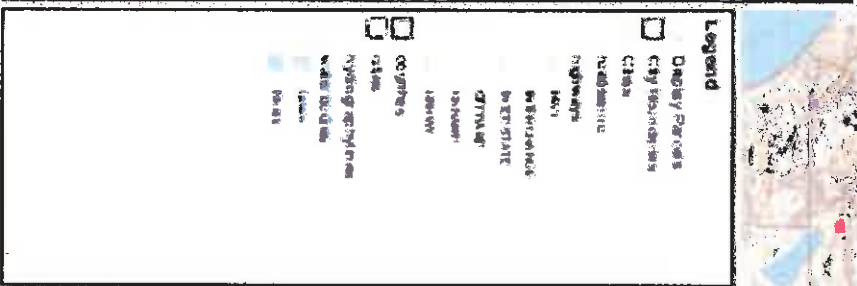
SMP00129R2




 0 2000 4000 Feet


 SHEPHERD COUNTY PLANNING BOARD
 2780 SOUTH 705TH AVENUE
 SHEPHERD, MISSISSIPPI 39083-1484
 ©Shepherd County, 2014

"SHEPHERD COUNTY PLANNING BOARD...
 THIS MAP IS A PRELIMINARY...
 THE BOARD DOES NOT...
 WARRANT THE ACCURACY...
 OF THE INFORMATION...
 PROVIDED ON THIS...
 MAP, AND THE BOARD...
 ACCEPTS NO LIABILITY...
 FOR ANY ERRORS...
 OR OMISSIONS...
 THEREON."



Legend

City Boundaries
 Class
 Residential
 Highways
 Water
 66 STATE ROUTE
 50 STATE
 28 HIGHWAY
 106 HWY
 Counties
 City
 Hydrology and Drainage
 Water Divisions
 Flood
 Parks

Notes

Done

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-050

August 27, 2015

[VIA EMAIL TO: Hthomson@rcilma.org]

Riverside County

Ms. Heather Thomson

4080 Lemon Street, 12th Floor, P.O. Box 1409

Riverside, CA 92502-1409

Re: AB-52, SMP00129r2a2

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the SMP00129r2a2 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). For this reason, the ACBCI THPO requests the following:

*A copy of the records search with associated survey reports and site records from the information center.

*A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.

*Copies of any cultural resource documentation (report and site records) generated in connection with this project.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at keskew@aguacaliente.net.

Cordially,

Katie Eskew
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

DJ

August 13, 2015

RECEIVED
Planning Dept.
AUG 24 2014



Attn: Heather Thomson, Archaeologist
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Re: AB 52 Consultation; SMP00129r2a2

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason, the Soboba Band wishes to defer to the Torres Martinez Desert Cahuilla Indians, who are in closer proximity to the project. Additionally, the Soboba Band is requesting that the Torres Martinez Desert Cahuilla Indians be informed of the deferment of this project to their tribe. Please feel free to contact me with any additional questions or concerns.

Sincerely,

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the express written permission of the Soboba Band of Luiseño Indians.



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

December 1, 2016

CERTIFIED MAIL # 7015 0640 0003 3939 8260

RETURN RECEIPT REQUESTED

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (SMP00129R2)

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of SMP00129R2. The Tribal Historic Preservation Office (THPO) is aware of six cultural resources, located less than 5 miles from the project area. Additionally, the project lies less than 6 miles from a culturally sensitive area and is within the Chemehuevi Traditional Use Area. For these reasons, the project area has the possibility of inadvertent discoveries, which may have an adverse effect on potential cultural resources that concern the Twenty-Nine Palms Band of Mission Indians.

The Tribe is interested in this project and to further ascertain impacts requests a copy of the cultural resources report. Please do not hesitate to contact the THPO at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Madrigal, Jr.", is written over a horizontal line.

Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Brett Dawson, Riverside County Planning Department



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

February 23, 2017

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (SMP00129R2)

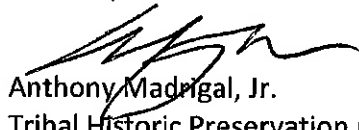
Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1) for SMP00129R2. In our previous letters (sent December 1, 2016, and December 13, 2016, we analyzed the *Identification and Evaluation of Historic Properties: Valley Rock and Sand Expansion Project*, conducted in 1996 by BCR Consulting. The Tribal Historic Preservation Office (THPO) requested an updated cultural resources assessment. The Riverside County Planning Department complied with our request and sent the *Historical/Archaeological Resources Survey Report*, conducted by CRM Tech in 2015. From evaluation of this updated report, there are no known archaeological/cultural sites that pertain to the Twenty-Nine Palms Band of Mission Indians, but there are known cultural resources in the vicinity of the project. The project is still less than 6 miles from a culturally sensitive area and within the Chemehuevi Traditional Use Area. In the updated report one prehistoric isolate was found on the property. From this report, there are six sites and two isolates in the scope of the project. For these reasons, the project area has the possibility of inadvertent discoveries, which may have an adverse effect on potential cultural resources that concern the Twenty-Nine Palms Band of Mission Indians.

There is an increased possibility of encountering cultural resources during the construction processes that may take place because the project is located in the vicinity of a culturally sensitive area, it is within the boundary that the Tribe designates as its Traditional Use Area, and there is evidence of prehistoric activity within and in the vicinity of the project area. Avoidance, if feasible, would negate adverse effects on the project. Since this is a mining operation, and cultural monitoring is not feasible, it is recommended that cultural sensitivity training is given to the mining crews for this project. We concur with Riverside County's recommendations that either a representative from the Agua Caliente and/or Twenty-Nine Palms Band of Mission Indians shall conduct Cultural Sensitivity Training for all Construction Personnel. If there are inadvertent discoveries of archaeological remains or resources, construction should stop immediately, and the appropriate agency and tribe(s) should be notified. Furthermore, we are interested in any future development of this project.

If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,

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Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Brett Dawson, Riverside County Planning



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February 23, 2017

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Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

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Sincerely,



Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Brett Dawson, Riverside County Planning

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

Set ID# CC006099

APPLICATION FOR SURFACE MINING PERMIT

CHECK ONE AS APPROPRIATE:

Surface Mining Permit Revised SMP (Original SMP No. 129) Reclamation Plan

INCOMPLETE APPLICATIONS OR INACCURATE EXHIBITS WILL NOT BE ACCEPTED.

CASE NUMBER: SMP 129R2 DATE SUBMITTED: 12-14-10

APPLICATION INFORMATION

Applicant's Name: Valley Rock & Sand, Inc. E-Mail: _____

Mailing Address: 92500 Airport Blvd.

Thermal	<small>Street</small> Ca	92274
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (760) 399-1891 Fax No: (760) 399-5088

Mine Operator's Name: Ed DeBoer E-Mail: edeboer@wscg.com

Mailing Address: 92500 Airport Blvd.

Thermal	<small>Street</small> CA	92274
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (760) 399-1891 Fax No: (760) 399-5088

Engineer/Representative's Name: George A. Webber E-Mail: Webber5@verizon.net

Mailing Address: Webber & Webber Mining Consultants, Inc., 101 E. Redlands Blvd., Suite 240

Redlands	<small>Street</small> CA	92373
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 793-3416 Fax No: (909) 335-6061

Property Owner's Name: Quinn Enterprises, LP / BLM E-Mail: N/A / Cheryl_Martinez@blm.gov

Mailing Address: P.O. Box 5267 / Cheryl Martinez, BLM, 1201 Bird Center Drive

Buena Park / Palm Springs	<small>Street</small> CA	90622 / 92262
<small>BLM: City</small>	<small>State</small>	<small>BLM: ZIP</small>

Daytime Phone No: (760) 833-7147 Fax No: (760) 833-7199

Mineral Rights Owner's Name: Quinn Ent. / BLM E-Mail: Cheryl_Martinez@blm.gov

EA 42415

CFG 05782

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

APPLICATION FOR SURFACE MINING PERMIT

Mailing Address: P.O. Box 5267 / Cheryl Martinez, BLM, 1201 Bird Center Drive
Buena Park / Palm Springs Street CA 90622/ 92262
BLM: City State BLM: ZIP
Daytime Phone No: (760) 833-7147 Fax No: (760) 833-7199
Lessee's Name: Quinn Ent. / BLM E-Mail: Cheryl_Martinez@blm.gov

Mailing Address: P.O. Box 5267 / Cheryl Martinez / BLM, 1201 Bird Center Drive
Buena Park / Palm Springs Street CA 90622 / 92262
BLM: City State BLM: ZIP
Daytime Phone No: (760) 833-7147 Fax No: (760) 833-7199

If the property is owned by more than one person, attach a separate page that references the application case number in the following manner "Surface Mining Permit No. 129R2," 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.

If the mineral rights are owned by more than one person, attach a separate page that references the application case number in the following manner "Surface Mining Permit No. 129R2," and lists the names, mailing addresses, and phone numbers of all persons having an interest in the ownership of the mineral rights 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.

I certify that the above information in this Mining and Reclamation Plan application is correct to the best of my knowledge and that all of the owners of possessory interest in the property in question have been notified of the proposed uses or potential uses of the land after reclamation. I also certify that I personally accept responsibility for reclaiming the mined lands in accordance with the approved reclamation plan and within the time limits of said plan.

John Stralksma [Signature]
PRINTED NAME OF APPLICANT *SIGNATURE OF APPLICANT*

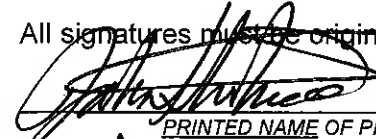
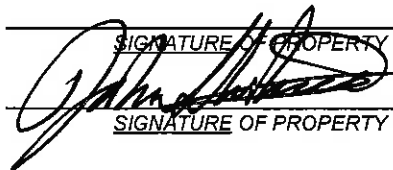
APPLICATION FOR SURFACE MINING PERMIT

Executed on DECEMBER 2, 2010
Month, Date, Year

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed Surface Mining Permit application for this property. I further certify that the information contained in this application is true and complete.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

 _____ PRINTED NAME OF PROPERTY OWNER(S)	 _____ SIGNATURE OF PROPERTY OWNER(S)
<u>John Strajksma</u> _____ 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:

Name of Mine: Valley Rock & Sand, Inc. - Thermal Mine Site

Assessor's Parcel Number(s): 717-150-003, 717-140-002, 717-190-005

Section: 18 & 19 Township: 6 South Range: 9 East

Approximate Gross Acreage: 615.4 AC

General location of Mine (nearby or cross streets): North of Coachella Canal, South of Interstate 10, East of east end Airport Blvd., West of Mecca Hills

Thomas Brothers map, edition year, page number, and coordinates: 1999 ed., page 390, grid F-11

Proposal (describe the type of mining operation, the days and hours of operation, number of employees, number of daily vehicle trips, etc.):

90-acre expansion of aggregate mining from current 190 acres to 280 acres and extend life of project 25 years (20 years excavation/5 years reclamation) to 2035, at a continued annual extraction rate of approximately 400,000 tons per year. Estimated 45 to 88 offsite trips per day by trucks. See attached Exhibits for additional information.

APPLICATION FOR SURFACE MINING PERMIT

Related cases filed in conjunction with this request:

N/A

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

Case No. SMP 129R1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): N/A

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

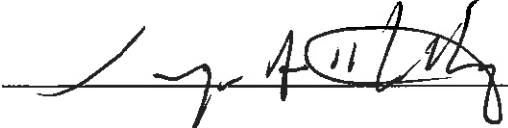
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 12/14/2010
Owner/Representative (2) _____ Date _____

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR SURFACE MINING PERMIT

CHECK ONE AS APPROPRIATE:

Surface Mining Permit Revised SMP (Original SMP No. 129) Reclamation Plan

INCOMPLETE APPLICATIONS OR INACCURATE EXHIBITS WILL NOT BE ACCEPTED.

CASE NUMBER: SMP 129R2 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: West Coast Aggregate Supply, Inc. E-Mail: _____

Mailing Address: 92500 Airport Blvd.

Thermal *Street* *City* *State* *ZIP*
_____ Ca _____ 92274

Daytime Phone No: (760) 399-1891 Fax No: (760) 399-5088

Mine Operator's Name: Ed DeBoer E-Mail: edeboer@wmsg.com

Mailing Address: 92500 Airport Blvd.

Thermal *Street* *City* *State* *ZIP*
_____ CA _____ 92274

Daytime Phone No: (760) 399-1891 Fax No: (760) 399-5088

Engineer/Representative's Name: George A. Webber E-Mail: Webber5@verizon.net

Mailing Address: Webber & Webber Mining Consultants, Inc., 101 E. Redlands Blvd., Suite 240

Redlands *Street* *City* *State* *ZIP*
_____ CA _____ 92373

Daytime Phone No: (909) 793-3416 Fax No: (909) 335-6061

Property Owner's Name: Quinn Enterprises, LP / BLM E-Mail: N/A / Cheryl_Martinez@blm.gov

Mailing Address: P.O. Box 5267 / Cheryl Martinez, BLM, 1201 Bird Center Drive

Buena Park / Palm Springs *Street* *City* *State* *ZIP*
_____ CA _____ 90622 / 92262

Daytime Phone No: (760) 833-7147 Fax No: (760) 833-7199

Mineral Rights Owner's Name: Quinn Ent. / BLM E-Mail: Cheryl_Martinez@blm.gov

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

APPLICATION FOR SURFACE MINING PERMIT

Mailing Address: P.O. Box 5267 / Cheryl Martinez, BLM, 1201 Bird Center Drive

<u>Buena Park / Palm Springs</u>	<u>Street</u> <u>CA</u>	<u>90622 / 92262</u>
<u>BLM: City</u>	<u>State</u>	<u>BLM: ZIP</u>
<u>Daytime Phone No: (760) 833-7147</u>	<u>Fax No: (760)</u>	<u>833-7199</u>

Lessee's Name: Quinn Enterprises, LP / BLM E-Mail: Cheryl_Martinez@blm.gov

Mailing Address: P.O. Box 5267 / Cheryl Martinez, BLM, 1201 Bird Center Drive

<u>Buena Park / Palm Springs</u>	<u>Street</u> <u>CA</u>	<u>90622 / 92262</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>
<u>Daytime Phone No: (760) 833-7147</u>	<u>Fax No: (760)</u>	<u>833-7199</u>

If the property is owned by more than one person, attach a separate page that references the application case number in the following manner "Surface Mining Permit No. 129R2," 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.

If the mineral rights are owned by more than one person, attach a separate page that references the application case number in the following manner "Surface Mining Permit No. 129R2," and lists the names, mailing addresses, and phone numbers of all persons having an interest in the ownership of the mineral rights involved in this application.

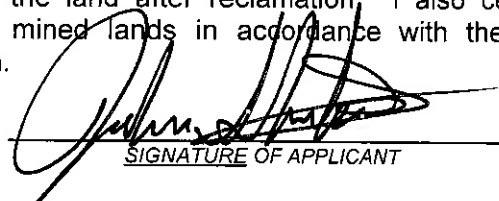
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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.

I certify that the above information in this Mining and Reclamation Plan application is correct to the best of my knowledge and that all of the owners of possessory interest in the property in question have been notified of the proposed uses or potential uses of the land after reclamation. I also certify that I personally accept responsibility for reclaiming the mined lands in accordance with the approved reclamation plan and within the time limits of said plan.

John Struksma
PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT


APPLICATION FOR SURFACE MINING PERMIT

Executed on 7/12/2011
Month, Date, Year

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed Surface Mining Permit application for this property. I further certify that the information contained in this application is true and complete.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

<u>MARVIN J. STRUIKSONA</u> 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:

Name of Mine: Valley Rock & Sand - Thermal Mine Site

Assessor's Parcel Number(s): 717-150-003, 717-140-002, 717-190-005

Section: 18 & 19 Township: 6 South Range: 9 East

Approximate Gross Acreage: 615.4 Acres

General location of Mine (nearby or cross streets): North of Coachella Canal, South of Interstate 10, East of east end Airport Blvd., West of Mecca Hills

Thomas Brothers map, edition year, page number, and coordinates: 1999 ed., page 390, grid F-11

Proposal (describe the type of mining operation, the days and hours of operation, number of employees, number of daily vehicle trips, etc.):

90-Acre expansion of aggregate mining from current 190 acres to 280 acres and extend life of project 25 years (20 years excavations/5 years reclamation) to 2036, at a continued annual extraction rate of approximately 400,000 tons per year. Estimated 45-88 offsite trips per day by trucks. See attached exhibits for additional information.

APPLICATION FOR SURFACE MINING PERMIT

Related cases filed in conjunction with this request:

N/A

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

Case No. SMP 129R1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): N/A

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 7/27/11
Owner/Representative (2) _____ Date _____

**SURFACE MINING PERMIT NO. 129R2 –
APPLICATION ATTACHMENT**

BUREAU OF LAND MANAGEMENT:

Authority for this application is hereby given:

I certify that I am the owner of record and consent to the proposed Surface Mining Permit application for this property. I further certify that the information contained in this application is true and complete.

All signatures must be originals (“wet-signed”). Photocopies of signatures are **not** acceptable.

Cheryl L. Martinez, BLM
PRINTED NAME OF PROPERTY OWNER(S)

Cheryl L. Martinez
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY OWNERS / OWNERS OF MINERAL RIGHTS:

APN 717-190-005
Quinn Enterprises, LP
P.O. Box 5267
Buena Park, CA 90622
(714) 522-5780

APN 717-140-002, APN 717-150-003
Bureau of Land Management
1201 Bird Center Drive
Palm Springs, CA 92262
(760) 833-7147

APPLICATION FOR SURFACE MINING PERMIT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region

Project File No.	SMP00129R2
Project Name:	Valley Rock & Sand - Thermal Mine Site
Project Location:	Thermal, CA
Project Description:	Sand & Gravel Mine
Project Applicant Information:	West Coast Aggregate Supply, Inc.

Proposed Project Consists of, or includes:	YES	NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial and industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

- 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): 717-150-003, 717-190-005, 717-140-002

Property Location or Address:

92500 Airport Blvd., Thermal, CA 92274

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Quinn Enterprises, LP Phone No.: (714) 522-0282

Firm Name: _____ Email: _____

Address: P.O. Box 5267

Buena Park, CA 90622

3. APPLICANT INFORMATION:

Applicant Name: West Coast Aggregate Supply, Inc. Phone No.: (760) 399-1891

Firm Name: _____ Email: _____

Address (if different from property owner)

92500 Airport Blvd.

Thermal, CA 92274

4. SIGNATURES:

Signature of Applicant:  Date: 7/12/2011

Print Name and Title: John Struiksma

Signature of Property Owner:  Date: 7/13/11

Print Name and Title: Marvin Struiksma

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Quinn Enterprises, LP, a California Limited Partnership (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 717-140-002, 717-150-003 and 717-190-005 (“PROPERTY”); and,

WHEREAS, on December 14, 2010, PROPERTY OWNER filed an application for Surface Mine Permit No. 129R2 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Quinn Enterprises, LP
Attn: Marvin Struiksma
PO Box 5267
Buena Park, CA 90622

With a copy to:
Bureau of Land Management
1201 Bird Center Drive
Palm Springs, CA 92262

Valley Rock & Sand, Inc.
Attn: John Struiksma
PO Box 790
Thermal, CA 92274

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

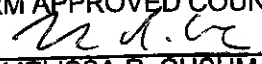
18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

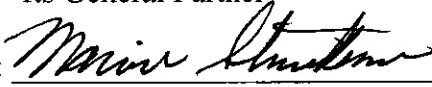
By: 
Steven Weiss
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL
BY:  7/14/16
MELISSA R. CUSHMAN DATE


Dated: 7-19-16

PROPERTY OWNER:
Quinn Enterprises, LP, a California Limited Partnership

By: Quinn Enterprises, LLC, a California Limited Liability Company
Its General Partner

By: 
Marvin Struiksma
President

Dated: 6-10-16

By: 
Robert Struiksma
Assistant Secretary

Dated: 6-10-16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

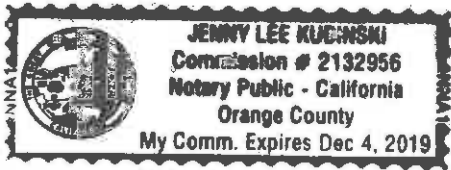
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)
On Jun 10, 2016 before me, Jenny Lee Kubinski, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Robert Struiksma
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Jenny Lee Kubinski
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On Jun 10, 2016

Date

before me,

Jenny Lee Kubinski, Notary Public
Here Insert Name and Title of the Officer

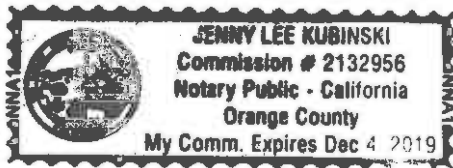
personally appeared

MARVIN STAWIKSMA
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Jenny Lee Kubinski
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/31/2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers SMP00129R2 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

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:

SURFACE MINING PERMIT NO. 129 REVISED PERMIT NO. 2, AMENDED NO. 2 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Valley Rock & Sand, Inc. – Engineer/Representative: George Webber – Fourth Supervisorial District – Chuckwalla Area Zoning District – Eastern Coachella Valley Area Plan: Open Space: Open Space: Mineral Resources (OS-MIN) – Conservation Habitat (OS-CH) – Water (OS-W) – Location: Easterly of Buchanan Street and the Coachella Canal, northerly of 57th Avenue, and southerly of 54th Avenue – 615.4 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (M-R-A) – Watercourse, Watershed & Conservation Areas (W-1) – Natural Assets (N-A) – **REQUEST:** A 90-acre expansion of aggregate mining facility from currently 190 acres to 280 acres and extend the life of the project by 25 years (20 years excavation/5 years reclamation) to 2038 at an annual extraction rate of approximately 360,000 tons per year. Under the current operation there are 60 acres with a projected volume of 1.4 million tons. The additional 94 acres will provide a projected additional volume of 7.6 million tons. The current rate of production is 200,000 tons per year. The proposed revision will not increase the maximum permitted annual production, nor require additional processing equipment. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **MAY 17, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Brett Dawson at 951-955-0972 or email at bdawson@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

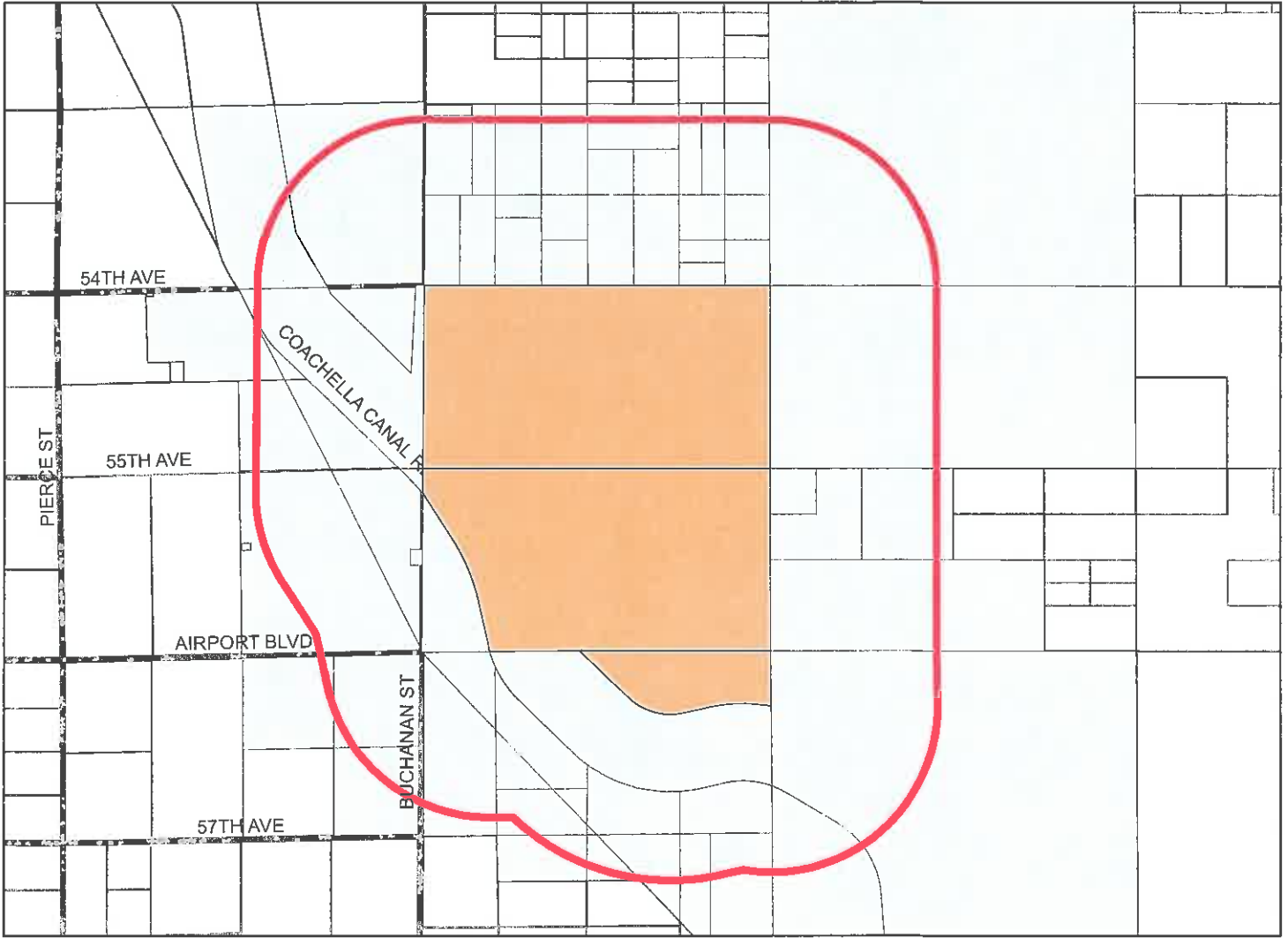
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, 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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

SMP00129R2 (2400 feet buffer)



Selected Parcels

763-200-003	763-380-005	717-080-034	717-080-017	717-080-019	717-080-022	717-190-001	717-190-002	717-190-006	717-190-008
717-190-010	717-190-011	717-190-012	717-190-013	717-190-014	717-200-005	717-200-006	717-200-011	717-200-016	717-200-026
717-200-027	757-180-005	717-080-003	717-080-004	717-080-007	717-080-009	717-080-023	717-080-024	717-080-028	717-080-031
717-080-032	757-180-007	717-080-033	763-380-004	763-380-017	717-080-035	757-180-004	763-380-012	763-380-013	763-380-014
763-380-015	763-390-008	763-390-010	763-390-011	717-080-015	717-080-025	717-080-026	717-160-001	717-160-002	717-160-003
717-140-001	717-160-006	717-190-005	717-080-029	717-090-002	717-140-002	717-150-003	717-150-004	717-190-015	717-210-003
717-210-004	763-200-004	763-380-007	763-390-007	717-080-021	717-080-016	717-080-018	717-080-020		



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: 717080015, APN: 717080015
JASON CARTIE, ETAL
9070 IRVINE CENTER NO 145
IRVINE CA 92618

ASMT: 717080029, APN: 717080029
RIVERSIDE COUNTY FLOOD CONT
3535 10TH ST STE 300
RIVERSIDE CA 92501

ASMT: 717080016, APN: 717080016
USA BLUM
C/O S EUBANKS
22835 SAN JUAN DE LAGOS
MORENO VALLEY CA 92553

ASMT: 717080032, APN: 717080032
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 717080019, APN: 717080019
BARRON THOMAS
C/O STEVE GAGE TRUST
P O BOX 795742
DALLAS TX 75379

ASMT: 717080033, APN: 717080033
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 717080020, APN: 717080020
ABEBA BEKELE, ETAL
11560 MARIPOSA BAY LN
NORTHRIDGE CA 91326

ASMT: 717080034, APN: 717080034
ANN HERTEL
816 SHORESIDE DR
SACRAMENTO CA 95831

ASMT: 717080021, APN: 717080021
USA BLM
C/O S EUBANKS
22835 CL SAN JUAN D LAGOS
MORENO VALLEY CA 92553

ASMT: 717080035, APN: 717080035
STEVEN MYNSBERG, ETAL
429 LEXINGTON CIR
OCEANSIDE CA 92057

ASMT: 717080022, APN: 717080022
KAORI WARING, ETAL
4380 S MONACO ST NO 3072
DENVER CO 80237

ASMT: 717160003, APN: 717160003
PETER WEINTRAUB
9358 AIRDROME ST
LOS ANGELES CA 90035

ASMT: 717080026, APN: 717080026
PATTERSON CHARLENE TRUST
26972 CALLE DOLORES
CAPISTRANO BEACH CA 92624

ASMT: 717190005, APN: 717190005
QUINN ENTERPRISES
P O BOX 5067
BUENA PARK CA 90622



ASMT: 717210004, APN: 717210004
USA 717
US DEPT OF INTERIOR
WASHINGTON DC 21401

ASMT: 763390011, APN: 763390011
BOBBIE BOZICK, ETAL
65500 LINCOLN AVE
MECCA CA 92254

ASMT: 757180004, APN: 757180004
RACHEL CHESLER, ETAL
P O BOX 386
PALM DESERT CA 92261

ASMT: 757180005, APN: 757180005
CITRINE ENTERPRISES
88100 58TH AVE
THERMAL CA 92274

ASMT: 757180007, APN: 757180007
CROWN HILL RANCHES INC
85810 PETER RABBIT LN
COACHELLA CA 92236

ASMT: 763380005, APN: 763380005
ALL AMERICAN GREEN
800 WILSHIRE BL STE 1500
LOS ANGELES CA 90017

ASMT: 763380017, APN: 763380017
HOWARD KECK
7947 WOODLEY AVE
VAN NUYS CA 91406

ASMT: 763390007, APN: 763390007
USA 763
U S DEPT OF INTERIOR
WASHINGTON DC 21401



3/29/2017 5:04:22 PM

Ed DeBoer
Valley Rock and Sand
92500 Airport Boulevard
Thermal CA 92274

George Webber
101 E Redlands Blvd, Suite 240
Redlands CA 92373

Sheryl Martinez
Quinn Enterprises
P.O. Box 5267 Buena Park CA
90622

Z

3/29/2017 2:06:55 PM

Mariela Magana
Leadership Counsel for Justice and
Accountability
Mariela Magana
<mmagana@leadershipcounsel.org>



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.
Smp00129r2
(EA42415)

Project Title/Case Numbers

Brett Dawson
County Contact Person

(951) 955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Weber and Weber
Project Applicant

N/A
Address

The project is located East of Buchanan Street and the Coachella Canal, North of 57th Avenue and South of 54th Avenue.

Project Location

SURFACE MINING PERMIT NO. 129 REVISED PERMIT NO. 2, AMENDED NO.2 – EA42415 –Applicant: Valley Rock & Sand, Inc. – Engineer/Representative: George Webber - Fourth Supervisorial District – Chuckawalla Area Zoning District – Eastern Coachella Valley Area Plan: Open Space: Open Space: Mineral Resources (OS-MIN), Conservation Habitat (OS-CH) and Water (OS-W) – Location: East of Buchanan Street and the Coachella Canal, North of 57th Avenue, South of 54th Avenue – 615.4 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (M-R-A), Watercourse, Watershed & Conservation Areas (W-1) and Natural Assets (N-A) - REQUEST: A 90-acre expansion of aggregate mining facility from currently 190 acres to 280 acres and extend the life of the project by 25 years (20 years excavation/5 years reclamation) to 2038 at an annual extraction rate of approximately 360,000 tons per year. Under the current operation there are 60 acres with a projected volume of 1.4 million tons. The additional 94 acres will provide a projected additional volume of 7.6 million tons. The current rate of production is 200,000 tons per year. The proposed revision will not increase the maximum permitted annual production, nor require additional processing equipment – APN(s): 717-150-003, 717-140-002, 717-190-005 – Related Cases: SMP00129, SMP00129R1, SMP00129S1

Project Description

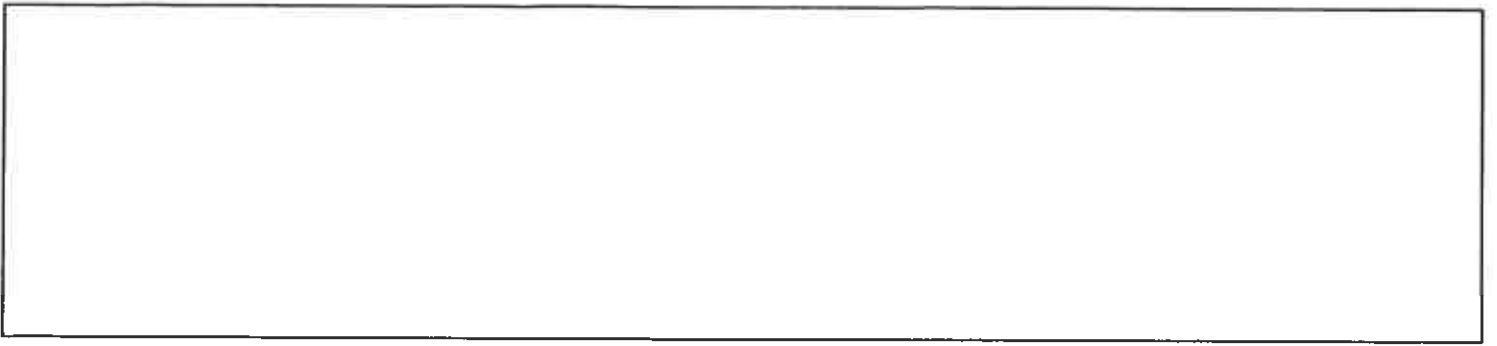
This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on May 17, 2017, and has made the following determinations regarding that project:

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 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 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.

_____ <i>Signature</i>	Project Planner _____ <i>Title</i>	_____ <i>Date</i>
---------------------------	--	----------------------

Date Received for Filing and Posting at OPR: N/A



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1704744

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: WEST COAST AND GRAVEL \$2,216.25
paid by: CK 8086
paid towards: CFG05782 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA42415
at parcel #: 90500 AIRPORT BLV THER
appl type: CFG3

By _____ Apr 14, 2017 15:23
MGARDNER posting date Apr 14, 2017

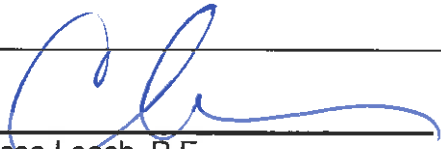
Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,216.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

Agenda Item No.:
 Area Plan: Lakeview/Nuevo
 Zoning Area: Nuevo
 Supervisorial District: Fifth
 Project Planner: Dave Alvarez
 Planning Commission: May 17, 2017

CHANGE OF ZONE NO. 7804
 TENTATIVE TRACT MAP NO. 36635
 TENTATIVE PARCEL MAP NO. 36895
 ENVIRONMENTAL ASSESSMENT NO. 42614
 Applicant: Nuevo Meadows Land Company, LLC
 Engineer/Representative: United Engineering Group



Charissa Leach, P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7804 proposes to change the project site's zoning classification from Rural Residential (R-R) to Planned Development (R-4).

TENTATIVE TRACT MAP NO. 36635 proposes a schedule "A" subdivision of 80.1 acres into 283 residential lots on 34.61 acres with a minimum lot size of 4,000 square feet. The proposed subdivision will also include:

- Four (4) water quality basins which will encompass approximately 2.63 acres of the project site. Basin A (0.64 acres) will be located along the southwest corner of the project site and located adjacent to the intersection of Antelope Road and San Jacinto Avenue. Basin B (0.51 acres) will be located southeasterly of the intersection of Street "I" and Antelope Road. Basin C (0.86 acres) will be located just south of the intersection for Street "N" and Antelope Road and Basin D (0.62 acres) will be located slightly west of the intersection of Street "P" and Street "Q."
- The project site will have one (1) park site (Lot G) which will be approximately 0.53 acres and will be located along the central portion of the project site, adjacent to the intersection of Street "A" and Antelope Road.
- Approximately 5.1 acres of the project site will be allocated for open space lots (Lots E, F, G, H, I, J, K, L, and M). The open space lots will be utilized to serve the proposed trails along the boundaries of the project site and as landscaping buffers.
- Approximately 15.75 acres of the site, located along the northwestern portion of the project site, is to be offered for dedication in accordance with the MSHCP.

TENTATIVE PARCEL MAP NO. 36895 proposes a schedule "H" subdivision of 78.79 gross acres into three (3) parcels with a minimum lot size of twenty (20) gross acres (20.03, 29.1, and 29.75 gross acres).

The project site is located northerly of San Jacinto Avenue, southerly of Central Avenue, easterly of Dawson Road, and westerly of Pico Avenue.

ISSUES OF POTENTIAL CONCERN:

2-4 Dwelling Units Per Acre (DU/AC):

The proposed project is located partially within a 100 year flood plain of the San Jacinto River. The project's site is currently designated Community Development: Medium Density Residential, which allows 2 to 4 dwelling units per acre. The project site is also located within the Lakeview Nuevo Area Plan. Policy LNAP 2.1 allows a maximum of 4 dwelling units per acre. The proposed residential subdivision is consistent with LNAP 2.1 because the project includes 283 residential lots, with a density of 3.59 du/ac, which is below the maximum allowable density.

Surrounding development consistency:

Located to the east of the project site are scattered single family residential dwellings which have a zoning classification of Residential Agricultural (R-A) and a minimum lot size of 20,000 square feet. As part of the project, the zoning classification of the project site will be changed from Rural Residential (R-R) to Planned Residential (R-4). Although the Planned Residential (R-4) zoning classification allows for a minimum lot size of 3,500 square feet, the proposed minimum lot size will be a minimum of 4,000 square feet, a maximum of 11,862 square feet, and an average lot size of 6,500 square feet. The project has adhered to the following Land Use Element policies in order to provide project design consistency with the surrounding developments to the east. More specifically, the project adheres to:

LU 7.5: Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses.

As indicated through the use of Map My County (GIS Database), the project site is surrounded by vacant property to the north, south, and west, and single family residential dwellings to the east (across Pico Avenue). The lot sizes of the existing single family residential dwellings range from a minimum lot size of 7,200 square feet (properties zoned R-T) to half an acre minimum. To create an adequate transitional buffer from the proposed subdivision and the existing single family residential uses to the east, the project proposes a 28 foot wide parkway that will extend along the boundary of Pico Avenue and will buffer the proposed and existing residential uses. In addition, the overall log configuration of the subdivision will place the larger residential lots (7,200 square foot lots) along the boundaries of Pico Avenue and the smaller residential lots (4,000 square foot minimum) within the central and western portion of the project site. By placing the smaller lots within the central and western portion of the site, the project will create an adequate transitional buffer from the neighboring residential lots to the east of Pico Avenue.

LU 28.10: Require that residential units/project be designed to consider their surrounding and to visually enhance, not degrade, the character of the immediate area.

The proposed subdivision conforms with the basis of Land Use Policy (LU) . 28.10. More specifically, the project proposes a landscaping buffer and a pedestrian oriented trail around the perimeter of the project site. In addition, the project proposes residential product which incorporates different design measures (i.e. paint, roofing and wall materials) which will be consistent with the surrounding single family residential dwellings to the east. The incorporation of additional residential housing will better enhance the surrounding environment which is currently primarily vacant agricultural land.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD:MDR)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Public Facilities (CD:PF) to the west and north, Rural Community: Estate Density Residential (RC:EDR) to the east, and Community Development: Medium Density Residential (CD:MDR) to the south.
3. Proposed Zoning (Ex. #2): Planned Residential (R-4).
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) to the south, Residential-Agriculture (R-A) and Mobile Home Subdivisions & Mobile Home Parks (R-T) to the east, Rural Residential (R-R) to the north and west.
5. Existing Land Use (Ex. #1): The project site is primarily undeveloped with existing agriculture fields in the northern portion of the site and a single family dwelling in the eastern portion of the site.
6. Surrounding Land Use (Ex. #1): Vacant property to the south, north, and west, and scattered single family residential dwellings to the east.
7. Project Data:
Total Acreage: 80.1
Total Proposed Lots: 283
Proposed Min. Lot Size: 4,000
Schedule: A
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

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

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42614, 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 CHANGE OF ZONE NO. 7804 to change the zoning of the project site from Rural Residential (R-R) to Planned Development (R-4) in accordance with Exhibit #3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36635, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 36895, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The current Land Use Designation of the project site is Community Development: Medium Density Residential (CD:MDR)(2-5 DU/AC) on the Lakeview/Nuevo Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Public Facilities (CD:PF) to the west and north, Rural Community: Estate Density Residential (RC:EDR) to the east, and Community Development: Medium Density Residential (CD:MDR) to the south.
3. The proposed zoning classification for the project site is Planned Development (R-4).
4. The proposed residential lots comply with the development standards for the Planned Development (R-4) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. More specifically:

The development standards for Planned Development (R-4) zoning classification require a minimum lot size of 3,500 square feet. The project complies with this lot standard because the minimum lot size for the project site is 4,000 square feet.

The development standards for the Planned Development (R-4) zoning classification require a minimum lot depth of 80 feet. The proposed project complies with this development standard because the minimum lot depth is 80 feet.

The development standards for the Planned Development (R-4) zoning classification require a minimum lot width of 40 feet, pursuant to Ordinance No. 348 Section 8.93 or 35 feet if located on a knuckle or cul-de-sac, pursuant to Ordinance No. 460 Section 3.8.I. The proposed residential lots comply with the minimum width requirements of the Planned Development (R-4) zoning classification because the minimum width for a residential lot is 40 feet and 35 feet if within a knuckle or cul-de-sac.

5. The proposed residential lot subdivision is consistent with the Schedule "A" map requirements of Ordinance No. 460 Section 10.5, and with other applicable provisions of Ordinance No. 460, such as, street improvements, domestic water supply and distribution system, sewage disposal, fire hydrants/protection, fencing, and electrical and communications facility.
6. The proposed residential lot subdivision is consistent with the Schedule "H" map requirements of Ordinance No. 460 Section 10.13, and with other applicable provisions of Ordinance No. 460, such as, street improvement plans, domestic water, fire protection facilities, and electrical and communication facilities.

7. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the south, Residential-Agriculture (R-A) and Mobile Home Subdivisions & Mobile Home Parks (R-T) to the east, Rural Residential (R-R) to the north and west.
8. Based on the following, the proposed zoning classification of Planned Residential (R-4) is consistent with the existing General Plan Land Use designation of Medium Density Residential (CD: MDR)(2-5 DU/AC). The General Plan's Land Use Element provides that the density range for Medium Density Residential is 2 to 5 dwelling units per acre, which allows for lot sizes that typically range from 5,500 to 20,000 square feet. This language does not require lots sizes to be within this range, just that these are typical lot sizes for the density. The proposed residential subdivision will have 283 residential lots, with a density of 3.59 dwelling units per acre. This density is consistent with the 2 to 5 dwelling units per acre allowed with the MDR land use designation. Additionally, as illustrated on the proposed tentative tract map exhibit, the residential lot sizes range from a minimum of 4,000 square feet to a maximum lot size of 11,862 square feet, and an average lot size of 6,500 square feet.
9. Located within project vicinity are scattered single-family residential dwellings to the east and vacant property to the south, north, and west. Overall, the location of the proposed map is physically suitable for single-family development and density because the project has a land use of CD:MDR, there is existing infrastructure in proximity to the project site (roads, sewer, water), the site will have a density of 3.59 dwelling units per acre, and the project site is located adjacent to single-family residential dwellings to the east that are relatively similar in density to that of the proposed project.
10. Assembly Bill 52 became effective on July 1, 2015. In accordance with AB 52, separate notices regarding the proposed project were mailed to all requesting Tribes on May 10, 2016. AB 52 provides for a 30-day period in which all Tribes that have been notified of the project may request to consult on the project. Staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation. Staff met with the Pechanga Tribe on August 17, 2016 and had a teleconference on September 28, 2016. Pechanga requested to review the project's Environmental Assessment and Tract Map, which was provided on September 28, 2016. As of October 18, 2016 Planning Staff did not receive any feedback from Pechanga on the Environmental Assessment or Tract Map.
11. As indicated on Environmental Assessment No. 42614 the proposed project is located within Criteria Cell No. 2975 of the MSHCP. As a result, the project is required to dedicate a portion of the project site for conservation purposes, as conditioned (60.EPD.7) and determined under the HANS review, which was reviewed and approved on October 1, 2015.
12. The proposed project complies with the Riverside County Lakeview Nuevo Design Guidelines. More specifically, the project will implement five different housing design types which range from California Ranch to Spanish Colonial and mission styles; earth toned building materials and colors (colors: white and brown, stucco finishes, wood and stone trims, and gabled and hipped roofs); and the project will implement transition and buffer zones to ensure that adjoining development blends into and is sensitivity to existing rural areas.

13. The proposed project is located within Airport Compatibility Zone D and E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA) and in result, required review from the Airport Land Use Commission (ALUC). Upon completion of review from ALUC on August 13, 2015, it was determined that the proposed Change of Zone from Rural-Residential (R-R) to Planned Residential (R-4) is consistent with the March Air Reserve Base/Inland Port Airport Influence Area (AIA). The project will have no impact.
14. The design or improvements of the proposed map is consistent with the County's General Plan (CD:MDR) allowing 2-5 dwellings units per acre. The project is not located within an approved Specific Plan.
15. As further explained in EA No. 42614, the design of the proposed map or proposed improvement is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project has also been conditioned (60.EPD.4) to temporarily fence of the conservation area to avoid impacts during grading and construction.
16. The design of the proposed map or type of improvements is not likely to cause serious public health problems as analyzed in the Environmental Assessment Sections Hazards and Hazardous Materials, Airports, and Hazardous Fire Area.
17. The design of the proposed map or type of improvements will not conflict with existing utility easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
18. The project is partially within the Stephen's Kangaroo Rat Fee area and has been conditioned (60.PLANNING.16) to pay for fees prior to grading as set forth in Ordinance No. 663.
19. Environmental Assessment No. 42614 identified the following potentially significant impacts:
 - a. Air Quality
 - b. Biological Resources
 - c. Cultural Resources
 - d. Greenhouse Gas Emissions

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Planned Residential (R-4) 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 Section 10.5, and with other applicable provisions of Ordinance No. 460.
4. The proposed project is consistent with the Schedule "H" map requirements of Ordinance No. 460 Section 10.13, and with other applicable provisions of Ordinance No. 460.
5. The public's health, safety, and general welfare are protected through project design.
6. The proposed project is conditionally compatible with the present and future logical development of the area.
7. The project will not have a significant effect on the environment.
8. The proposed project will dedicate land under the Multiple Species Habitat Conservation Plan (MSHCP).

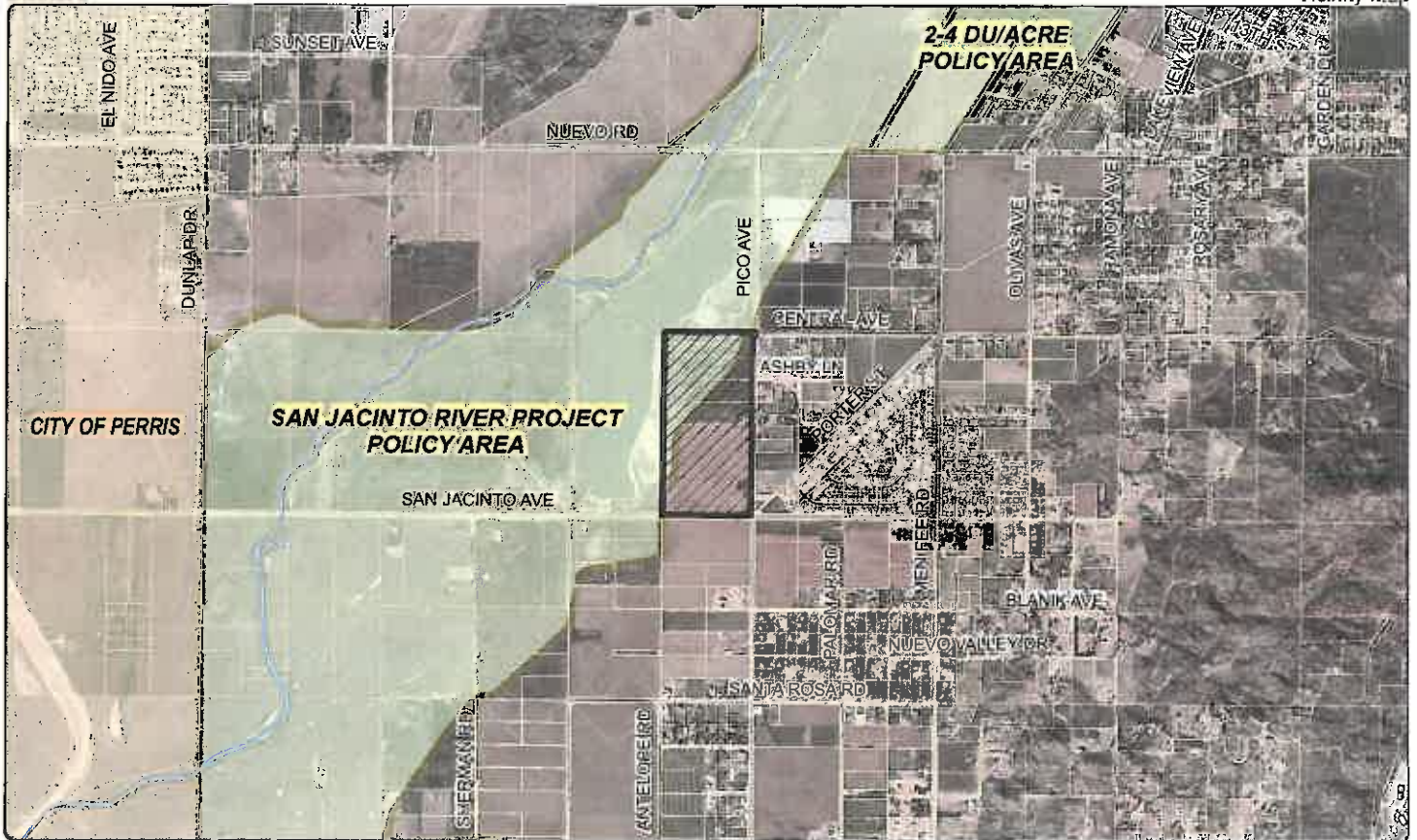
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A City Sphere of Influence;
 - b. A half mile of an earthquake fault;
 - c. Airport Influence Area;
 - d. A high fire or state responsibility area; and
 - e. an area drainage plan, or dam inundation area.
3. The project site is located within:
 - a. An area of low to moderate soil liquefaction;
 - b. Nuview Union and Perris Union High School District;
 - c. Stephens Kangaroo Rate Fee Area;
 - d. San Jacinto Watershed;
 - e. 100-year flood plain;
 - f. County Service Area No. 146; and
 - g. Western Riverside Multiple Species Habitat Conservation Plan (MSHCP).
4. The subject site is currently designated as Assessor's Parcel Numbers 309-020-005, 309-020-036, 309-020-037, 309-020-038, 309-020-039.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07804 TR36635 PM36895
VICINITY/POLICY AREAS

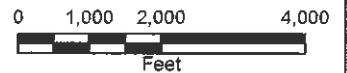
Supervisor Ashley
District 5

Date Drawn: 04/17/2015
Vicinity Map



Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2011, the County of Perris adopted a new General Plan and the Planning Department is currently reviewing the General Plan. The information provided on this map is provided for informational purposes only. For further information, please contact the Riverside County Planning Department at (951) 955-3300 (Riverside County) or in Table Street at (760) 634-7777 (San Jacinto County) or Website.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07804 TR36635 PM36895

Supervisor Ashley
District 5

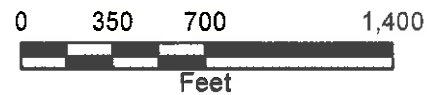
Date Drawn: 04/17/2015
Exhibit 1

LAND USE



Zoning Area: Nuevo

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)963-6277 (Eastern County) or Website <http://planning.rcplma.org>

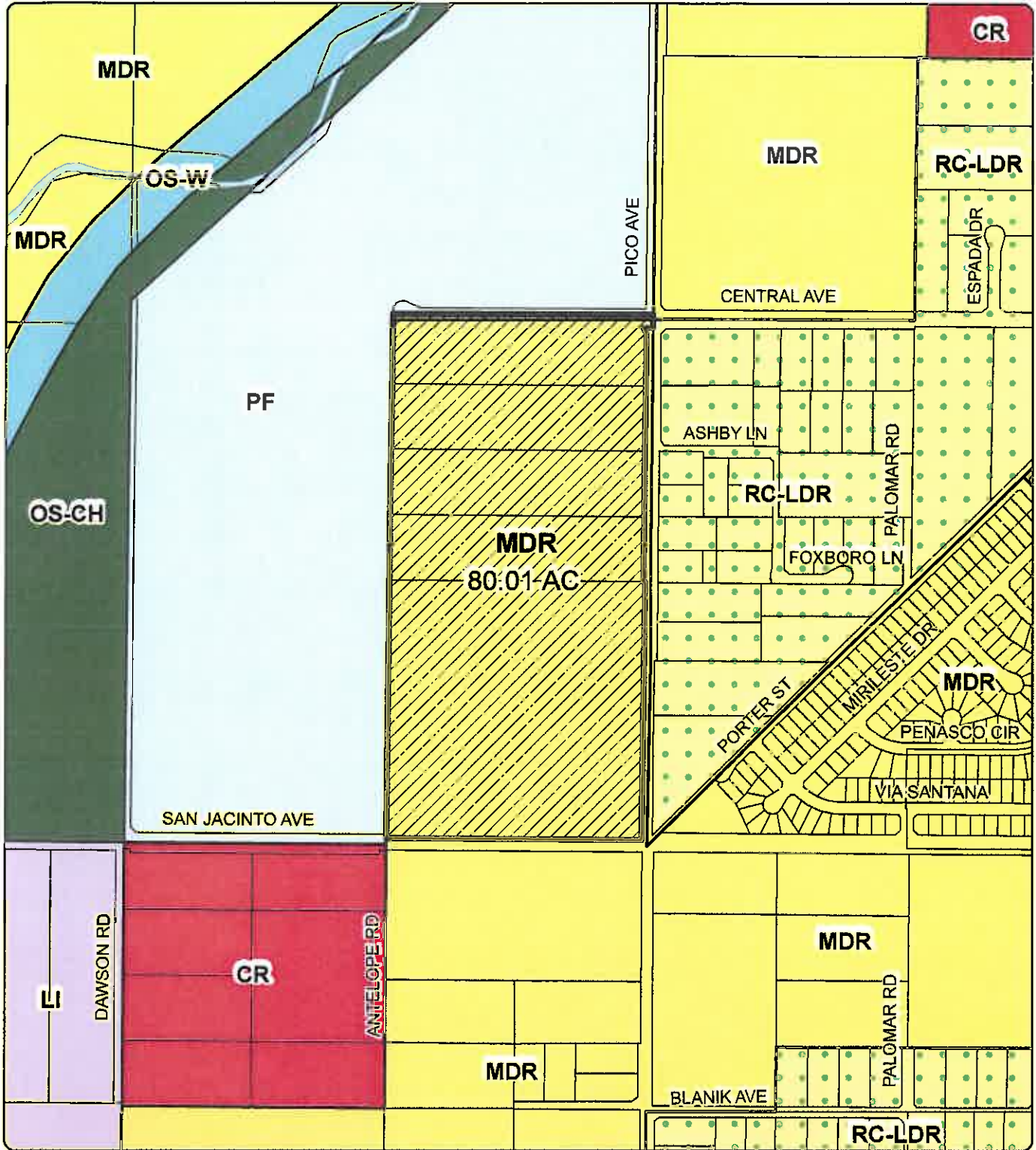
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07804 TR36635 PM36895

EXISTING GENERAL PLAN

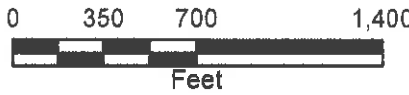
Supervisor Ashley
District 5

Date Drawn: 04/17/2015
Exhibit 5



Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, 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.yrthra.org>

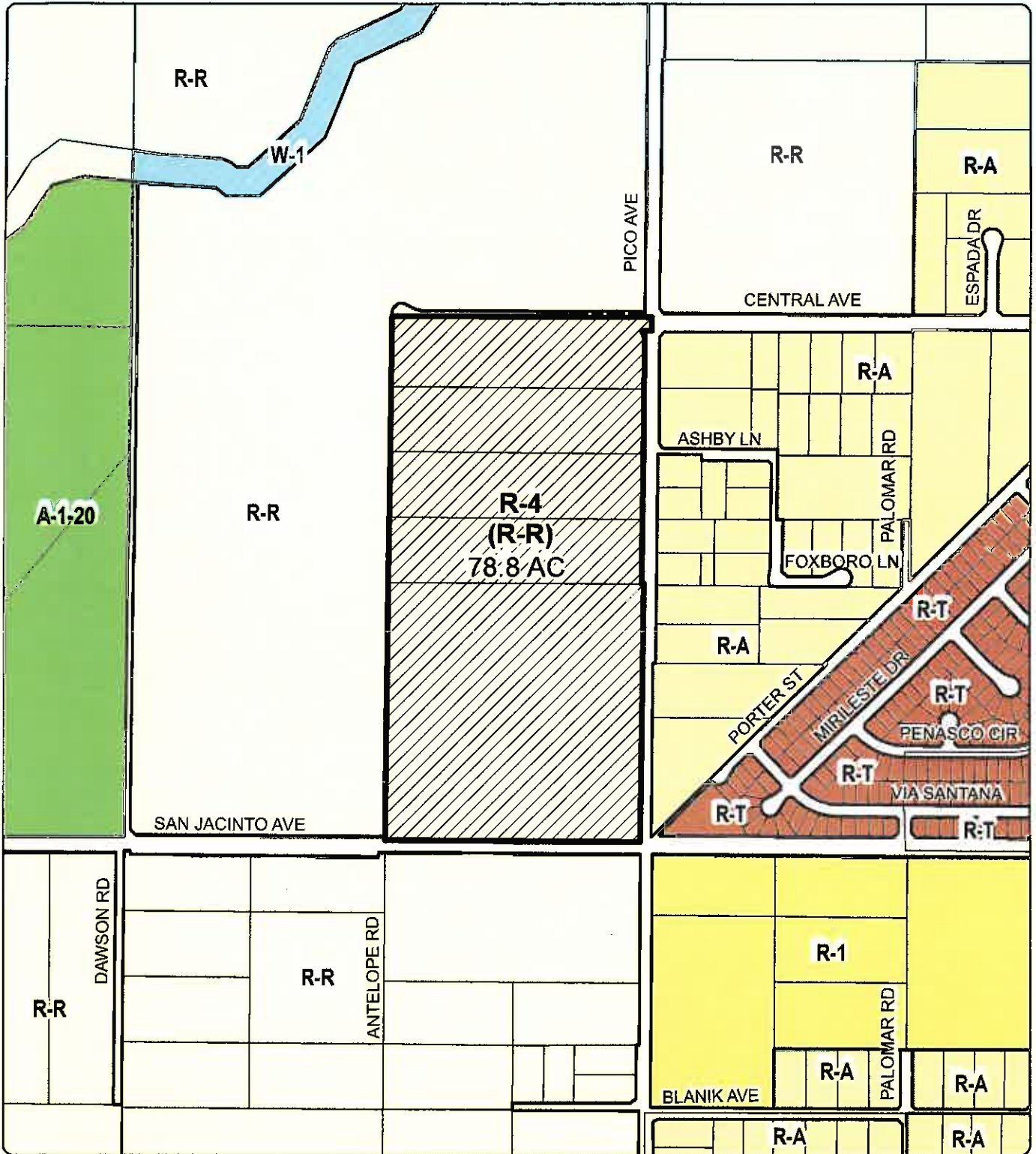
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07804 TR36635 PM36895

Supervisor Ashley
District 5

Date Drawn: 04/17/2015
Exhibit 3

PROPOSED ZONING



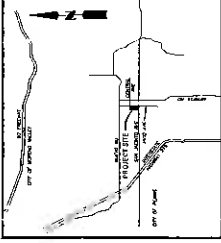
Zoning Area: Nuevo

Author: Vinnie Nguyen

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



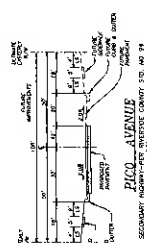
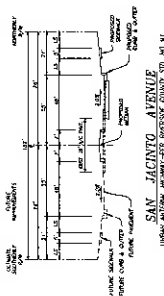
IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 36895
 BEING A SUBDIVISION OF A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH,
 RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN
 APRIL 2015
 UNITED ENGINEERING GROUP CA, INC.



PARCEL AREA BREAKDOWN

PARCEL NO.	AREA (AC)
PARCEL 1	29.03 AC
PARCEL 2	29.75 AC
PARCEL 3	29.03 AC
TOTAL	87.81 AC

- EASEMENTS**
- 1. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN IN PARCELS 1, 2, AND 3.
 - 2. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN IN PARCELS 1, 2, AND 3.
 - 3. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN IN PARCELS 1, 2, AND 3.
 - 4. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN IN PARCELS 1, 2, AND 3.
 - 5. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN IN PARCELS 1, 2, AND 3.
 - 6. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN IN PARCELS 1, 2, AND 3.
 - 7. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN IN PARCELS 1, 2, AND 3.
 - 8. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN IN PARCELS 1, 2, AND 3.
 - 9. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN IN PARCELS 1, 2, AND 3.
 - 10. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN IN PARCELS 1, 2, AND 3.



LEGAL DESCRIPTION

PARCELS 1, 2, AND 3 ARE PART OF A 100.00 AC. TRACT, BEING A SUBDIVISION OF A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 36895, DATED APRIL 2015, BY UNITED ENGINEERING GROUP CA, INC.

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE PROPERTY IS SHOWN AS BEING UNDEVELOPED.
3. THE PROPERTY IS SHOWN AS BEING UNDEVELOPED.
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21. THE PROPERTY IS SHOWN AS BEING UNDEVELOPED.
22. THE PROPERTY IS SHOWN AS BEING UNDEVELOPED.

UTILITY PURVEYORS:

ELECTRIC:
 SOUTHERN CALIFORNIA EDISON COMPANY
 2200 MARKET STREET
 P.O. BOX 1000
 PUEBLO, CO 81002

WATER:
 SOUTHERN CALIFORNIA GAS COMPANY
 2200 MARKET STREET
 P.O. BOX 1000
 PUEBLO, CO 81002

CABLE:
 SOUTHERN CALIFORNIA GAS COMPANY
 2200 MARKET STREET
 P.O. BOX 1000
 PUEBLO, CO 81002

PREPARED BY:

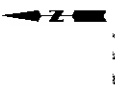
UNITED ENGINEERING GROUP CA, INC.
 1800 CALIFORNIA PARKWAY, SUITE 300
 1800 CALIFORNIA PARKWAY, SUITE 300
 ANAHEIM, CA 92816
 PHONE: (714) 445-1241

OWNER/APPLICANT:

NUOVO MEADOWS LAND COMPANY, LLC
 1800 CALIFORNIA PARKWAY, SUITE 300
 ANAHEIM, CA 92816
 PHONE: (714) 445-1241

LEGEND

- 1. BOUNDARY LINE
- 2. EASEMENT
- 3. EASEMENT
- 4. EASEMENT
- 5. EASEMENT
- 6. EASEMENT
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- 20. EASEMENT
- 21. EASEMENT
- 22. EASEMENT



AMENDED NO. 1

NUOVO MEADOWS
 TENTATIVE PARCEL MAP
 NO. 36895
 CA-30059

LANSING CONSULTANTS
 1100 WEST 10TH STREET
 ANAHEIM, CA 92816
 PHONE: (714) 445-1241

DATE: APRIL 2015
 SHEET 1 OF 1
 PROJECT NUMBER: CA-30059

ueg
 united engineering group

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CALIFORNIA
 LICENSE NO. 5874
 DATE: APRIL 2015

NO.	REVISIONS	DATE
1	ISSUED FOR COUNTY COMMENTS	4-13-15
2	ISSUED FOR COUNTY COMMENTS	4-13-15
3	ISSUED FOR COUNTY COMMENTS	4-13-15
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99	ISSUED FOR COUNTY COMMENTS	4-13-15
100	ISSUED FOR COUNTY COMMENTS	4-13-15

NUEVO MEADOWS SEC. 26, T. 4 S., R. 3W. S.B.B. & M

SHEET 1 OF 1

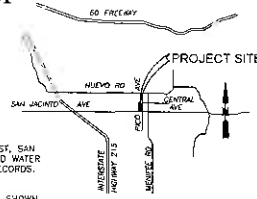
OWNER/APPLICANT:
NUEVO MEADOWS LAND COMPANY, LLC
 12671 HIGH BLUFF DRIVE, SUITE 150
 SAN DIEGO, CA 92130
 PHONE (619) 523-0719

PREPARED BY:
UNITED ENGINEERING GROUP
 10802 TRADEMARK PARK SUITE 509
 RANCHO CUCAMONGA, CA 91730
 PHONE: 909.466.9240
 www.uegroup.com

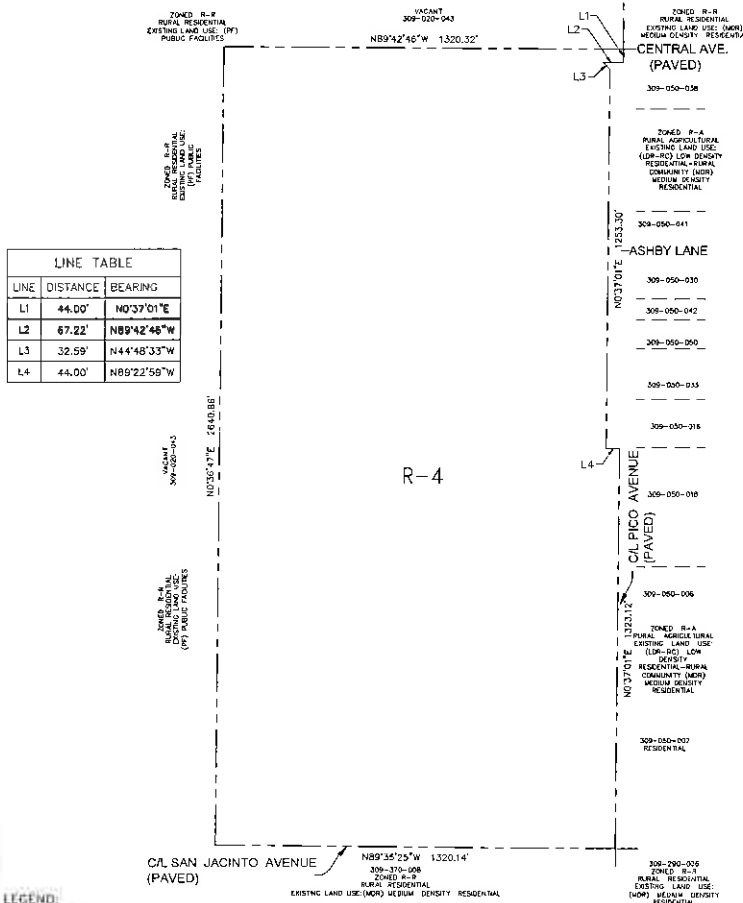
LEGAL DESCRIPTION

PARCEL A
 THE SOUTH HALF OF LOT 4 IN SECTION 26, IN TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP OF PERRIS VALLEY LAND AND WATER COMPANY'S TRACT, ON FILE IN BOOK 7, PAGE 38 OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL B
 PARCELS 1, 2, 3 AND 4 AND LOTS A THROUGH J OF PARCEL MAP NO. 12399 AS SHOWN BY MAP ON FILE IN BOOK 85 PAGE 25 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.



VICINITY MAP
N.T.S.



LINE TABLE		
LINE	DISTANCE	BEARING
L1	44.00'	N03°37'01"E
L2	67.22'	N89°42'46"W
L3	32.59'	N44°48'33"W
L4	44.00'	N89°22'58"W

PROJECT NOTES:

- GROSS** **NET**
- TOTAL 78.8 AC.± 84.5 AC.±
 - THOMAS BROTHERS MAP, ED. 2005, PD 808, E1 & E2
 - FEMA 100 YEAR FLOOD ZONE(S) C&A
 - THIS AREA IS WITHIN NUNIVION UNION ELEMENTARY SCHOOL DISTRICT/ PERRIS UNION HIGH UNIFIED SCHOOL DISTRICT

UTILITY PURVEYORS:

- ELECTRIC**
 SOUTHERN CALIFORNIA EDISON
 26109 MENEFEE ROAD
 ROWLAND, CA 92380
- GAS**
 SOUTHERN CALIFORNIA GAS COMPANY
 P.O. BOX 3003
 REDLANDS, CA 92374-0306
- WATER**
 EASTERN MUNICIPAL WATER DISTRICT
 2270 TRUMBLE ROAD
 PERRIS, CA 92570
- SEWER**
 EASTERN MUNICIPAL WATER DISTRICT
 2270 TRUMBLE ROAD
 PERRIS, CA 92570
- TELEPHONE**
 VERIZON
 150 S. JUANITA STREET
 HEMET, CA 92343
- CABLE**
 TIME WARNER CABLE
 4077 WEST STETSON AVE
 HEMET, CA 92345

LEGEND:
 EXISTING ZONING: R-4
 PLANNED RESIDENTIAL

MAP NO. XX.XX
CHANGE OF OFFICIAL ZONING PLAN XXX XXX
 CHANGE OF ZONE CASE NO. XXX
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348
 SEPTEMBER 08, 2014
RIVERSIDE COUNTY BOARD OF SUPERVISORS
 ASSESSOR'S PARCEL NO.'S.: 309-020-005, 039, 038, 037, 036



DATE: 09/08/2014

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42614
Project Case Type (s) and Number(s): CZ0704/ TR36635/PM36895
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Dave Alvarez
Telephone Number: 951-955-1417
Applicant's Name: Nuevo Meadows Land Company, LLC
Applicant's Address: 12671 High Bluff Drive Suite 150, San Diego CA 92130

I. PROJECT INFORMATION

A. Project Description: The Change of Zone proposes to alter the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The project proposes a schedule "A" subdivision of 80.1 acres into approximately 283 residential lots on 34.61 acres with a minimum lot size of 4,000 square feet, an average of 6,454 square feet, and a maximum lot size of 11,862 square feet. In addition, the project proposes a total of fourteen open space lots (Lots A-N) on 23.39 acres of the project site. Lots A, B, and C will be Water Quality Basin lots which will service the development and are intended to be maintained by the perspective Homeowner Association (HOA). Lots E, F, H, I, J, K, L, and M are intended as landscape features (on approximately 5.1 acres) which will buffer the proposed residential units from the neighboring roads. Lot G will act as both a landscape feature and a community park with a children's playground facility and Lot M will be used for the proposed trail that will run parallel to Antelope Road (western portion of project site). Lot N will be offered for dedication under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The site is located along the northwestern portion of the project site and will be approximately 15.75 acres. In addition, the proposed Parcel Map proposes a Schedule "H" subdivision of the project site into three (3) parcels with a minimum lot size of twenty (20) gross acres (20.03, 29.1, and 20.75 acres).

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

C. Total Project Area: 80.1 acres

Residential Acres: 80.1	Lots:	Units: 283	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): 309-020-005, 309-020-036, 309-020-037, 309-020-038, 309-020-039.

E. Street References: The project site is located northerly of San Jacinto Avenue, southerly of Central Avenue, easterly of Dawson Road, and westerly of Pico Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 26, Township 4s, Range 4W

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site lies in a relatively flat portion of the Perris Valley with elevations ranging from 1420 to 1432 feet. It is located south of the Bernasconi Hills and west

of the Lakeside Mountains. Percolation basins owned by the EMWD lie immediately west and north of the 80-acre property and the San Jacinto River is immediately northeast of the percolation basins. Land to the east and south consist of scattered residential and agricultural uses. The site is located within the Criteria Cell #2975 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and is located within the San Jacinto Policy Area.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the Community Development: Medium Density Residential (CD: MDR) land use designation and all other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response service to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality policies.

B. **General Plan Area Plan(s):** Lakeview/Nuevo Area Plan

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

D. **Land Use Designation(s):** The project site has a land use designation of Medium Density Residential (CD: MDR) and Public Facilities (CD:PF).

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

F. **Policy Area(s), if any:** Lakeview/Nuevo Area Plan Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lakeview/Nuevo Area Plan

2. **Foundation Component(s):** Community Development and Rural Community

3. **Land Use Designation(s):** Public Facilities (PF) to the west and north, Medium Density Residential (MDR) and Commercial Retail (CR) to the south, and Low Density Residential (LDR) and Medium Density Residential (MDR) to the east.

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

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

H. Adopted Specific Plan Information

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

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

I. **Existing Zoning:** Rural Residential (R-R)

J. **Proposed Zoning, if any:** Planned Residential (R-4)

K. **Adjacent and Surrounding Zoning:** Rural Residential (R-R) to the north, south, and west, and Residential Agricultural (R-A) and Mobilehome subdivision (R-T) 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 type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input 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

Dave Alvarez, Contract Planner

Printed Name

April 26, 2017

Date

For Charissa Leach, P.E., Assistant TLMA
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). As indicated by Figure 9 "Scenic Highways" of the Lakeview/Nuevo Area Plan, the proposed project is not located within close vicinity of a designated scenic highway. In result, the project will not have a substantial effect upon a scenic highway corridor. The project will have no impact.

b). The project site is located in an unincorporated area of Riverside County and is currently vacant. The existing character of the project site is mainly rural and the topography is relatively flat with elevations of the site ranging from 1,420 to 1,432 feet. Overall, the project site is not located within close vicinity to any scenic resources and in result, the project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. The project will have a less than significant impact.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be 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)

Findings of Fact:

The proposed project is located 34.35 miles from the Mt. Palomar Observatory and located within Zone B of the Special Lighting Area. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of Riverside County Ordinance No. 655. With incorporation Ordinance No. 655 lighting requirements into the proposed project, impacts will be less than significant.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be 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:

a-b) The proposed project will result in a new source of light and glare from the addition of security lighting, street lights, as well as vehicular lighting from cars traveling on adjacent roadways. In order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly from adjoining properties or public right-of-ways. This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA. In result, this project will be designed to be consistent with existing neighboring residential developments.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land	<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
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")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," California Department of Conservation Farmland Mapping and Monitoring Programs Maps and Materials, GIS database, and Project Application Materials.

Findings of Fact:

a). The project site has a farmland designation of Grazing Land, Farmland of Local Importance, Other Lands, Prime Farmland, Statewide Importance, and Unique Farmland. Although the project will be converting Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, the project will have a less than significant impact. More specifically, the project site does not currently have either an agricultural zoning or land use designation which would allow for the site to be utilized for agricultural production. If an agricultural use were to be proposed, then both the current General Plan Land Use designation and Zoning Classification would need to be revised. In addition, the project site is not surrounded by properties which are designated for agricultural uses, but rather, the properties have Commercial and Residential Land Use and Zoning Classifications. The proposal to Change the Zoning Classification and subdivide the approximately 80 acre project site would be consistent with the surrounding area.

b). Located to the immediate east are properties zoned Residential-Agriculture (R-A). Overall, the R-A zoning classification allows for limited field crop production, vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises. Surrounding properties with this land use designation primarily consist of single family residential dwellings rather than existing agriculture facilities. The project site is not located within close vicinity to a project site that has a primary zoning designation of agriculture (light agriculture, heavy agriculture, and agriculture dairy) and as such, will not conflict with surrounding agriculture zoning. The proposed project is not located within close vicinity of an existing agriculture preserve. Through the utilization of GIS, it has been determined that the closest agriculture preserve is the Perris Valley No. 6 agriculture preserve which is located 0.25 miles (1,321 feet) to the west of the site. The project will not affect an existing agricultural preserve. The impact from the proposed project will be less than significant.

c). As illustrated on the Riverside County GIS Database (Map My County), the project site is surrounded by residential properties to the east, vacant land to the south, and Ski Land Lake to the west and north.

As previously addressed, the proposed project is not located within close vicinity to any property that has an agriculture designation and will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The impact will be less than significant.

d). The project is not located adjacent to existing farmland and will not result in the conversion of farmland, to a non-agriculture use. The project will have no impact

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.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

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.

b). According to the Lakeview/Nuevo Area Plan 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. The project will have no impact.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Air Quality and Greenhouse Gas Impact Study (RK Engineering Group, Inc)

Findings of Fact:

a) As indicated in the Air Quality study, An Air Quality Management Plan (AQMP) describes air pollution control strategies to be taken by a City, County, or Region classified as a nonattainment area. The main purpose an AQMP is to bring the area in compliance with federal and state air quality standards. CEQA requires that certain proposed projects be analyzed for consistency with the AQMP. For a project to be consistent with the AQMP adopted by the SCAQMD, the pollutants emitted from the project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or the project must already have been included in the AQMP projection. However, if feasible mitigation measures are implemented and shown to reduce the impact level from significant to less than significant, a project may deemed consistent with the AQMP. The AQMP uses the assumptions and projections of local planning agencies to determine control strategies for regional compliance status.

Since the AQMP is based on the local General Plan, projects that are deemed consistent with the General Plan are found to be consistent with the AQMP.

The proposed project would accommodate the growth that has been projected for the project vicinity and sub-region through the construction of needed infrastructure, thus removing an impediment to growth within the project area. Emissions projections used to establish SCAQMD attainment objectives reflect adopted regional and local land use plans. Therefore, the emissions associated with the proposed project within the amounts already encountered for in the AQMP, and no significant inconsistency with the AQMP would occur. In result, no mitigation measures are required.

b-f) The Air Quality study analyzed the Construction and Operational Air Quality Emissions Impacts for the subdivision and analyzed both the regional and local construction emissions.

With regards to the Construction Air Quality Emissions Impact (Regional Construction Emissions), CalEEMod was used to estimate onsite and offsite unmitigated and mitigated construction emissions and the results are shown on Table 11. The construction emissions incorporate Rule 403. The mitigation constructions emissions also incorporate mitigation measures MM-1 through MM-4 which consist of such criteria as the site preparation and grading contractor will limit the daily disturbed area to five acres or less, the submittal of a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD, compliance with mitigation measures listed in SCAQMD Rule 403 to control

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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fugitive dust, and use utilization of construction equipment that have Tier 4 final engines. With the recommended mitigation measures the emissions will be below the SCAQMD thresholds of significance for regional construction emissions.

TABLE 11
Regional Significance - Construction Emissions (lbs/day)

Unmitigated						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	12.95	127.83	153.17	0.19	26.61	14.93
Grading	21.33	229.15	213.42	0.27	26.74	16.00
Building Construction	25.24	188.94	180.13	0.32	23.67	13.95
Paving	3.85	30.54	23.10	0.04	1.71	1.64
Architectural Coating	73.43	2.97	9.83	0.03	2.22	0.72
Maximum ²	77.27	229.15	213.42	0.32	26.74	16.00
SCAQMD Threshold	75.	100.	550.	150.	150.	55
Exceeds Threshold (?)	Yes	Yes	No	No	No	No

Mitigated ¹						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	8.51	76.15	131.87	0.19	6.16	2.95
Grading	9.64	79.87	181.39	0.27	6.14	2.84
Building Construction	14.69	98.57	175.99	0.32	16.88	7.58
Paving	1.40	1.53	26.40	0.04	0.27	0.08
Architectural Coating	73.43	2.97	9.83	0.03	2.22	0.72
Maximum ²	74.82	98.57	181.39	0.32	16.88	7.58
SCAQMD Threshold	75.	100.	550.	150.	150.	55
Exceeds Threshold (?)	No	No	No	No	No	No

As illustrated on Table 12 (Localized Construction Emissions) the mitigated construction related LSTs for the project area. The emissions during the construction emissions will be below the SCAQMD thresholds of significance for localized construction emissions. The project will not result in significant localized construction emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TABLE 12
Localized Significance - Construction Emissions (lbs/day)

LST Pollutants ¹	CO (lbs/day)	NOx (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
On-site Emissions	213.42	229.15	26.7	16.00
SCAQMD Construction Threshold ²	3,437	378	59	16
Exceeds Threshold (?)	No	No	No	No

Specific criteria were analyzed during the localized construction emissions section of the Air Quality Report and an analysis of each criteria is provided below.

- Fugitive Dust:** Fugitive dust emissions are generally associated with land clearing and exposure of soils to the air and wind, and cut-and-fill grading operations. Dust generated during construction varies substantially on a project-by-project basis, depending on the level of activity, the specific operations, the equipment being operated, local soils, and weather conditions at the time of construction.

The proposed project will be required to comply with SCAQMD Rules 402 and 403 to control fugitive dust. Table 11 illustrates total construction emissions, i.e., fugitive-dust emissions and construction equipment exhaust that have incorporated a number of feasible control measures that can be reasonably implemented to significantly reduce PM10 emissions from construction. Table 11 illustrates that for all construction phases, the daily total construction emissions with standard control measures would be below the daily thresholds established by the SCAQMD. The project would cause less than significant Fugitive Dust emissions.

Odors: Heavy-duty equipment in the project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. Potential sources that may emit odors during operations of proposed project would include odors emissions from diesel trucks emissions and trash storage areas. Due to the distance of the nearest receptors from the proposed project site and through compliance to SCAQMD's Rule 402 no significant impact related to odors would occur during operation.

Naturally Occurring Asbestos: The proposed project is located in Riverside County which is not among the counties that are found to have serpentine and ultramafic rock in their soils. The potential risk for naturally occurring asbestos (NPA) during project construction is small and less than significant.

Construction-Related Toxic Air Contaminant Impact: The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a 70-year lifetime will contract cancer, based on the use of standard risk assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the proposed project would not result in a long-term substantial source of toxic air contaminant emissions and corresponding individual risk. No significant short-term toxic air contaminant impacts would occur during construction of the proposed project.

Operational Air Quality Emissions Impact:

Regional Operational Emissions: Long-term air pollutant emission impacts are those associated with stationary sources and mobile sources involving any project-related changes. The stationary source emissions would come from additional natural gas consumption for on-site buildings and electricity for the lighting in the building and streets. Based on trip generation factors included in the traffic study and in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Ninth Edition, which is the most recent edition and was manually adjusted in the model, long-term operational emissions associated with proposed project, calculated with the CalEEMod model, as shown in Table 13. Area sources include architectural coatings, consumer products, and landscaping. Energy sources include natural gas consumption for heating.

Table 13 shows that the unmitigated and mitigated increase of all criteria pollutants as a result of the proposed project. For the unmitigated scenario, VOC and NOx emissions will be above the SCAQMD daily emissions thresholds during operation.

Table 13 illustrates the mitigated operational emissions for all criteria pollutants. A number of mitigation measures are required and are outlined within the mitigation section of the report provided below (Mitigation measures MM-4 through MM-14). Once the project is complete and fully operational, the project would exceed SCAQMD regional thresholds for VOC. Therefore, a potentially significant regional air quality impact would occur from the operation of the proposed project and mitigation measures are required to reduce the project emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TABLE 13
Regional Significance - Operational Emissions (lbs/day)¹**

Unmitigated ¹						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Sources	60.07	0.28	23.60	0.00	0.32	0.32
Energy Sources	0.28	2.41	1.03	0.02	0.20	0.20
Mobile Sources	10.05	33.11	112.47	0.30	20.78	5.85
Total: Area Sources + Energy + Mobile	70.40	35.79	137.10	0.31	21.29	6.36
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	Yes	Yes	No	No	No	No

¹ Emissions levels exceed the significance thresholds, therefore additional air quality reduction measures are required to reduce emissions.

Mitigated ²						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Sources	52.52	0.28	23.60	0.001	0.32	0.32
Energy Sources	0.21	1.82	0.77	0.01	0.15	0.15
Mobile Sources	9.79	30.72	105.26	0.26	19.06	5.37
Total: Area Sources + Energy + Mobile	62.52	32.81	129.64	0.27	19.53	5.83
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	Yes	No	No	No	No	No

Localized Operational Emissions: Table 14 shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 14 include all on-site project related stationary sources and 10% of the project-related new mobile sources. This percentage is an estimate of the amount of project-related new vehicle traffic that will occur on-site.

Table 14 indicates that the operational emission rates would not exceed the LST thresholds for the nearest sensitive receptors at 100 meters. The impact will not result in significant Localized Operational emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TABLE 14
Localized Significance - Operational Emissions

LST Pollutants ¹	CO (lbs/day)	NOx (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
On-site Emissions ²	34.90	5.16	2.4	1.00
SCAQMD Operation Threshold ³	3,437	378	14	4
Exceeds Threshold (?)	No	No	No	No

CO Hot Spot Emissions: The SCAQMD recommends that a local CO hot spot analysis be conducted in the intersection meets one of the following criteria:

1. The intersection is at level of service (LOS) D or rose and where the project increases the volume to capacity ratio by 2 percent; or,
2. The project causes an intersection to decrease from LOS C to D.

Micro-scale air quality emissions have traditionally been analyzed in environmental Documents where the air basin was non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment resignation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, must worse congestion, and much higher background CO levels that anywhere in Riverside County. If the worst-case intersection in the air basin have no "hot spot" potential, any local impacts will be below thresholds.

The Traffic Analysis shows that the project would generate a maximum of 5,674 trips per day for residential uses. According to the TIS (RK 2014), the highest intersection volume is 13,700 for the project plus cumulative scenario is at San Jacinto Road, east of Redlands Avenue. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. The volume of traffic at project buildout with cumulative project is 86,300 vehicles shy of necessary volume to even get close to causing a violation of the CO standard. Therefore no CO "hot spot" modeling was performed and no significant long-term air quality impact is anticipated to local air quality with the on-going uses of the proposed project.

Mitigation:

- AQ-1:** The project shall require that the site preparation and grading contractors limit the daily disturbed area to 5 acres or less. (MM-1)
- AQ-2:** Prior to the issuance of grading permits, the project will be required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. (MM-2)
- AQ-3:** The project shall ensure that during site preparation and grading operations, all contractors shall comply with all applicable measures listed in SCAQMD Rule 403 to control fugitive dust including the application of water to all exposed surfaces a minimum of three times per day. (MM-3)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- AQ-4:** The project shall require that a construction contractor use construction equipment that have Tier 4 final engines, level 3 diesel particular filters (DPF), with oxidation catalyst that impart a 20% reduction. (MM-4)
- AQ-5:** The proposed project and its contractors shall ensure that, during construction, site preparation and grading phases do not overlap and that all construction phases occur after these two construction phases so that construction emissions do not exceed those established by SCAQMD. (MM-5)
- AQ-6:** The proposed project and its contractors shall ensure that, during construction, contractors shall turn off all diesel-powered construction when vehicles are not in use and contractors shall prohibit idling of vehicles for longer than three (3) minutes. (MM-6)
- AQ-7:** The Project shall improve pedestrian network by implementing sidewalks along roadways within the site and provide pedestrian connections offsite. Traffic calming measures should also be implemented to increase pedestrian safety and walkability. (MM-7)10 series.
- AQ-8:** Project shall follow and exceed 2013 Title 24 Residential Standards by an additional 5 percent. 2013 Title 24 standards are at least 25 percent more efficient than Title 24 Part 6 energy efficiency standards and meet Green Building Code Standards. (MM-8) 10 series.
- AQ-9:** Project shall require all faucets, toilets, and showers installed in the proposed structure utilize low-flow fixtures such that indoor water demand is reduced by 20 percent. (MM-9) 10 series
- AQ-10:** Project shall require that ENERGY STAR appliances be installed in new homes. (MM-10) 10 series
- AQ-11:** Project shall require that a recycling program is implemented that reduces waste to landfills by a minimum of 50 percent [75% by 2020]. (MM-11) 10 series
- AQ-12:** Project shall require that all lighting in the proposed structures uses an average of 5 percent less energy than conventional lighting. (MM-12) 10 series
- AQ-13:** Project shall require to the extent feasible, use paints with VOC content lower than SCAQMD Rule 1113 requires for application to surfaces of homes within the project site.- (MM-13) 10 series
- AQ-14:** Project shall require that at least 849 new trees are planted on-site (approximately 3 tree per residential unit).
- AQ-15:** Project shall not allow more than 142 natural gas fireplaces to be constructed. No wood burning fireplaces or stoves will be permitted.-10 series

Monitoring: Monitoring measures are not required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BIOLOGICAL RESOURCES Would the project-REVISE BIO

7. Wildlife & Vegetation

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

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

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

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

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

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

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

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site lies within the Western Riverside County Multiple Species Conservation Plan (MSHCP) area. The MSHCP covers impacts to certain species of concern resulting from development within the area through a variety of means including payment of fees by developers for the site-aside and maintenance of conversation of lands.

The project site is located within Cell B, Cell Number 2975 of the MSHCP. According to the review from the County Biologist, approximately 15.75 acres of the proposed project site will be conserved. The Project Applicant shall provide the Riverside Conservation Authority (RCA) through either fee conveyance or conservation easement for long-term conservation and management of the 15.75-acre MSHCP Proposed Conservation Area. The Conservation Area is illustrated on EPD map HANS 258

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and JRP 06-05-23-01 (50.EPD.1). The area shown on the Tentative Tract Map identified as Lot N shall be conserved and conveyed to the Regional Conservation Authority. Through the incorporation of the mitigation measures, the impact will be considered less than significant.

b) According to the Riverside County Conditions of Approval for Tentative Tract Map No. 36635 (60.EPD.1), pre-construction presence/absence surveys for burrowing owls must be conducted within 30 days of the issuance of a grading permit. In addition, according to the Migratory Bird Treaty Act (MBTA) Condition of Approval (60.EPD.2), since the project site 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. However, if habitat must be cleared during nesting season, a pre-construction nesting bird survey shall be conducted no more than 30 days prior to any ground disturbance. In addition, per COA 60.EPD.3, biological monitoring will be performed at the project site during grading and construction activities in order to minimize impacts to sensitive species and habitats. Through the incorporation of mitigation measures, the impact will be less than significant.

c) Review from the County Biologist has indicated that areas of the project adjacent to areas labeled as "Proposed MSHCP Conservation" on the map labeled "MSHCP HANS 258" of the RCA JPR 06-05-23-01 dated 10/1/2015, will be temporarily fenced to avoid impacts during grading and construction(60.EPD.4). In addition, prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. Areas of the project adjacent to areas labeled as "Proposed MSCHP Conservation" on the map labeled "MSHCP HANS 258" of the RCA JPR 06-05-23-01 dated 10/1/2015, shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping (60.EPD.1). Through the incorporation of mitigation measures, the impact will be less than significant.

d) The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impact will occur.

e) A review by the County Biologist has indicated that the project site does not contain any riparian or riverine areas; however, the project has been conditioned to establish permanent fencing along an approximately 15.75 acre portion of the project site which has been identified for conservation as determined under HANS 258 and JRP 06-06-23-01 (60.EPD.1). Through the incorporation of mitigation measures, the project will not impact wildlife significantly, either directly or indirectly or through habitat modifications, on those species identified as 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. Flows during high storm events shall not be restricted by fencing materials. Therefore, impacts are considered less than significant with mitigation measures incorporated.

f) The proposed project site does not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act (Including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filing, hydrological interruption, or other means. The project will have a less than significant impact.

g) Based on a review by the County Biologist the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no oak trees on the site and therefore no impacts will occur.

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

- BIO-1 Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the RCA via either fee conveyance or conservation easement for long-term conservation and management of the 15.75-acre MSHCP Proposed Conservation Areas designated by EPD as illustrated on the EPD map for HANS 258 and JPR 06-05-23-01 (revised maps). Proof of fee/title ownership must be provided to EPD for review and approval prior to the issuance of grading permits (50.EPD.1). An executed donation agreement may be utilized and condition may deferred to issuance of the first building permit.
- BIO-2 Birds and their nests are protected by the Migratory Bird Treaty act (MBTA) and California Department of Fish and Wildlife (CDFW) 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 pre-construction nesting bird survey shall be conducted. The pre-construction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, for the County Biologist for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to ground disturbance. If ground disturbance does not begin within 30 days of the report date, a second survey must be conducted (COA 60.EPD.2).
- BIO 3 Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the County Biologist to review and approve, from the biological monitor that should include but not be limited to Best Management Practices (BMP), fencing of sensitive areas and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The County Biologist may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. (COA 60.EPD.3).
- BIO 4 Areas of the project adjacent to areas labeled as "Proposed MSHCP Conservation" on the map labeled "MSHCP HANS 258" of the RCA JPR 06-05-23-01 dated 10/01/2015, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fences areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring Biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance (60.EPD.4).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BIO 5 Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. Areas of the project adjacent to areas labeled as "Proposed MSHCP Conservation" on the map labeled "MSHCP HANS 258" of the RCA JPR 06-05-23-01 dated 10/01/2015, shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation (where feasible), illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of four feet at its shortest point. Since the fence is located partially within the floodway and shares a boundary with the floodway, fence materials used shall not obstruct any flows during storm events. The Regional Conservation Authority (RCA) shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required (60.EPD.1).

BIO 6 The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4. of the MSHCP. The following guidelines must be incorporated onto the project design (10.EPD.1):

Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. Any water quality or other drainage discharges must be reviewed by RCA prior to conveyance into the MSHCP Conservation Area. This condition is applicable to areas either already dedicated to conservation or those described for conservations.

Toxics:

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

Lighting:

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area. Shielding shall be incorporated into

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project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise:

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

Invasive Plants:

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

Barriers:

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

Grading/Land Development:

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area. Weed abatement and fuel modification is not permitting in the Conservation Area. (10.EPD.1). No landscape of slope maintenance areas shall be located within the conservation area.

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process.

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, Cultural Resources Inventory and Assessment of Tentative Tract 31207, an 80.1-acre parcel located at San Jacinto and Pico Avenues, East of Perris, Riverside County California, dated March 2006, and Phase II Evaluation of Historical

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Archaeological Site CA-RIV-7943H for TTM 36635. An 80.1-acre Parcel located at San Jacinto and Pico Avenues, east of Perris, dated November 2014.

Findings of Fact:

a-b) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist, Philip DeBarros Ph.D. on March 18, 2006, it has been determined that there are one or more historical resources within the project site. These resources include CA-RIV-7943 and CA-RIV-7944. Historical resources reports entitled, *Cultural Resources Inventory and Assessment of Tentative Tract 31207, an 80.1-acre parcel located at San Jacinto and Pico Avenues, East of Perris, Riverside County California*, dated March 2006, and *Phase II Evaluation of Historical Archaeological Site CA-RIV-7943H for TTM 36635. an 80.1-acre Parcel located at San Jacinto and Pico Avenues, east of Perris, dated November 2014* prepared by Philip DeBarros, evaluated the significance of the historical resources and based on the results of this study, it has been determined that the historic resource(s) are not significant pursuant to the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5. Moreover, if the resources are not considered significant historic resources pursuant to CEQA Section 15064.5, loss of these resources cannot contribute to a potentially significant cumulative impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials, Cultural Resources Inventory and Assessment of Tentative Tract 31207, an 80.1-acre parcel located at San Jacinto and Pico Avenues, East of Perris, Riverside County California, dated March 2006, and Phase II Evaluation of Historical Archaeological Site CA-RIV-7943H for TTM 36635. An 80.1-acre Parcel located at San Jacinto and Pico Avenues, east of Perris, dated November 2014.

Findings of Fact:

a-b) The project site has been surveyed by County approved archaeologist, Philip DeBarros Ph.D. on March 18, 2006 and it has been determined that there is one isolated archaeological resource present. This resource is isolate P-33-14939. An archaeological technical study entitled, *Cultural Resources Inventory and Assessment of Tentative Tract 31207, an 80.1-acre parcel located at San Jacinto and Pico Avenues, East of Perris, Riverside County California*, dated March 2006, prepared by Philip DeBarros, evaluated the significance of the archaeological resource and has determined that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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because the archaeological resource consists of an isolate it is not significant pursuant to the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5. Moreover, if the resources are not considered significant archaeological resources pursuant to CEQA Section 15064.5 loss of these resources cannot contribute to a potentially significant cumulative impact. Nevertheless, the project will be conditioned to collect and curate the isolated artifacts (60 Planning 25). This is a condition of approval and as pursuant to CEQA, is not considered mitigation. In addition, an archaeologist (60 Planning 23) and Tribal Monitor (60 Planning 24) will be present to ensure any unanticipated resources are managed according to procedures identified in the Cultural Resources Management Plan (CRMP). This is considered a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains, Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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). This is considered a standard Condition of Approval (10 Planning 2) and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is not used for any religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: Tribal and Archaeological Monitors will be required.

10. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a). The proposed project site is located in an area that has high sensitivity for paleontological resources. Paleontological resources include fossils or assemblages of fossils such as aquatic and terrestrial vertebrates, the remains of plants and animals, and groupings of fossils that offer data for the interpretation of tectonic events, geo-morphological evolution, paleo-climatology, and the relationships of aquatic and terrestrial species.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed site is located within an area that fossils are likely to be encountered at or below 4 feet in depth and may be impacted during excavation by construction activities. Adverse impacts upon paleontological resources as a result of the project area expected to be less than significant.

Mitigation:

CUL 2: Prior to issuance of grading permits:

1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontologist 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 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

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in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps, and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Response to Riverside County Planning Department Review Sheet, of the Upland Geotechnical Report Tentative Tract 36635, Romoland Area County of Riverside, California", dated February 3, 2015.

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b). The project site is not located within close proximity to active earthquake faults and the project site is not located within a Fault-Rupture Hazard Zone and in result, the probability of primary surface rupture or deformation at the project site is considered unlikely. In result, the impact will be less than significant.

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"; Updated Geotechnical Report, Romoland Area County or Riverside, California, dated December 8, 2014; Project review by County Geologist

Findings of Fact:

a). Liquefaction is a phenomenon which occurs when soil undergoes transformation from a solid waste 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 Geotechnical Report titled "Updated Geotechnical Report, Romoland Area County or Riverside, California, dated December 8, 2014", identified that there is a low probability for soil liquefaction. The future development will be required to adhere to the 2014 CBC, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. Any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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); Updated Geotechnical Report, Romoland Area County or Riverside, California, dated December 8, 2014; Project review by County Geologist

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

a). There are no known or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Any impact from seismic ground shaking would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; Updated Geotechnical Report, Romoland Area County or Riverside, California, dated December 8, 2014; Project review by County Geologist

Findings of Fact:

a). The updated Geotechnical Report performed for the proposed project identified that there is a low potential for lateral spreading to occur at the project site. In addition, the project site is not located within an area that is susceptible to landslide or rockfall hazards. Any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"; Updated Geotechnical Report, Romoland Area County or Riverside, California, dated December 8, 2014; Project review by County Geologist

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a). Based on geologic mapping, literature review, and aerial photo analysis, the potential for ground rupture and subsidence is unlikely because of the absence of faulting on or near the site. Any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials; Updated Geotechnical Report, Romoland Area County or Riverside, California, dated December 8, 2014; Project review by County Geologist

Findings of Fact:

a). As indicated in the Updated Geotechnical Report, dated December 8, 2014, the potential for seiche, mudflow, or volcanic hazard are considered to be non-existent. The project will have no impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials; Updated Geotechnical Report, Romoland Area County or Riverside, California, dated December 8, 2014; Project review by County Geologist

Findings of Fact:

a). The project site is topographically flat to moderate sloping and development of the site will involve mass and fine grading which will not significantly change the existing topography of the subject site. Any impact would be less than significant.

b). The project will not cur or fill slopes greater than 2:1 or higher than 30 feet. No impact will occur.

c). The project will not result in grading that affects or negates subsurface sewage disposal systems. No impact will occur.

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Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

18. Soils

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a). The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPS) will reduce the impact to below a level of significance. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b). The project Geotechnical Report indicates soils tested on site were determined to have a low expansive soil index. Compliance with the CBC requirements pertaining to residential development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c). The project Geotechnical Report indicates that the soils of the project site are very corrosive to buried metals for all geologic units onsite. The project site will be serviced by the Eastern Municipal Water District for both water and sewer site. It will be the responsibility of the applicant to ensure that all requirements to obtain services are met as outlined in 10.EHEALTH.1. The project will not involve septic tanks and the impact will be less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a). Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b). The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a). The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

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

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

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

Source: Air Quality/Greenhouse Gas Analysis (WEBB-A),

Findings of Fact:

a). Operational or long-term emissions occur over the life of the project.

Table 16 shows the project's overall operational emissions would be 5,380 metric tons CO2 per year. The project's emissions were compared to the screening SCAQMD draft threshold of 3,000 metric tons CO2e per year for all land uses and found to exceed the threshold. Per the directions of AB 32, the CARB Scoping Plan recommends that the project's business-as-usual (BAU) emissions to be compared to the project's Year 2020 emissions to determine whether (with regulation and mitigation) the project's Year 2020 emissions will have a reduction of at least 15 percent from the project's BAU emissions.

**TABLE 16
Project Greenhouse Gas Emissions During Operation**

Emission Source	Emissions (MTCO ₂ e) ¹
Area Source	39
Energy Source	1,137
Mobile Source	3,780
Waste	151
Water	129
Construction (averaged over 30 years)	174
Sequestration from 849 new on-site trees ²	-30
Total Emissions	5,380
SCAQMD Threshold	3,000
Exceeds Threshold (?)	Yes

However, page 6 of the County of Riverside's Draft Climate Action Plan describes that if a project exceeds the 3,000 MTY threshold then the project would need to demonstrate a 25% reduction below a BAU scenario to have a less than significant impact.

Therefore, this analysis has used the screening SCAQMD draft threshold of 3,000 metric tons CO2e per year for all land uses (table 16), followed by the project's business-as-usual (BAU) emissions modeled for the Year 2011 (CEQA Baseline, see Table 17). Those emissions are then compare to the project's Year 2020 emissions to determine whether (with regulation and mitigation) the project's Year

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2020 emissions will have a reduction of at least 25 percent from the project's BAU emissions (see Table 18).

**TABLE 17
Project Greenhouse Gas Emissions Year 2011 BAU¹**

Emission Source	Emissions (MTCO₂e)²
Area Source	73
Energy Source	1,137
Mobile Source	4,293
Waste	151
Water	129
<i>Construction (averaged over 30 years)</i>	174
Total Emissions	5,957
SCAQMD Threshold	3,000
Exceeds Threshold (?)	Yes

As shown on Table 18, the project would achieve a 25% reduction in Year 2020 emissions when compared to Year 2011 BAY emissions. Therefore the project would be expected to have a less than significant impact with mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TABLE 18
Project Greenhouse Gas Emissions with Mitigation and Regulations¹

Emission Source	Emissions (MTCO₂e)²
Area Source	39
Energy Source	964
Mobile Source	3,161
Waste	75
Water	108
<i>Construction (averaged over 30 years)</i>	174
Sequestration from 849 new on-site trees ³	-30
Total Emissions	4,492
Project's Percent Reduction from BAU?	25%
Percent Reduction from BAU required by County Draft CAP	25
Exceeds Threshold (?)	No

Business as usual (BAU) for purposes of the greenhouse gas significant threshold is defined as pre-AB 32. Business as usual greenhouse gas emissions referred to emissions using protocol and emission factors from the period of 2004-2006 (prior to the adoption of AB 32 and related greenhouse gas regulations) and also do not take into account project design features or mitigation measures to reduce greenhouse gas emissions. The California Air Resources Board's (ARB) Scoping Plan indicates that business as usual is projected emissions without any greenhouse gas reduction measures (business-as-usual case). The business-as-usual forecast does not take any credit for reductions from measures included in this Plan, including the Pavley greenhouse gas emissions standards for vehicles, full implementation of the Renewables Portfolio Standard beyond current levels of renewable energy, or the solar measures (ARB 2008).

The 2020 emissions baseline used in 2008 Scoping Plan is 596 MMTCO₂e. However, this estimate of statewide 2020 emissions was developed using pre-recession 2007 IEPR data and reflects GHG emissions expected to occur in the absence of any reduction measures in 2010. ARB staff re-evaluated the baseline in light of the economic downturn and updated the projected 2020 emissions to 545 MMTCO₂e. Two reduction measures (Pavley I and Renewables Portfolio Standard (12%-20%)) not previously included in the 2008 Scoping Plan baseline were incorporated into the updated baseline, further reducing the 2020 statewide emissions projection to 507 MMTCO₂e.

Table 18 shows the Year 2020 emissions and includes reductions from design features and sequestration as detailed in the report. A 25% improvement was used under Energy Mitigation in CalEEMod, as the 2013 Title 24 Standards for residential construction are at least 25% more efficient than 2008 Standards. The project will be required to exceed 2013 Title 24 standards by an additional 5%. The CAPCOAR-related mitigation elected in CALEEMod are detailed as comments in the Annual Emission Output (Appendix B). As shown in Table 18, with the incorporation of mitigation measures

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MM-7 and MM-16 and the planting of approximately 849 new trees, the project's emissions would be reduced by 25% from BAU emissions, which meets the 25 percent threshold. Therefore operation of the proposed project would not create a significant cumulative impact to global climate change.

b).The project will promote the goals of AB 32. The project site location is positioned within the County's planned growth urban footprint. The project incorporates a number of features and mitigation measures that would minimize greenhouse gas emissions. Although the project would generate greenhouse gas emissions, it has been found that the project would comply with the policies and standards described in this report, with the recommended mitigation, and therefore would cause a less than significant impact.

The core mandate of AB 32 is that statewide GHG emissions in Year 2020 be equal to Year 1990 levels. The proposed project would be required to include all mandatory green building measures for new residential developments under CalGreen Code. The implementation of these stricter building and applicant standards would result in water, energy, and construction waste reductions for the proposed project.

Emission reductions in California alone would not be able to stabilize the concentration of greenhouse gases in the earth's atmosphere. However, California's actions set an example and drive progress towards a reduction in greenhouse gases elsewhere. If other states and countries were to follow California's emission reduction targets, this could avoid medium or higher ranges of global temperature increases. Thus, sever consequences of climate change could also be avoided.

The ARB Board approved a Climate Change Scoping Plan in December 2008. The Scoping Plan outlines the State's strategy to achieve the 2020 greenhouse gas emissions limit. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health" (California Air Resources Board 2008). The measures in the Scoping Plan have been in place since 2012.

In May 2014, CARB released its First Update to the Climate Change Scoping Plan (CARB 2014). This Update identifies in the next steps for California's leadership on climate change. While California continues on its path to meet the near-term 2020 greenhouse gas limit, it must also set a clear path toward lone-term, deep GHG emission reductions. This report highlights California's success to date in reducing its GHG emissions and lays the foundation for establishing a broad framework for continued emission reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050.

The 2008 Scoping Plan calls for an "ambitious but achievable" reduction in California's greenhouse gas emissions, cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 15 percent from today's (2010) levels. On a per-capita basis, that means reducing annual emissions of 14 tons of carbon dioxide for every man, woman and child in California down to about 10 tons per person by 2020.

Project consistency with applicable strategies in the Plan is assessed. As shown in Table 19, the project is consistent with the applicable strategies and would result in a less than significant impact. The project will be subject to the policies and ordinances pertaining to air quality and climate change state in the City's/County's General Plan. Although the project would generate greenhouse gas emissions, either directly or indirectly, these emissions are not considered to have a significant impact on the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TABLE 19
Project Consistency with CARB Scoping Measures³**

Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	Consistent. The project will be compliant with the current Title 24 standards. 2013 Title 24 Standards are at least 30 percent more efficient than 2008 Title 24 standards for energy efficiency.
Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California’s new and existing inventory of buildings.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2010 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.	Consistent. CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the project that are required to comply with the measures will comply with the strategy.
Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	Consistent. The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The project will be required to comply with City programs, such as City’s recycling and waste reduction program, which initially comply, with the 50 percent reduction required in AB 939, then the 75% reduction by 2020 required in AB 341
Water – Continue efficiency programs and use cleaner energy sources to move and treat water.	Consistent. The project will comply with all applicable City ordinances and CAL Green requirements.

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
HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed residential project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

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 residential uses do not engage in activities with risk of upset. Impacts will be less than significant.

c) The project includes adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No impacts will occur.

d) The proposed project is not located within one quarter mile of an existing or proposed school. The nearest school to the project site is Cottonwood School, located at 44260 Sage Road in Aguanga, and is approximately 5.83 miles southeast. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

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 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-b). The proposed project is located within Airport Compatibility Zone D and E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA) and in result, required review from the Airport Land Use Commission (ALUC). Upon completion of staff review, it was determined that the proposed Change of Zone from Rural-Residential (R-R) to Planned Residential (R-4) is consistent with the March Air Reserve Base/Inland Port Airport Influence Area (AIA). The project will have no impact.

c-d). Although the project is located within the March Air Reserve Base/Inland Port Airport Influence Area (AIA), the project is not located within 2 miles of an existing airport or private airstrip. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<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

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

a). As indicated in the Lakeview/Nuevo Area Plan, the highest danger of wildfires can be found in the most rugged terrain, especially in the Lakeview Mountains. Methods to address this hazard include avoidance of building in high-risk areas, creating setbacks that buffer development from hazard area, maintaining brush clearance to reduce potential fuel, establishing low-fuel landscaping, and utilizing fire-resistant building techniques. The proposed Nuevo Meadows development is not located in steep or rugged terrain, and is not susceptible to wildfires as are other sites in the Area Plan.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 type="checkbox"/>

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

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 the project specific Flood Hazard Report, a large portion of the project site is located within the 100-year Zone AE floodplain limits with the northwest corner in the Zone AE floodway limits for the San Jacinto River as delineated on Panel No. 06065C-1445H of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This panel is based on a recent 2013 floodplain study of the San Jacinto River to determine the base flood elevations for the floodplain and floodway. The northern portion of the site is also located within the “shallow pond” area for the San Jacinto River as defined in the San Jacinto River Area Drainage Plan (ADP).

The grading plan for this development proposes to import fill in order to elevate the site above the water surface elevation for the floodplain. The engineer proposes a manufactured slope with a 4-foot retaining wall that parallels the proposed Antelope Road and is outside the floodway limits. A 15-foot trail is proposed along the retaining wall and slope and all are contained within Lot M, which will be dedicated to the County of Riverside for maintenance as required by the Parks and Trails Department. Lot M will not be maintained by an HOA or any other private entity, but will be publically maintained. In accordance with FEMA regulations, the manufactured slope and retaining wall must be publically maintained, In accordance with FEMA regulations, the manufactured slope and retaining wall must be publicly maintained in order for FEMA to recognize the wall as flood protection and authorized the revision of the floodplain limits. The District has no interest in maintaining this wall. A Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA prior to any grading/building permit issuance and a Letter of Map Revision (LOMR) to remove any residential lots from the floodplain shall be obtained prior to occupancy.

Eastern Municipal Water District (EMWD) has property immediately to the north and west of the site, which is downstream of the site. The drainage plan for this development proposes to discharge concentrated, mitigated onsite stormwater runoff at various points along the west side of Antelope Road and into the floodway. A portion of the onsite flows will be concentrated and discharged at the southwest corner of the site into a dirt channel along the north side of San Jacinto Avenue and on EMWD's property. The drainage plan also includes the collection of tributary offsite stormwater near the northeast corner of the site with underground drainage facilities. These offsite flows will be discharged at the northwest corner of Pico and Central Avenues and on to EMWD's property. The developer has submitted an agreement with EMWD accepting this drainage plan. Written permission for offsite grading and the release of concentrated flows will be required to be obtained from EMWD prior to the issuance of any grading permits for the tract map. The proposed grading plan shows the lots along Pico Avenue, San Jacinto Avenue, and Central Avenue are elevated above the flow line for the street flows to protect them from the tributary offsite flows.

Emergency escape paths shall be provided for the storm flows for all inlet works for the proposed underground facilities in the event that the inlets become blocked with debris. To prevent flood damage to the proposed structures, all proposed structures in the vicinity of the inlet works and along the emergency escape path shall be protected from flooding by either properly elevating the finished floor in related to the inlet works and flow path or by making sure the structures are setback from the inlet works to provide adequate flow through area in the event the emergency escape of the stormwater runoff is necessary.

The majority of the site is located within the bounds of the San Jacinto River Area Drainage Plan (ADP) where fees have been adopted 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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issuance of grading/building permits for this project. Although the current fee for this ADP is \$2,215 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. In addition to this ADP fee and in accordance with the San Jacinto ADP document and Resolution 2005-220 (or County ordinance/Board resolution in effect at the time of permit issuance/map recordation), any fill used to provide flood proofing within the 'shallow pond' area must be offset by removing a minimum volume elsewhere in the ponding area equaling 130% of the in place fill volume. Also, the developer shall execute an agreement with the District to pay its "fair share" of total project costs prior to map recordation or the issuance of grading or building permits, whichever comes first.

Portions of the site area located within the Perris Valley and San Jacinto River Area Drainage Plans (ADP) where fees have been adopted 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 issuance of grading/buildings permits for this project.

In accordance with the San Jacinto River ADP document and Resolution 2005-220 (or County ordinance/Board resolution in effect at the time of permit issuance/map recordation), the developer shall execute an agreement with the District to pay its "fair share" of total project costs prior to map recordation or the issuance of grading or building permits, whichever comes first. The District shall determine the "fair share" per acre charge based on the District's best estimate of the most expensive project alternative. This "fair share" shall be calculated based on the gross acreage within the project area. In addition, to this fee and in accordance with the Resolution, any fill used to provide flood proofing within the "shallow pond" area must be offset by removing a minimum volume elsewhere within the ponding area equaling 130% of the in-place fill volume below elevation 1415 (NAVD 1929) and must be done in a manner that will grade to drain to San Jacinto River. (10.FLOOD.1).

As required by the Riverside County Flood District, the development of this property shall be coordinate with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review (10.FLOOD.6). In addition, the property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review (10.FLOOD.5).

Through adhering to the requirements of Condition of Approval (10. FLOOD 1, 5, and 6) the impact will be less than significant.

b) The construction of the project will implement BMP measures to reduce off-site water quality issues by including non-structural, and treatment BMPs to minimize the potential for contaminated stormwater discharges and the potential for downstream pollutant loading.

In addition, in compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies.

To comply with the WQMP a developer must submit a "Project-Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMS.

Projects that require a Project Specific WQMPs were required to submit a Preliminary Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report may need some revision at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP- including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Control Board may require additional water quality measures (10.FLOOD.17).

Overall, the impact to water quality will be less than significant.

c). The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted. The impact is considered less than significant.

d). As addressed in Threshold 25a, the development of this property shall be coordinate with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review (10.FLOOD.6). In addition, the property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review (10.FLOOD.5).

Through adhering to Conditions of Approval 10.FLOOD.5 and 10.FLOOD.6, the project will have a less than significant impact.

e). As indicated on the Flood Control District Flood Hazard Report, the project site is located within the 100-year Zone A flood plain limits of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(FEMA). The project site will be re-graded to be out of the flood plain. The impact is considered less than significant.

f). As previously addressed in finding 25a and 25e, the project site is located within the limits of an existing flood plain. The proposed project site will be re-graded to keep buildable pads out of the flood plain and in result, the structures will not impede or redirect water flows. The impact will be considered less than significant.

g). Project construction has the potential to result in sources of polluted runoff from activities such as clearing and grading, stockpiling of soils and materials, concrete pouring, painting, and asphalt surfacing which could have impacts on surface water quality. Construction of projects associated with the proposed Project would involve various types of equipment such as dozers, scrapers, backhoes, other earthmoving equipment, dump trucks, cranes, trucks, concrete mixers, and generators. Pollutants associated with these construction activities that could result in water quality impacts include sediment, trash, and oils. However, potential water quality impacts related to construction of the proposed Project are limited as a result of the nature of the proposed land uses and established regulatory mechanisms which govern the construction phase of the Project.

During construction, the Project is required to comply with NPDES requirements. Preparation of a project-specific SWPPP, in accordance with the NPDES Statewide General Construction Permit, is required to reduce the discharge of pollutants into receiving waters. The General Permit requires development and implementation of a project-specific SWPPP to identify an effective combination of erosion control and sediment control BMPs to minimize or eliminate the discharge of pollutants into receiving waters. Further, BMPs for managing sources of non-storm water discharges and waste are required to be identified in the SWPPP. Thus, through regulatory compliance, impacts to water quality during construction are less than significant.

Development of the proposed Project will add impervious surface to the site. By increasing the percentage of impervious surfaces on the site, less water will percolate into the ground and more surface runoff will be generated. Paved areas and streets will collect dust, soil and other impurities that would then be assimilated into surface runoff during rainfall events. Potential pollutants for residential development include bacteria, nutrients, pesticides, sediments, trash/debris, and oil/grease.

For post-construction, a project-specific WQMP containing measures to effectively treat all pollutants of concern and hydrologic conditions of concern, developed in compliance with the County's MS4 permit, has been prepared. Implementation of site design, source control and low impact development (LID) retention BMPs to protect downstream areas from pollutants after construction, will reduce post-construction impacts to less significant.

Therefore, impacts to water quality standards are less than significant

h). The Project site includes four water quality basins which has been designed to drain within a period not to exceed 24 hours. Thus, there are new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) which could result in significant environmental effects such as increased vectors or odors. Through adhering to Conditions of Approval 10.FLOOD.17, the project will have a less than significant 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
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>

Source: Preliminary Drainage Report (United Engineering Group)

Findings of Fact:

a) The project site consists of 80 gross acres of vacant land. The site drains from the east to west with gradually sloped terrain at an approximate slope of one percent. Vacant land borders the site on the north and west (with the Ski Land Lakes and the San Jacinto River Flood Plain). It is bordered on the south by the primarily vacant land, with some single family lots. It is bordered on the east by some sparse single family lots, and a medium density housing tract.

In the existing condition, the proposed project area is relatively flat (1-2%) and has been historically farmed. It is proposed to be developed into a single-family lot subdivision. The onsite runoff potential has been analyzed with the Synthetic Unit Hydrograph Method per the Riverside County Flood Control and Water Conservation District (RCFCD & WCD) Hydrology Manual as illustrated in the table below

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

Nuevo Meadows T Year Unit Hydrograph Vol (ac-ft)						
Area A	Existing	1hr	3hr	6hr	24hr	
	2yr		0.2	0.2	0.2	0.2
	5yr		0.4	0.3	0.4	0.3
	10yr		0.6	0.5	0.6	0.4
	Proposed	1hr	3hr	6hr	24hr	
	2yr		0.4	0.4	0.7	1.1
	5yr		0.5	0.7	1	1.5
	10yr		0.7	0.9	1.2	1.9
	Pre-Post		2yr 24hr	1.0 ac-ft		

Area B	Existing	1hr	3hr	6hr	24hr	
	2yr		0.2	0.1	0.2	0.2
	5yr		0.3	0.2	0.3	0.2
	10yr		0.4	0.3	0.4	0.3
	Proposed	1hr	3hr	6hr	24hr	
	2yr		0.3	0.4	0.6	1
	5yr		0.5	0.6	0.9	1.3
	10yr		0.6	0.8	1.1	1.6
	Pre-Post		2yr 24hr	0.8 ac-ft		

Nuevo Meadows T Year Unit Hydrograph Vol (ac-ft)						
Area C	Existing	1hr	3hr	6hr	24hr	
	2yr		0.2	0.2	0.2	0.2
	5yr		0.4	0.3	0.4	0.3
	10yr		0.5	0.5	0.6	0.5
	Proposed	1hr	3hr	6hr	24hr	
	2yr		0.3	0.3	0.5	0.8
	5yr		0.4	0.5	0.8	1.1
	10yr		0.5	0.7	0.9	1.4
	Pre-Post		2yr 24hr	0.7 ac-ft		

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

Area D	Existing	1hr	3hr	6hr	24hr	
	2yr		0.3	0.2	0.3	0.2
	5yr		0.6	0.5	0.6	0.5
	10yr		0.7	0.7	0.8	0.7
	Proposed	1hr	3hr	6hr	24hr	
	2yr		0.4	0.5	0.8	1.2
	5yr		0.6	0.7	1.1	1.6
	10yr		0.8	0.9	1.3	2
	Pre-Post	2yr 24hr		1.0 ac-ft		

To mitigate the increased runoff from the development, four basins have been provided in open space lots on the Tract Map

Based on the above tables and the detailed output in appendix B the basins are preliminarily sized per the following table.

Basin #	$\Delta_{Pre-Post}$ Volume (AC-FT)	$\Delta_{Pre-Post}$ Volume (ft ³)	V _{bmp} (ft ³)	Required Storage Volume (ft ³)	Actual Storage Volume
A	0.95	41260	15400	56650	57937
B	0.81	35406	13210	48616	93317
C	0.69	30109	11240	41349	49756
D	1.00	43490	16230	59720	66571

The impact will be considered less than significant.

b) The project proposes to accept the flows from the south side of Central Avenue of 318 cfs via a double 4'H x 8'W reinforced concrete box culvert. This culvert will outlet into the San Jacinto River and will be graded and protected to minimize erosion (<6fps). The other offsite collection point will be a curbside inlet just south of Ashby Lane. It will be built to accept the full 82 cfs from the contributing area and pass it via a 54" reinforced concrete pipe that will outlet at the same headwall structure at the northwest intersection of Pico and Central Avenue. Refer to Appendix A for more detail. For the onsite flows TTM 36635 is proposing to construct four (4) basins to collect, store, and discharge the runoff. The basins are sized to hold the increased runoff of the 2-yr 24-hr storm. It is anticipated that the water quality HCOC requirements will dictate that outfall be designed to be within 10 percent of the pre-development 2-yr 24-hr storm. These outlets will be designed and analyzed at final design stage. All basins will outlet to the west of Antelope Road into the San Jacinto River. Also, if any of the basins capacity is exceeded and the facilities are blocked, they have been designed to overtop and spill into the adjacent roadway. The impact will be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Perris Dam is located approximately four (4) miles to the north of the project site. As mentioned in 25a, the grading plan for this development proposes to import fill in order to elevate the site above the water surface elevation for the floodplain. Therefore, the impact will be considered less than significant.

d). The closest water body to the Project site is the San Jacinto River, located directly north of the Project site. Storm water from the proposed Project will discharge into the San Jacinto River via the County's storm drain/flood control system as described above in 26a. Therefore, impacts are less than significant.

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?

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

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

Findings of Fact:

a) As addressed in the Agricultural section of Environmental Assessment 42614, the project site was initially intended for agricultural uses and has an agricultural designation of prime farmland, farmland of state importance, and unique farmland; however, the surrounding environment is transitioning from agricultural uses to that of single family residential development. Located to the southeast of the project site are previously approved tentative tract map subdivisions and directly to the east of the project site is an approved Specific Plan for the establishment of approximately 114 mobile home residential units. In addition, located to the immediate east of the project site are existing scattered single family residential dwellings. Although the project site is transitioning from an agricultural to residential use, the project will not result in a substantial alteration of the present or planned land use of an area and the impact will be less than significant.

B). The proposed is not located within a Sphere of Influence and in result, will not have a significant impact. In addition, the project will be consistent with the surrounding land uses within vicinity of the project site. Located to the south, southeast, and northeast of the site are a land use designation of Medium Density Residential (MDR) which allows 2-5 du/ac.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

28. Planning

a) Be consistent with the site's existing or proposed

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
zoning?				
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 General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) As part of the project scope, the applicant proposes to alter the zoning classification of the approximately 80.1 acre site from Rural Residential (R-R) to Planned Residential (R-4). The proposed subdivision will be consistent with the development standards of the Planned Residential (R-4) zoning classification. More specifically, the R-4 zoning classification requires a minimum lot size of 3,500 square feet and a minimum lot width of 40 feet and a minimum lot length of 80 feet. As illustrated on the tentative tract map exhibit, the minimum residential lot size will be approximately 4,000 square feet, the minimum residential lot length is 80 feet and width 43 square feet. The proposed project as designed and conditioned is consistent with the proposed zoning classification of Planned Residential (R-4). The impact will be less than significant.

b-c) As indicated in RCLIS (GIS Database), the project site is surrounded by properties which are zoned Rural Residential (R-R) to the west, south, and north, and Residential Agriculture (R-A) and Mobile Home Subdivisions & Mobile Home Parks (R-T) to the immediate east. Although the proposed zoning classification of R-4 allows for a smaller lot size than the existing surrounding zoning classifications, the project will be designed and conditioned to be consistent with the existing surrounding residential developments. More specifically, located to the immediate east are the residential properties (along Pico Avenue) which have a zoning classification of Residential Agriculture (R-A) and a lot size of 20,000 square feet. In order to ensure consistency with the surrounding residential development, the proposed residential lots will range from a minimum of 4,500 square feet to a maximum of 11,682 square feet. Though the proposed residential lots are less than the existing neighboring lots, by having the larger lots placed along Pico Avenue and the incorporation of a landscaped trail (Lot K, L, and M) the project will be adequately buffered from the existing larger lots along the eastern section of Pico Avenue. In addition, the property located to the north and west is currently vacant and owned by the Eastern Municipal Water District (EMWD) and the properties zoned Rural Residential (R-R) to the south are currently vacant. The project as designed will be compatible with both the existing zoning classifications and planned land uses along the project site. The project will have a less than significant impact.

d) The project site has a current land use designation of Community Development: Medium Density Residential (CD:MDR) and allows for 2 to 5 dwelling units per acre. As illustrated on the proposed tentative tract map exhibit, the project proposes 3.59 dwelling units per acre which is within the allowable density of the Medium Density Residential (CD: MDR) land use designation. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) As addressed in finding no. 28.b-c, the project site is currently vacant and surrounded by single family residential dwellings on large lots to the east and vacant property to the north, west, and south. The project proposes to place larger lots along Pico Avenue (7,200 to 11,682 square feet) in order to reduce the transitional impact that may result from the varying lots sizes of the existing development and the proposed subdivision. The trail located along Pico Avenue will also assist in creating a transitional buffer from the existing and proposed lots. Overall, the project will not disrupt or divide the physical arrangement of an established community. The impact will be less than significant.

Mitigation: No mitigation measures are required.

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 Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-d) According to Figure OS-5 *Mineral Resources* of the Riverside County General Plan, the project site is categorized as MRZ-3, areas where the available geologic information indicates that the mineral deposits are likely to exist; however, the significance of the deposit is undetermined. There are no mining operations within the vicinity of the project site. In addition, the land uses in the vicinity are residential (located to the immediate east) or vacant property (vacant property located to the north, west, and south). The project includes no component that would result in mining operation or use of any existing or abandoned mines. The project will have no impact.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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30. Airport Noise

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

NA A B C D

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) The proposed project is located within Airport Compatibility Zone D and E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA) and in result, required review from the Airport Land Use Commission (ALUC). Upon completion of ALUC review, it was determined that the project was consistent with the March Air Reserve Base/Inland Port Airport Influence Area (AIA) and was condition for approval by ALUC. In addition, through the use of GIS, Planning staff determined that the project site is located seven (7) miles southwest of the March Air Reserve Base and the project site is located 3.2 miles northeast of the Perris Valley Airport. The project site is not located within two miles of a public airport or private airstrip and will not expose people residing or working in the project area to excessive noise levels. The impact will be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The Project does not propose the construction of new or modification of existing rail lines and is not located within the vicinity of a rail line. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway 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: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not directly adjacent to any Highway. There will be no significant impact.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a). The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable in areas between 65 and 75 dBA CNEL and are conditionally

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acceptable in areas between 65 and 70 dBA CNEL. Vehicle noise can potentially affect the project site, as well as land uses located along nearby roadways. Because of the location and size of the project, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts will be less than significant.

b). The project consists of a subdivision of the 80.1 acre lot into 283 residential lots. Construction of homes will occur after the project applicant sells the individual lots. The construction period will vary depending on the new owners. However, construction of the homes will require a site preparation phase, grading activity, building construction, and architectural coating of the residential developments. Grading activities will involve the use of standard earth moving equipment, such as drop hammer, dozers, loaders, excavators, graders, back hoes, pile drivers, dump trucks, and other related heavy-duty equipment, which will be stored on site during construction to minimize disruption of the surrounding land uses. Above-grade construction activities will involve the use of standard construction equipment, such as hoists, cranes, mixer trucks, concrete pumps, laser screeds, and other related equipment.

Equipment used during the construction phases will generate both steady state and episodic noise that will be heard both on and off the project site. Noise levels generated during construction will primarily affect the residential land uses adjacent to the project site to the east and southeast. In addition, daily transportation of construction workers and the hauling of materials both on and off the project site are expected to cause increases in noise levels along study area roadways, although noise levels for such trips will be less than peak hour noise levels. The project will adhere to all County noise standards to alleviate construction noise. Impacts will be considered less than significant with mitigation incorporated.

c) The County's General Plan requires that the interior noise levels in new residential dwellings shall not exceed 45 dB Ldn and that the exterior outdoor living area noise levels shall not exceed 65 Ldn. Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. The proposed project will not expose people to noise levels in excess of the standards established in the General Plan or Municipal Code. Impacts will be less than significant.

d) According to the Noise Impact Analysis, the on-going operation of the proposed project would not include the operation of any known vibration sources. Therefore, less than significant impacts are anticipated from the operation of the proposed project.

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

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

Findings of Fact:

a) The project site is currently vacant. The project proposes to construct a 283-lot residential subdivision. Therefore, the proposed project will not displace a substantial amount of housing or people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

b) The project proposes to construct a 283-lot residential subdivision. The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project will have no significant impact.

c) As mentioned in above in Subsection A, the project site is currently vacant. The project proposes to construct a 283-lot residential subdivision. Therefore, the proposed project will not displace a substantial amount of housing or people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e-f) According to SCAG's 2012-2035 RTP, Riverside County's population is projected to increase by 277,000 from 2008 to 2020 and by 155,000 from 2020 to 2025. The population growth generated by the proposed project is well within the growth forecasts developed for the RTP. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

38. Schools

Source: Nuevo and Perris Unified School District correspondence, GIS database

Findings of Fact:

The closest public school within close vicinity is Sky View Elementary which is located approximately 2.3 miles to the northwest of the project site. In addition to the existing elementary school, there is multiple high schools located a minimum of 2.5 miles from the project site. With existing public

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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schools located adjacent to the project site, the project would not require the development of an additional public school and no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 closest public library within close vicinity is the Perris library which is located approximately 3 miles to the west of the project site. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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:

The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

<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

<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
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facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

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

Findings of Fact:

a). The project will include recreational facilities and will not involve the expansion of recreational facilities which might have an adverse physical effect on the environment. As illustrated on the proposed tract map and Design Manual, there will be two (2) recreational parks within the proposed development. The recreational facilities consist of an active park with recreational equipment which will be located within the central portion of the site and a passive park, which is located within the northwestern portion of the site. The project will have no impacts.

b). As previously addressed, two (2) recreational facilities will be provided within the project scope. In result, the project will not include the use of existing neighborhood or regional park or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

c). The project is not located within an existing County Parks and Recreation District but is located within the Lakeview/Nuevo/Romoland/Homoland County Service Area (CSA) No. 146. This particular County Service Area which offers library and street lighting services. With not being within an existing Parks and Recreation District, the project site does not fall within an existing Parks and Recreation Plan. The impact will be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

Condition of Approval (COA) 50.PARKS.3, requires that prior to map recordation, the applicant shall offer the Combination Trail (Regional Trail/Class I bike path) shown on the map as Lot M for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District or Community Service Area (CSA) 146 for trails purposes. The project applicant shall also prepare and submit a project exhibit/trail plan identifying the proposed trail (Class 1 bike path and regional trail) under the jurisdiction of the Regional Park and Open-Space District and/or entity for review and approval. Lot M which contains the trails and landscaping shall be identified on the trails plan and final map as a public trail for public use and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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access in perpetuity (COA: 50.PARKS.1). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

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

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

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

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

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan

Findings of Fact:

a). The Riverside County Transportation Department has reviewed the traffic study submitted for Tentative Tract Map No. 36635. The study has been prepared in accordance with County-approved guidelines. Overall, the Transportation Department concurs with the findings relative to traffic impacts.

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

Redlands Avenue (NS) at:
 San Jacinto Avenue (EW)
 I-215 Northbound Ramps (EW)
 I-215 Southbound Ramps (EW)

Antelope Road (NS) at:
 San Jacinto Avenue (EW)

Pico Avenue (NS) at:
 Ashby Lane (EW)
 Project Access (EW)
 San Jacinto Avenue (EW)

Menifee Road (NS) at:
 San Jacinto Avenue (EW)

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

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

b) The Transportation Department has determined that the project will not exceed either individually or cumulatively, a level of service standard established by the county congestion management agency or designated road or highways with the incorporation of installing a traffic signal along the intersection of Redlands Avenue (NS) at San Jacinto Avenue (EW) and the widening/restriping to provide an (BLANK) turnland. With these mitigation measures, the intersection is expected to operate (BLANK). The impacts are considered less than significant with mitigation measure incorporated.

c) The proposed project is located within the Influence Area of the March Air Reserve Base; however, the project is located seven miles from the airfield and the closest airport is located approximately 3 miles from the project site. Overall, the project went through a review from the Airport Land Use Commission and has been conditioned to avoid impacts from aircraft that may pass overhead. The project will not change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in a substantial safety risk. The project will have a less than significant impact.

d) As previously addressed, the project site is located within Zone D and E of the March Air Reserve Base and required review from the Airport Land Use Commission (ALUC). ALUC staff determined that the project was consistent with the March Air Reserve Base Land Use Plan and conditioned the project for approval. The conditions would prevent the potential impact of aircraft that may travel over

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project site. The project site is not located within close vicinity to any rail lines or major bodies of water. The project will not alter waterborne, rail, or air traffic patterns. The impact will be less than significant.

e). The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs, etc. The impacts are considered less than significant.

f). The proposed project will create an increase in vehicle trips to this area, thus creating an increase in road maintenance. The project site is located in the Lakeview/Nuevo Area. An Infrastructure Phase Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. The project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the issuance of a Certificate of Occupancy or upon final inspection (90.TRANS.4). In addition, the project shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824 (90.TRANS.1). The Conditions of Approval are not considered unique mitigation under CEQA and in result, the impact will be less than significant.

g). The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The impacts will be less than significant.

h). The proposed project will not result in inadequate emergency access or access to nearby uses. The impact will be less than significant.

i). The proposed project will not conflict with adopted policies supporting alternative transportation. The project will have a less than significant impact.

Mitigation: Condition 10.TRANS.3 requires the project to comply with recommendations made in the traffic impact analysis report.

Monitoring: Mitigation Monitoring will be achieved through the Building and Safety Plan Check process.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Condition of Approval (COA) 50.PARKS.3, requires that prior to map recordation, the applicant shall offer the Combination Trail (Regional Trail/Class I bike path) shown on the map as Lot M for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District or Community Service Area (CSA) 146 for trails purposes. The project applicant shall also prepare and submit a project exhibit/trail plan identifying the proposed trail (Class 1 bike path and regional trail) under the jurisdiction of the Regional Park and Open-Space District and/or entity for review and approval. Lot M which contains the trails and landscaping shall be identified on the trails plan and final map as a public trail for public use and access in perpetuity (COA: 50.PARKS.1). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring measures required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b). The project is conditioned to obtain potable water and sanitary sewer service from the Eastern Municipal Water District (EMWD) (COA: 10.E HEALTH.1), and it is the responsibility of the developer to satisfy this requirement. The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. The impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Eastern Municipal Water District (EMWD) (COA 10.E HEALTH.1) and it is the responsibility of the developer to meet this requirement. Overall, this project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. The impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

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

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b). The project will be served by Riverside County Waste Management. The development will comply with federal, state, and local statutes and regulations related to solid wastes. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

a) Electricity?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

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

Source: Staff review, Project Application Materials

Findings of Fact:

a-b) Electricity and gas service will be provided by Southern California Edison. The project will not require the expansion or construction of new power or natural gas facilities, thus causing significant environmental effects. No impacts will occur.

c) Telephone service will be provided by Verizon and cable service will be provided by Time Warner. The project will not require the construction of new communication systems, thus causing significant environmental effects. No impacts will occur.

d) Per COA 60.FLOOD.2, the project proponent has agreed to pay fees to mitigate the effect of the impact upon drainage facilities caused by the proposed development.

e) According to COA 50.TRANS.6, a separate street lighting plan is required for this project. The street lighting plan will be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found within Ordinance No. 461. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. No impacts will occur.

f) As addressed in finding no.43.F, the project site is located in the Lakeview/Nuevo Area. An Infrastructure Phase Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. The project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the issuance of a Certificate of Occupancy or upon final inspection (90.TRANS.4). In addition, the project shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824 (90.TRANS.1). The Conditions of Approval are not considered unique mitigation under CEQA and in result, the impact will be less than significant.

g) No governmental services are expected to be required for the project, there 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, 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) The proposed project will not conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Source: Staff review, Project Application Materials

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

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.

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TRACT MAP Tract #: TR36635

Parcel: 309-020-038

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted for a Schedule "A" subdivision of 80.1 acres into 283 residential lots on 34.61 acres with a minimum lot size of 4,000 square feet, an average of 6,454 square feet, and a maximum lot size of 11,862 square feet. In addition, the project proposes a total of fourteen open space lots (Lots A-N) on 23.39 acres of the project site. Lots A, B, C and D will be Water Quality Basin Lots which will service the development and are intended to be maintained by the perspective Homeowners Association (HOA). Lots E, F, H, I, J, K, L, and M are intended as landscape features (on approximately 5.1 acres) which will buffer the proposed residential units from the neighborhood roads. Lot G will act as both a landscape feature and a community park with children's playground facility and Lot M will be used for the proposed trail that will run parallel to antelope Road (western portion of the project site). Lot N will be offered for dedication under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Lot N is located along the northwestern portion of the project site and will be approximately 15.75 acres. In addition, the proposed Parcel Map proposes a Schedule "H" subdivision of the project site into three (3) parcels with a minimum lot size of twenty (20) gross acres (20.03, 29.1, and 20.75).

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.

TRACT MAP Tract #: TR36635

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10. GENERAL CONDITIONS

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

RECOMMND

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 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36635 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36635- A Schedule "A" subdivision of 80 acres into 283 residential lots with a minimum lot size of 4,000 square feet. The tract map will also include four (4) lots for water quality basins, two (2) open space lots, and eight (8) lots intended for landscape features with one (1) being a consevation lot.

CHANGE OF ZONE= Change of Zone No. 7804- Change of Zone from Rural Residential (RR) to Planned Development (R-4).

TENTATIVE PARCEL MAP= Tentative Parcel Map No. 36895- A parcel map application for a Schedule "H" subdivision of 78.79 acres into three (3) parcels ranging from 20.03 acres to 29.01 acres.

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

TRACT MAP Tract #: TR36635

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10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND
and/or other exactions imposed on this project as a result
of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND
Improvements such as grading, filling, stockpiling, over
excavation and recompaction, and base or paving which
require a grading permit are subject to the included
Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND
All grading shall conform to the California Building Code,
Ordinance 457, and all other relevant laws, rules, and
regulations governing grading in Riverside County and prior
to commencing any grading which includes 50 or more cubic
yards, the applicant shall obtain a grading permit from the
Building and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND
Ordinance 457 requires a grading permit prior to clearing,
grubbing, or any top soil disturbances related to
construction grading.

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND
Construction activities including clearing, stockpiling,
grading or excavation of land which disturbs less than 1
acre and requires a grading permit or construction Building
permit shall provide for effective control of erosion,
sediment and all other pollutants year-round. The permit
holder shall be responsible for the installation and
monitoring of effective erosion and sediment controls. Such
controls will be evaluated by the Department of Building
and Safety periodically and prior to permit Final to verify
compliance with industry recognized erosion control
measures.

Construction activities including but not limited to
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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR36635

Parcel: 309-020-038

10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7

MAP - EROS CNTRL PROTECT

RECOMMND

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

TRACT MAP Tract #: TR36635

Parcel: 309-020-038

10. GENERAL CONDITIONS

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

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

TRACT MAP Tract #: TR36635

Parcel: 309-020-038

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 USE - WATER AND SEWER SERVICE RECOMMND

TR36635 is proposing potable water and sewer service from EMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

EPD DEPARTMENT

10.EPD. 1 - UWIG COMPLIANCE RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG COMPLIANCE (cont.)

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harm biological resources or ecosystem processes within the MSHCP Conservation Area. Any water quality or other drainage discharges must be reviewed by RCA prior to conveyance into the MSHCP Conservation Area. This condition is applicable to areas either already dedicated to conservation or those described for conservation.

*Toxics

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

*Lighting

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

*Noise

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

*Invasive Plants

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

*Barriers

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10.EPD. 1 - UWIG COMPLIANCE (cont.) (cont.) RECOMMND

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

*Grading/Land Development

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

Weed abatement and fuel modification is not permitted in the Conservation Area.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI.

Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Bluebeam Session ID: 253-001-036

Tract Map (TR) 36365 is a proposal for a Schedule A subdivision of a 78.8-acre site for residential use in the Lakeview/Nuevo area. The site is located on the northwest corner of San Jacinto Avenue and Pico Avenue. Change of Zone 7804, which is a proposal to change the current zoning

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

classification from Rural Residential (R-R) to Planned Development (R-4), and Parcel Map 36895, which is a proposal for a Schedule I subdivision of the same site, are being processed concurrently. This site was previously reviewed as Tract 31207 back in 2006.

A large portion of the site is located within the 100-year Zone AE floodplain limits with the northwest corner in the Zone AE floodway limits for the San Jacinto River as delineated on Panel No. 06065C-1445H of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This panel is based on a recent 2013 floodplain study of the San Jacinto River to determine the base flood elevations for the floodplain and floodway. The northern portion of the site is also located within the "shallow pond" area for the San Jacinto River as defined in the San Jacinto River Area Drainage Plan (ADP)

The grading plan for this development proposes to import fill in order to elevate the site above the water surface elevation for the floodplain. The engineer proposes a manufactured slope with a 4-foot retaining wall that parallels the proposed Antelope Road and is outside the floodway limits. A 15-foot trail is proposed along the retaining wall and slope and all are contained within Lot M, which will be dedicated to the County of Riverside for maintenance as required by the Parks & Trails Department. Lot M will not be maintained by an HOA or any other private entity, but will be publically maintained. In accordance with FEMA regulations, the manufactured slope and retaining wall must be publicly maintained in order for FEMA to recognize the wall as flood protection and authorize the revision of the floodplain limits. The District has no interest in maintaining this wall. A Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA prior to any grading/building permit issuance and a Letter of Map Revision (LOMR) to remove any residential lots from the floodplain shall be obtained prior to occupancy.

Eastern Municipal Water District (EMWD) has property immediately to the north and west of the site, which is downstream of the site. The drainage plan for this development proposes to discharge concentrated, mitigated onsite stormwater runoff at various points along the west side of Antelope Road and into the floodway. A portion of

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.) (cont.)

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the onsite flows will be concentrated and discharged at the southwest corner of the site into a dirt channel along the north side of San Jacinto Avenue and on EMWD's property. The drainage plan also includes the collection of tributary offsite stormwater near the northeast corner of the site with underground drainage facilities. These offsite flows will be discharged at the northwest corner of Pico and Central Avenues and on to EMWD's property. The developer has submitted an agreement with EMWD accepting this drainage plan. Written permission for offsite grading and the release of concentrated flows will be required to be obtained from EMWD prior to the issuance of any grading permits for the tract map. The proposed grading plan shows the lots along Pico Avenue, San Jacinto Avenue, and Central Avenue are elevated above the flow line for the street flows to protect them from the tributary offsite flows.

Emergency escape paths shall be provided for the storm flows for all inlet works for the proposed underground facilities in the event that the inlets become blocked with debris. To prevent flood damage to the proposed structures, all proposed structures in the vicinity of the inlet works and along the emergency escape path shall be protected from flooding by either properly elevating the finished floor in relation to the inlet works and flow path or by making sure the structures are setback from the inlet works to provide adequate flow through area in the event the emergency escape of the stormwater runoff is necessary.

The majority of the site is located within the bounds of the San Jacinto River Area Drainage Plan (ADP) where fees have been adopted 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 issuance of grading/building permits for this project. Although the current fee for this ADP is \$2,215 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. In addition to this ADP fee and in accordance with the San Jacinto River ADP document and Resolution 2005-220 (or County ordinance/Board resolution in effect at the time of permit issuance/map recordation), any fill used to provide floodproofing within the 'shallow pond' area must be offset by removing a minimum volume elsewhere in the ponding area

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10. GENERAL CONDITIONS

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

equaling 130% of the in-place fill volume. Also, the developer shall execute an agreement with the District to pay its "fair share" of total project costs prior to map recordation or the issuance of grading or building permits, whichever comes first.

Portions of the site are located within the Perris Valley and San Jacinto River Area Drainage Plans (ADPs) where fees have been adopted 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 issuance of grading/building permits for this project.

In accordance with the San Jacinto River ADP document and Resolution 2005-220 (or County ordinance/Board resolution in effect at the time of permit issuance/map recordation), the developer shall execute an agreement with the District to pay its "fair share" of total project costs prior to map recordation or the issuance of grading or building permits, whichever comes first. The District shall determine the "fair share" per acre charge based on the District's best estimate of the most expensive project alternative. This "fair share" shall be calculated based on the gross acreage within the Project area. In addition to this fee and in accordance with the Resolution, any fill used to provide floodproofing within the "shallow pond" area must be offset by removing a minimum volume elsewhere within the ponding area equaling 130% of the in-place fill volume located below elevation 1415 (NAVD 1929) and must be done in a manner that will grade to drain to San Jacinto River.

10.FLOOD RI. 2 MAP BOARD RESOLUTION 2005-220 RECOMMND

This project shall meet all the criteria set in Resolution No. 2005-220 of the County of Riverside - "Establishment of Interim Development Criteria Within the Lower San Jacinto River Floodplain" (or County ordinance/Board resolution in effect at the time of permit issuance/map recordation).

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW (cont.) RECOMMND

installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed that will be maintained by the County Transportation Department or Valley Wide. These facilities shall be designed and constructed to District or Transportation standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District or Transportation early in the design process regarding materials, hydraulic design, and transfer of rights of way.

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10. GENERAL CONDITIONS

10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP>PRELIM

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

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

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report may need some revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water

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10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - PDA04888 RECOMMND

County Archaeological Report (PDA) No. 4888 submitted for this project (TR36635) was prepared by Philip de Barros, Ph.D. and is entitled: "Phase II Evaluation of Historical Archaeological Site CA-RIV-7943H for TTM 36635, an 80.1-acre Parcel located at San Jacinto and Pico Avenues, east of Perris, Riverside County," dated November 2014.

(PDA) No. 4888 concluded that CA-RIV-7943H is not viewed as an important historical resource defined under CEQA.

(PDA) No. 4888 recommends no mitigation monitoring.

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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 concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3 MAP - UNANTICIPATED RESOURCES RECOMMND

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

1)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.

a)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.

b)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.

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

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP- MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 5 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 10 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land subdivision/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 11 MAP* - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-4 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 5 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 40 feet.

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10.PLANNING. 11 MAP* - RES. DESIGN STANDARDS (cont.) RECOMMND

- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 3,500 square feet.
- i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 12 MAP - ORD NO. 659 (DIF) RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

10.PLANNING. 14 MAP- REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP- REQUIRED MINOR PLANS (cont.) RECOMMND

plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 15 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 16 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

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

10.PLANNING. 17 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 18 MAP - GEO02420 RECOMMND

County Geologic Reports GEO No. 2420, submitted for the project Tentative Tract Map (TR36635), and was prepared by Alta California Geotechnical Inc. It is titled: "Updated Geotechnical Report, Romoland Area County of Riverside, California", dated December 9, 2014. In addition Alta California Geotechnical Inc. submitted the following:

"Water Quality System Design Recommendations Tentative Tract 36635, Romoland Area County of Riverside, California", dated February 3, 2015. And;

"Response to Riverside County Planning Department Review Sheet, of the Updated Geotechnical Report Tentative Tract 36635, Romoland Area County of Riverside, California", dated April 22, 2015.

These documents are herein incorporated as part of GEO02420
GEO02420 concluded:

1.Active faults have not been identified within Tract 3665(sic), and therefore the probability of primary surface rupture or deformation at the site is considered unlikely.

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - GEO02420 (cont.)

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2. Subject site is not within a Fault-Rupture Hazard Zone.
3. The potential for surface rupture at the site may be considered remote.
4. Landsliding is not anticipated to pose a danger to the site.
5. The native soils onsite may subside when subjected to fill loads.
6. The potential for lateral spread is considered low.
7. The expansion potential of the majority of the old alluvial fan deposit materials will vary from "very low" to "low" with minor amounts in the "medium" to "high" expansion range.
8. The amount of dynamic settlement varies as much as 4 inches.
9. There is minimal potential for hydro-collapse.
10. The potential for tsunami impacting the site is considered to be non-existent.
11. The potential for a seiche impacting the property is considered to be non-existent.
12. Resistivity testing indicates that the soils are "very corrosive" to buried metals for all geologic units onsite.

GEO02420 Recommended:

1. Vegetation, construction debris, manure, and other deleterious materials are unsuitable as structural fill material and should be disposed of off-site prior to commencing grading/construction.
2. Any artificial fill or topsoil onsite is unsuitable to support the proposed improvements and should be removed and recompacted to project specifications.
3. Post-tension slab design parameters are base on methodology provided in the Design of Post-Tension Slabs-On-Ground, Third Edition, by the Post-Tensioning Institute, in accordance with the 2013 CBC.
4. The structural engineer should verify the minimum embedment based on the number of floors supported by the footing, the structural loading, and the requirements of the latest California Building Code.
5. A moisture and vapor retarding system should be placed below the slabs-on-grade in portions of the structure considered to be moisture sensitive and should be capable of effectively preventing the migration of water and reducing the transmission of water vapor to acceptable levels.

GEO No. 2420 satisfies the requirement for a

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - GEO02420 (cont.) (cont.) RECOMMND

geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2420 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 19 MAP - ALUC DEV STANDARDS RECOMMND

The determination of consistency for the proposed Tentative Tract Map and Tentative Parcel Map is based on the permissible uses within the proposed R-4 zone. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lakeview/Nuevo Area Plan.

Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

10.PLANNING. 20 MAP-NOTICE OF AIRPORT VICINITY RECOMMND

The attached disclosure notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 5 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Antelope Road, Central Avenue, and Foxboro Lane exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - OFF-SITE PHASE (cont.) RECOMMND

to County maintained roads as approved by the
Transportation Department.

10.TRANS. 7 MAP - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic
study submitted for the referenced project. The study has
been prepared in accordance with County-approved
guidelines. We generally concur with the findings relative
to traffic impacts.

The General Plan circulation policies require a minimum of
Level of Service 'C', except that Level of Service 'D' may
be allowed in community development areas at intersections
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.

Redlands Avenue (NS) at:
San Jacnito Avenue (EW)
I-215 Northbound Ramps (EW)
I-215 Southbound Ramps (EW)

Antelope Road (NS) at:
San Jacnito Avenue (EW)

Pico Avenue (NS) at:
Ashby Lane (EW)
Project Access (EW)
San Jacnito Avenue (EW)

Menifee Road (NS) at:
San Jacnito Avenue (EW)

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

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

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10.TRANS. 8

MAP - SUBMIT FINAL WQMP

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 9

MAP - WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design,

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10.TRANS. 9 MAP - WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

10.TRANS. 10 MAP - BMP MAINT AND INSPECTION RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

10.TRANS. 11 MAP - 100YR SUMP OUTLET RECOMMND

Drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.TRANS. 12 MAP - PERP DRAINAGE PATTERNS RECOMMND

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

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10.TRANS. 12 MAP - PERP DRAINAGE PATTERNS (cont.) RECOMMND

flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

10.TRANS. 13 MAP - OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.TRANS. 14 MAP - INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

10.TRANS. 15 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

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10.TRANS. 15 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP*- EXPIRATION DATE RECOMMND

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

20.PLANNING. 3 MAP - CULTURAL SENSITIVITY RECOMMND

Prior to ground disturbance, the Project archaeologist or an archaeologist working under the direction of the qualified archaeologist, along with a representative designated by the Tribe shall attend the pre-grading meeting with the construction manager and any contractors and will conduct a Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 MAP - CULTURAL SENSITIVITY (cont.)

RECOMMND

and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Tribe shall make themselves available to provide the training on an as-needed basis.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 EPD - CONSERVATION LANDS

RECOMMND

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the RCA via either fee conveyance or conservation easement for long-term conservation and management of the 15.75-acre MSHCP Proposed Conservation Areas designated by EPD as illustrated on the EPD map for HANS 258 and JPR 06-05-23-01 (revised) maps, and identified as LOT N. OR the applicant shall provide EPD with proof of an executed donation agreement WITH the RCA that has been reviewed and approved by the RCA prior to the issuance of any grading permits or prior to recordation, whichever occurs first. The area designated for conservation shall accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement. This condition will also be attached to the PM36895.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#67-ECS-GATE ENTRANCES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 3 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 2 MAP ADP FEES RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the San Jacinto River Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP ADP FEES (cont.) RECOMMND

pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 3 MAP "FAIR SHARE" AGREEMENT FEE RECOMMND

A portion of the site is within the "Project Area" of the Lower San Jacinto River 100-year Floodplain for which the Board has adopted Resolution 2005-220. This project shall meet all the criteria set in Resolution 2005-220 of the County of Riverside.

In accordance with the resolution (or County ordinance/Board resolution in effect at the time of permit issuance/map recordation), the developer shall execute an agreement with the District to pay its "fair share" of total project costs prior to map recordation or the issuance of grading or building permits, whichever comes first. The District shall determine the "fair share" per acre charge based on the District's best estimate of the most expensive project alternative. This "fair share" shall be calculated based on the gross acreage within the Project area.

50.FLOOD RI. 4 MAP WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 5 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within a separate lot or drainage

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5 MAP ONSITE EASE ON FINAL MAP (cont.) RECOMMND

easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 6 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 7 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI. 8 MAP 3 ITEMS TO ACCEPT FACILITY DRAFT

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) DRAFT

An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL PLAN RECOMMND

Prior to map recordation, the applicant shall submit a project exhibit/trail plan identifying the proposed trail, a combination trail (regional trail and class 1 bike path network) under the jurisdiction of the Regional Park and Open-Space District and/or entity for review and approval. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, trail cross sections, fencing, trail crossings, grading, pavement markings, street signage and landscape and irrigation plans. Lot M which contains the trails and landscaping shall be identified on the trails plan and final map as a public trail for public use and access in perpetuity.

50.PARKS. 2 MAP - TRAIL MAINTENANCE RECOMMND

Prior to map recordation, the applicant shall identify the trail(s) maintenance entity (in writing) to County Planning Department and Regional Park and Open-Space District for review and approval. Prior to map recordation, the applicant shall provide documentation from Community Service Area 146 (Economic Development Agency) stating their acceptance of annexing the project into CSA 146 boundaries, and that they are responsible for trail and landscape maintenance in Lot M of the approved Tentative Tract Map. CSA 146 will ultimately be responsible for the maintenance of the trails. The applicant shall enter into a trail maintenance agreement with CSA 146 (EDA) to annex into CSA 146 boundaries where the trails and landscaping will be maintained by CSA 146.

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50. PRIOR TO MAP RECORDATION

50.PARKS. 3 MAP - OFFER OF DEDICATION RECOMMND

Prior to map recordation, the applicant shall offer the Combination Trail (Regional Trail/Class I bike path) shown on the map as Lot M for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District, or Community Service Area CSA 146 for trails purposes. Said dedication will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the Districts maintained trail system.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 3 MAP*- SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 3,500 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP*- SURVEYOR CHECK LIST (cont.) RECOMMND

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 area[s] shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP*- REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7804 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 designation and/or zone ultimately applied to the property.

50.PLANNING. 5 MAP - REQUIRED CHANGE OF ZONE RECOMMND

The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

50.PLANNING. 7 MAP*- ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 146.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 146 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. 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. 20 MAP - ECS NOTE MAFB NOISE RECOMMND

he following Environmental Constraints Note shall be placed on the ECS:

"This land division is affected by aircraft noise from Air Force operations as defined by the March Air Force Base Air Installation Compatible Use Zone (AICUZ) report."

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

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

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

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

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

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

RECOMMND

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

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP- CC&R RES POA COM. AREA (cont.)

RECOMMND

the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP- CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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.

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

TRANS DEPARTMENT

50.TRANS. 1 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on San Jacinto Avenue and Pico Avenue and so noted on the final map.

50.TRANS. 2 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 3 MAP - VACATION/SUR RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Antelope Road, Central Avenue and Foxboro Lane. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 5 MAP - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 6 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 7 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along San Jacinto Avenue, Pico Avenue, Antelope Road, street "A " (Entry) and street "B" (Entry).
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Pico Avenue and San Jacinto Avenue.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 8 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 9 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within San Jacinto Avenue, Pico Avenue, Antelope Road, street "A" (Entry), and street "B" (Entry).

Landscaping plans shall be submitted on standard County

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - LANDSCAPING/TRAILS (cont.) RECOMMND

plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 10 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 11 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 12 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 13 MAP - SIGNING & STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14

MAP - EXISTING MAINTAINED

RECOMMND

San Jacinto Avenue (PUBLIC) along project boundary is a paved County maintained road designated ARTERIAL HIGHWAY and said road shall be improved with 55' half-width AC pavement, 8" concrete curb and gutter, 8" curbed landscape median, and sidewalk, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 76' half-width dedicated right-of-way in accordance with County Standard No. 92, Ordinance 461.

- NOTE:
1. A raised curbed landscaped median shall be constructed at the centerline.
 2. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404, Ordinance 461.
 3. Transition AC pavement for acceleration and deceleration lane shall be constructed as directed by the Director of Transportation.
 4. Drainage facilities shall be constructed along the road right-of-way as approved and directed by the Director of Transportation.

Pico Avenue (PUBLIC) along project boundary is a dirt County maintained road designated SECONDARY HIGHWAY and said road shall be improved with 47' to 59' part-width AC pavement (32' to 44' on the project side and 15' on opposite side of the centerline), 6" concrete curb and gutter, and sidewalk, as determined by the Director of Transportation within the 80' to 92' part-width (minimum) dedicated right-of-way (50' to 62' on the project side and 30' on the opposite side of the centerline) in accordance with County Standard No. 94, Ordinance 461, pages 1 of 2 and 2 of 2.

- NOTE: A 5' sidewalk shall be constructed 9' from curb line within the 18' parkway.

50.TRANS. 15

MAP - DEDICATIONS

RECOMMND

Antelope Road, street "A" (Entry) and street "B" (Entry) along project boundary, designated ENTRY, shall be improved with 50 foot full-width AC pavement, 6" concrete curb and gutter, 6" raised curb landscape median within 80'

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - DEDICATIONS (cont.)

RECOMMND

full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (Modified for median and increased right-of-way from 74' to 80'.)

NOTE: 1. A 5' sidewalk shall be constructed 3' from the property line within the 15' parkway.

2. A 10' landscape raised median shall be constructed at the centerline.

3. The nose of the raised median shall be 35' radial from the flowline of the adjacent street.

All other interior streets are designated LOCAL ROAD and said streets shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. The project proponent shall submit a revised tentative map showing all interior roads a minimum of 1 percent grade, or as approved by minimum of 1 % or as approved by the Director of Transportation.

50.TRANS. 16 MAP - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Redlands Avenue (NS) at San Jacinto Avenue (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17

MAP - TS/GEOMETRICS

RECOMMND

The intersection of Redlands Avenue (NS) at San Jacinto Avenue (EW) shall be signalized and improved to provide the following geometrics:

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

The intersection of Antelope Road (NS) at San Jacinto Avenue (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through/right-turn lane - stop controlled
- Southbound: one shared left-turn/through lane, one right-turn lane - stop controlled
- Eastbound: one left-turn lane, one shared through/right-turn lane
- Westbound: one left-turn lane, one shared through/right-turn lane

The intersection of Pico Avenue (NS) at Project Access (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through lane
- Southbound: one shared through lane/right-turn lane
- Eastbound: one shared left-turn/through/right-turn lane - stop controlled
- Westbound: N/A

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - WQMP REQMNT ON FINAL MAP RECOMMND

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 19 MAP - SUBMIT WQMP AND PLANS RECOMMND

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

50.TRANS. 20 MAP - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

50.TRANS. 21 MAP - DRAINAGE EASEMENTS RECOMMND

Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 22 MAP - WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

50.TRANS. 23 MAP-LC LNDS CP COMMON AREA MAIN RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The 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. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 DEH - ECP PHASE II ESA REQ

RECOMMND

PRIOR TO THE ISSUANCE OF A GRADING PERMI, a Phase II Environmental Assessment (ESA) report shall be submitted to the Department of Environmental Health, Environmental Cleanup Program (ECP) for review and approval. The soil sampling and analysis shall be conducted in accordance to the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). For further information, please contact DEH-ECP at (951) 955-8982.

60.E HEALTH. 2 GRADE- REMOVAL OF WELL & OWTS

RECOMMND

Any existing wells and/or existing onsite wastewater treatment systems (OWTS) shall be properly removed and/or abandoned under permit with Department of Environmental Health (DEH).

EPD DEPARTMENT

60.EPD. 1 - PERMANENT FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. Areas of the project adjacent to areas labeled as "Proposed MSHCP Conservation" on the map labeled "MSHCP HANS 258" of the RCA JPR 06-05-23-01 dated 10/01/2015, shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal (WHERE FEASIBLE), illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of FOUR feet at its shortest point. Since the fence is located partially within the floodway and sometimes shares a boundary with the floodway, fence materials used in the construction shall not obstruct any flows. The Regional Conservation Authority (RCA) shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - PERMANENT FENCING PLAN (cont.) RECOMMND

changes to the proposed fencing and signage plan are required.

60.EPD. 2 - NESTING BIRD SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) 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 September 15th). 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. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

60.EPD. 3 - BIOLOGICAL MONITOR RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to monitor the fence installation, survey for nesting birds, and provide weekly biological monitoring of the grading and construction activities to ensure the project does not impact sensitive biological resources or encroach into the protected areas. A work plan shall be submitted from the qualified

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 - BIOLOGICAL MONITOR (cont.)

RECOMMND

biological monitor to EPD to review and approve. The plan may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 4 - TEMP FENCE INSTALL

RECOMMND

Areas of the project adjacent to areas labeled as "Proposed MSHCP Conservation" on the map labeled "MSHCP HANS 258" of the RCA JPR 06-05-23-01 dated 10/01/2015, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

60.EPD. 5 - 30-DAY BUOW SURVEY

RECOMMND

Pursuant to Objectives 6 and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 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. A grading permit may be issued once the species has been relocated.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 - 30-DAY BUOW SURVEY (cont.)

RECOMMND

If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

60.EPD. 6 - UWIG COMPLIANCE

RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. Any water quality or other drainage discharges must be reviewed by RCA prior to conveyance into the MSHCP Conservation Area. This condition is applicable to areas either already dedicated to conservation or those described for conservation.

*Toxics

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

*Lighting

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

*Noise

Proposed noise generating land uses affecting the MSHCP

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6 - UWIG COMPLIANCE (cont.)

RECOMMND

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

*Invasive Plants

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

*Barriers

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

*Grading/Land Development

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

Weed abatement and fuel modification is not permitted in the Conservation Area.

60.EPD. 7 EPD CONSERVATION LANDS

RECOMMND

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the RCA via either fee conveyance or conservation easement for long-term conservation and management of the 15.75-acre MSHCP Proposed Conservation Areas designated by EPD as illustrated on the EPD map for HANS 258 and JPR 06-05-23-01 (revised) maps, and identified as LOT N. OR the

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60.EPD. 7 EPD CONSERVATION LANDS (cont.) RECOMMND

applicant shall provide EPD with proof of an executed donation agreement WITH the RCA that has been reviewed and approved by the RCA prior to the issuance of any grading permits or prior to recordation, whichever occurs first. The area designated for conservation shall accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement. This condition will also be attached to the PM36895.

Prior to the acceptance of this dedication/EASEMENT the applicant shall provide a preliminary title report & Phase 1 Environmental Site Assessment for the area to be dedicated to the RCA for review. The RCA shall have sole and absolute discretion with respect to the information contained in the preliminary title report & Phase 1 Environmental Site Assessment. Title to this dedication shall be clear of all liens, encumbrances, easements, leases (recorded & unrecorded) and taxes except those which the RCA may deem are acceptable (easements allowing for the maintenance of fuel modification or detention basins shall not be accepted). The applicant shall provide documentation that this conveyance is complete to EPD prior to issuance of any grading permit for this property. THIS CONDITION HAS BEEN ALSO ADDED TO THE PM36895.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 MAP ADP FEES RECOMMND

Tract Map 36635 is located within the limits of the San Jacinto River Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP ADP FEES (cont.) RECOMMND

grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.FLOOD RI. 3 MAP "FAIR SHARE" AGREEMENT FEE RECOMMND

A portion of the site is within the "Project Area" of the Lower San Jacinto River 100-year Floodplain for which the Board has adopted Resolution 2005-220. This project shall meet all the criteria set in Resolution 2005-220 of the County of Riverside.

In accordance with the resolution (or County ordinance/Board resolution in effect at the time of permit issuance/map recordation), the developer shall execute an agreement with the District to pay its "fair share" of total project costs prior to map recordation or the issuance of grading or building permits, whichever comes first. The District shall determine the "fair share" per acre charge based on the District's best estimate of the most expensive project alternative. This "fair share" shall be calculated based on the gross acreage within the Project area.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved preliminary water quality management plan (PWQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

60.FLOOD RI. 7 MAP SUBMIT CLOMR RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 10 MAP 130% FILL VOL/PONDING AREA RECOMMND

Development proposals within the shallow pond area shall adhere to the guidelines set forth in the San Jacinto River Area Drainage Plan. Those guidelines are as follows: "Any fill used to provide floodproofing within the 'shallow pond' area must be offset by removing a minimum volume elsewhere within the ponding area equaling 130% of the in-place fill volume located below elevation 1415 (NAVD 1929) and must be done in a manner that will grade to drain to the San Jacinto River." No dead storage will be permitted.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

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

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

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

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

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.

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60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for 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. 6 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 MAP - BUILDING PAD GRADING (cont.) RECOMMND

sites shown on the TENTATIVE MAP.

60.PLANNING. 8 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded 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. 9 MAP- GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 12 MAP*- AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated August 30, 2013, summarized as follows:

In order to mitigate the potential solid waste impacts of TR 36635 and help the County comply with AB 939 (Integrated Waste Management Act), the RCWMD recommends the following conditions for approval of TR 36635:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12

MAP*- AGENCY CLEARANCE (cont.)

RECOMMND

Prior to issuance of a building permit for EACH construction phase, a Waste Recycling (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate.

Prior to issuance of an occupancy permit for EACH construction phase, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the development of the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.

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

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

60.PLANNING. 16

MAP*- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP*- SKR FEE CONDITION (cont.) RECOMMND

which is anticipated to be ___ acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the 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. 21 MAP *- REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7804 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 22 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - ARCHAEOLOGIST/MONITOR

RECOMMND

Prior to the issuance of a grading permit, the Project Applicant shall retain a Riverside County qualified professional archaeologist to oversee monitoring of all ground-disturbing activities in an effort to identify any previously unidentified archaeological resources. The Project archaeologist or monitor working directly under the Project Archaeologist, will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps, in consultation with the Tribal Monitor. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation which will be detailed in a Cultural Resources Monitoring Plan (CRMP) to be completed by the archaeologist, and approved by the County prior to the start of grading. The CRMP will document the proposed methodology for unanticipated finds, the state law process should human remains be identified, the grading activity observation process, the mitigation measures and conditions of approval for the Project.

60.PLANNING. 24 TRIBAL MONITOR

RECOMMND

At least 30 days prior to the issuance of a grading permit, the Project Applicant shall contact the Tribe to notify the Tribe of their intent to pull permits for the proposed grading and excavation, and to coordinate with the Tribe to develop a Cultural Resources Monitoring Agreement. The Agreement shall address the treatment of known cultural resources including the projects conditions of approval oject's approved mitigation measures and conditions of approval; the designation, responsibilities, and participation of professional Tribal Monitor during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitor. The Tribal Monitor, in consultation with the Project archaeologist will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps.

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - SUBMIT GRADING PLAN (cont.) RECOMMND

36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 2 MAP - CREDIT/REIMBURSEMENT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Rad-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

60.TRANS. 3 MAP - SUBMIT FINAL WQMP RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation with supporting hydrologic and hydraulic calculations to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 MAP - SUBMIT FINAL WQMP (cont.) RECOMMND

be shown on the grading plans, where applicable.

60.TRANS. 4 MAP - PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE/INSPECT RECOMMND

Prior to the issuance of final grading inspection, the applicant is required to have graded the project site in accordance with the grading plan and comply with the conditions of the Regional Park and Open-Space District's approve exhibit/trail plan. A representative from the Park District and County 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 Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

"PRIOR TO GRADING FINAL:

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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2

MAP*- AGENCY CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions in their letter dated August 30 ,2013, summarized as follows:

In order to mitigate the potential solid waste impacts of TR 36635 and help the County comply with AB 939 (Integrated Waste Management Act), the RCWMD recommends the following conditions for approval of TR 36635:

Prior to issuance of a building permit for EACH construction phase, a Waste Recycling (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate.

Prior to issuance of an occupancy permit for EACH construction phase, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the development of the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.

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

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 MAP - PHASE IV CULTURAL RPT.

RECOMMND

A final archaeological report shall be prepared by the Project archaeologist and submitted to the County Archaeologist prior to grading final. The report shall follow County of Riverside requirements and shall include at a minimum: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated DPR forms for all sites affected by the development; final disposition of the resources including GPS data; artifact catalog and any additional recommendations. A final copy shall be submitted to the County, Project Applicant, the Eastern Information Center (EIC) and the Tribe.

70.PLANNING. 4 MAP - CURATION OF COLLECTIONS

RECOMMND

Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will 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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

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.

EPD DEPARTMENT

80.EPD. 1 EPD - PERMANENT FENCE INSTALL

RECOMMND

Prior to the issuance of a building permit, Areas of the project adjacent to areas labeled as "Proposed MSHCP Conservation" on the map labeled "MSHCP HANS 258" of the RCA JPR 06-05-23-01 dated 10/01/2015, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 EPD - PERMANENT FENCE INSTALL (cont.) RECOMMND

finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

80.EPD. 2 EPD - UWIG COMPLIANCE LIGHTING RECOMMND

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 MAP SUBMIT PLANS (cont.)

RECOMMND

building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 2 MAP ADP FEES

RECOMMND

Tract Map 36635 is located within the limits of the San Jacinto River Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 3 MAP "FAIR SHARE" AGREEMENT FEE

RECOMMND

A portion of the site is within the "Project Area" of the Lower San Jacinto River 100-year Floodplain for which the Board has adopted Resolution 2005-220. This project shall meet all the criteria set in Resolution 2005-220 of the County of Riverside.

In accordance with the resolution (or County ordinance/Board resolution in effect at the time of permit issuance/map recordation), the developer shall execute an agreement with the District to pay its "fair share" of total project costs prior to map recordation or the issuance of grading or building permits, whichever comes first. The District shall determine the "fair share" per acre charge based on the District's best estimate of the most expensive project alternative. This "fair share" shall be calculated based on the gross acreage within the Project area.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 5 MAP SUBMIT CLOMR RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits.

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. 3 MAP- ELEVATION & FLOOR PLAN RECOMMND

Floor plans shall substantially conform to approved Conceptual Design Manual dated May 2015.

80.PLANNING. 4 MAP- COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on approved Conceptual Design Manual dated May 2015.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11 MAP*- SCHOOL MITIGATION RECOMMND

Impacts to the Nuvview Union and Perris Union High School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 MAP - FEE BALANCE (cont.)

RECOMMND

in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 14 MAP*- ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the

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80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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 permaament 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 Design and Landscape Guidelines for the ___ District and the approved Design Manual, Exhibit ____.]

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP*- FINAL SITE PLAN (cont.)

RECOMMND

from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 18 MAP- Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18

MAP- Walls/Fencing Plans (cont.)

RECOMMND

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. 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.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an

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80.PLANNING. 18 MAP- Walls/Fencing Plans (cont.) (cont.) RECOMMND

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 - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along San Jacinto Road, Pico Avenue, Antelope Road, street "A" (Entry), and street "B" (Entry).
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Pico Avenue and San Jacinto Avenue.
- (4) Street sweeping.

80.TRANS. 2 MAP - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

80.TRANS. 3 MAP - ESTABLISH MAINT ENTITY RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# 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, CSA, LMD, Valleywide; 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

80.TRANS. 5 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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION (cont.) RECOMMND

treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S (cont.) RECOMMND

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the 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.

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 5 MAP SUBMIT LOMR

RECOMMND

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to the

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 5 MAP SUBMIT LOMR (cont.) RECOMMND

issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP- QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA No. 146.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 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. 9 MAP- AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated August 30, 2013, summarized as follows:

In order to mitigate the potential solid waste impacts of TR 36635 and help the County comply with AB 939 (Integrated Waste Management Act), the RCWMD recommends the following conditions for approval of TR 36635:

Prior to issuance of a building permit for EACH construction phase, a Waste Recycling (WRP) shall be submitted to the Waste Management Department for approval.

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90.PLANNING. 9 MAP- AGENCY CLEARANCE (cont.)

RECOMMND

At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate.

Prior to issuance of an occupancy permit for EACH construction phase, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the development of the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.

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

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

90.PLANNING. 10 MAP*- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 78.8 acres (gross) in accordance with TENTATIVE MAP. If the

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90.PLANNING. 10 MAP*- SKR FEE CONDITION (cont.) RECOMMND

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 Assessment No. 42614.

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 - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those

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90.TRANS. 2 MAP - STREETLIGHTS INSTALL (cont.) RECOMMND

lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 4 MAP - LAKEVIEW/NUEVO FUNDING RECOMMND

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first.

90.TRANS. 5 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in

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90.TRANS. 5

MAP - 80% COMPLETION (cont.)

RECOMMND

these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 6

MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - LANDSCAPING (cont.)

RECOMMND

Landscaping shall be improved with San Jacinto Avenue, Pico Avenue, Antelope Road, street "A" (Entry), and street "B" (Entry).

90.TRANS. 7 MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Redlands (Avenue) (NS) at San Jacinto Avenue (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 8 MAP - BMP EDUCATION

RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website:

www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 9 MAP - BMP MAINT AND INSPECTION

RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 MAP - BMP MAINT AND INSPECTION (cont.) RECOMMND

Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the Transportation Department for review and approval.

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 10 MAP - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits for any residential lot within the map or phase within the map prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

90.TRANS. 11 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. 12 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 INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 MAP - LNDS CP INSPECTION RQMT (cont.) RECOMMND

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. 13 MAP - LC COMPLY W/LNDS CP/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.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL COMPLETE

RECOMMND

Prior to the issuance of the 70th residential 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.

100.PARKS. 2 MAP - TRAIL MAINTENANCE

RECOMMND

Prior to the issuance of the 70th residential 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.

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CHANGE OF ZONE Case #: CZ07804

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5. DRT CORRECTIONS REQUIRED

FLOOD RI DEPARTMENT

5.FLOOD RI. 1 DRT CHANGE OF ZONE REQUIRED

Change of Zone 07804 is concurrent with Tract 36635. The Change of Zone cannot be approved until conditions of approval have been issued for the related development case.

PARCEL MAP Parcel Map #: PM36895

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP*- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a schedule "H" subdivision of 78.8 acres into three (3) parcels ranging from 20.03 acres to 29.01 acres.

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.

PARCEL MAP Parcel Map #: PM36895

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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 Parcel Map No. 36895 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36895, Amended No. 1, dated 4/8/2015.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE RECOMMND

PM36895 is proposing potable water service and sanitary sewer service from EMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

PARCEL MAP Parcel Map #: PM36895

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 36895 is a proposal to subdivide an approximately 79-acre site into 3 large lots. This site is currently being processed and reviewed as Tract 36635, a single family residential development. It appears Parcel Map 36895 would serve as a phasing map and/or a financing map for Tract 36635. The site is located in the Lakeview Nuevo area on the northwest corner of San Jacinto Avenue and Pico Avenue.

A majority of this site is located within the 100-year Zone A flood plain limits for the San Jacinto River as delineated on Panel No. 06065C-1445G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). A revised flood plain study of the San Jacinto River was completed in early 2013 which determined the base flood elevations for the floodplain and floodway. No grading or other improvements are associated with this proposal. The flood plain delineated on the exhibit appears to match the revised floodplain study and is acceptable to the District.

While the ultimate goal of this proposal is for future development (Tract 36635), the conditions of approval for this proposal are for a 3-lot stand-alone parcel map. Parcels 1 and 2 have area outside of the flood plain for the construction of new structures but the finished floor of new structures shall be elevated a minimum of one-foot above the flood plain water surface. While all of Parcel 3 is within the flood plain, new structures shall be located within the easterly 250-feet of the property line and flood proofed by elevating the finished floor a minimum of 24-inches above the flood plain water surface. Erosion protection shall be provided on any fill slope or mobile home supports.

Tract 36635 may require fill to raise the site out of the floodplain. A Conditional Letter of Map Revision (CLOMR) and ultimately a Letter of Map Revision (LOMR) would be required from FEMA for any further land division of the site.

The project is located in within the boundaries of the San Jacinto River Area Drainage Plan (ADP) for which fees have

PARCEL MAP Parcel Map #: PM36895

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND
 been established by the Board of Supervisors.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP*- MAP ACT COMPLIANCE RECOMMND
 his land division shall comply with the State of California
 Subdivision Map Act and to all requirements of County
 Ordinance No. 460, Schedule H, unless modified by
 the conditions listed herein.

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 - FINAL PLAN OF DEVELOPMNT RECOMMND
 Model home complex plot plans shall not be approved without
 prior or concurrent Final Plan of Development approvals.

10.PLANNING. 5 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*- ZONING STANDARDS RECOMMND
 Lots created by this TENTATIVE MAP shall be in conformance
 with the development standards of the R-4 zone.

10.PLANNING. 8 MAP - NO OFFSITE SIGNAGE RECOMMND
 There shall be no offsite signage associated with this land
 division, except as otherwise provided by Ordinance No.
 679.3 (Kiosk Program).

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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - OFFSITE SIGNS ORD 679.4

RECOMMND

No offsite subdivision signs advertising this land

ivision/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. 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 - ORD NO. 659 (DIF)

RECOMMND

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

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10. GENERAL CONDITIONS

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

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

10.PLANNING. 13 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. 14 MAP - EXISTING SECOND UNITS RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance.

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - EXISTING SECOND UNITS (cont.) RECOMMND

The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

10.PLANNING. 15 MAP - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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 (two working days). 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 concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 16 MAP - 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

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10. GENERAL CONDITIONS

10.PLANNING. 16

MAP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

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.

TRANS DEPARTMENT

10.TRANS. 1

MAP - STD INTRO 3(ORD 460/461)

RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 5 MAP-R-O-W EXCEEDS/VACATION/SUR RECOMMND

If the existing right-of-way along Antelope Road, Foxboro Lane, and Central Avenue exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP*- EXPIRATION DATE

RECOMMND

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

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

EPD - CONSERVATION LANDS

RECOMMND

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the RCA via either fee conveyance or conservation easement for long-term conservation and management of the 15.75-acre MSHCP Proposed Conservation Areas designated by EPD as illustrated on the EPD map for HANS 258 and JPR 06-05-23-01 (revised) maps, and identified as LOT N. OR the applicant shall provide EPD with proof of an executed donation agreement WITH the RCA that has been reviewed and approved by the RCA prior to the issuance of any grading permits or prior to recordation, whichever occurs first. The area designated for conservation shall accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement. This condition will also be attached to the PM36895. Prior to the acceptance of this dedication/EASEMENT the applicant shall provide a preliminary title report & Phase 1 Environmental Site Assessment for the area to be dedicated to the RCA for review. The RCA shall have sole and absolute discretion with respect to the information contained in the preliminary title report & Phase 1 Environmental Site Assessment. Title to this dedication shall be clear of all liens, encumbrances, easements, leases (recorded & unrecorded) and taxes except those which the RCA may deem are acceptable (easements allowing for the maintenance of fuel modification or detention basins shall not be accepted). The applicant shall provide documentation that this conveyance is complete to EPD prior to issuance of any

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50. PRIOR TO MAP RECORDATION

50.EPD. 1 EPD - CONSERVATION LANDS (cont.) RECOMMND

grading permit for this property. THIS CONDITION HAS BEEN
ALSO ADDED TO THE TR36635

FLOOD RI DEPARTMENT

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

A notice of drainage fees shall be placed on the
environmental constraint sheet and final map. The exact
wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the
San Jacinto River Area Drainage Plan which was adopted by
the Board of Supervisors of the County of Riverside
pursuant to Section 10.25 of Ordinance 460 and Section
66483, et seq, of the Government Code and that said
property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of
Ordinance 460, payment of the drainage fees shall be paid
with cashier's check or money order only to the Riverside
County Flood Control and Water Conservation District at
the time of issuance of the grading or building permit for
said parcels, whichever occurs first, and that the owner of
each parcel, at the time of issuance of either the grading
or building permit, shall pay the fee required at the rate
in effect at the time of issuance of the actual permit.

50.FLOOD RI. 9 MAP DELINEATE SJR FP/ECS NOTES RECOMMND

The San Jacinto River floodplain, as shown on the tentative
map, shall be delineated and the area within those limits
shall be labeled 'FLOODPLAIN" on an environmental
constraint sheet to accompany the final map.

A note shall be placed on the environmental constraint
sheet to accompany the final map. The note shall read,
"All new structures on Parcel 1 and Parcel 2 shall be
located outside of the floodplain and the finished floor of
all new structures shall be elevated one-foot above the
floodplain water surface elevation. All new structures on
Parcel 3 shall be located in the easterly 250-feet of the
parcel and elevated a minimum of two-feet above the
floodplain water surface elevation. Erosion protection
shall be provided on any fill slopes or mobile home

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 9 MAP DELINEATE SJR FP/ECS NOTES (cont.) RECOMMND
 supports."

50.FLOOD RI. 10 MAP SUBMIT ECS & FINAL MAP RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL PLAN RECOMMND

Prior to map recordation, the applicant shall submit a project exhibit/trail plan identifying the proposed trail, a combination trail (regional trail and class 1 bike path) network) under the jurisdiction of the Regional Park and Open-Space District and/or entity for review and approval. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, trail cross sections, fencing, trail crossings, grading, pavement markings, street signage and landscape and irrigation plans. Lot M which contains the trails and landscaping shall be identified on the trails plan and final map as a public trail for public use and access in perpetuity.

50.PARKS. 2 MAP - TRAIL MAINTENANCE RECOMMND

Prior to map recordation, the applicant shall identify the trail(s) maintenance entity (in writing) to County Planning Department and Regional Park and Open-Space District for review and approval. Prior to map recordation, the applicant shall provide documentation from Community Service Area 146 (Economic Development Agency) stating their acceptance of annexing the project into CSA 146 boundaries, and that they are responsible for trail and landscape maintenance in Lot M of the approved Tentative Tract Map. CSA 146 will ultimately be responsible for the maintenance of the trails. The applicant shall enter into a trail maintenance agreement with CSA 146 (EDA) to annex into CSA 146 boundaries where the trails and landscaping will be maintained by CSA 146.

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50. PRIOR TO MAP RECORDATION

50.PARKS. 3 MAP - OFFER OF DEDICATION

RECOMMND

Prior to map recordation, the applicant shall offer the Combination Trail (Regional Trail/Class I bike path) shown on the map as Lot M for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District, or Community Service Area CSA 146 for trails purposes. Said dedication will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the Districts maintained trail system.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP*- SURVEYOR CHECK LIST

RECOMMND

he 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 20.03 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP*- SURVEYOR CHECK LIST (cont.) RECOMMND

F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 3 MAP*- REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7804 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 4 MAP - REQUIRED CHANGE OF ZONE RECOMMND

The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

50.PLANNING. 5 MAP*- ECS WILDLIFE CORR ESMNT RECOMMND

A conservation easement encompassing the Wildlife Corridor as shown on the TENTATIVE MAP No. 36895 shall be delineated on the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 6 MAP*- ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Recreation and Parks District County Service Area No. 146.

50.PLANNING. 7 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 Recreation and Parks District County Service Area No. 146 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. 13 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 15 MAP - ECS EXHIBIT RECOMMND

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 21 MAP - REMOVAL OF STRUCTURES RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Division that all existing structures on the subject property have been properly removed.

50.PLANNING. 23 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

TRANS DEPARTMENT

50.TRANS. 2 MAP - R-O-W DEDICATED 1/SUR RECOMMND

Sufficient public street right-of-way along Pico Avenue shall be dedicated for public use to provide for a 50' to 62 foot half-width right-of-way per County Standard No. 94 (1 of 2) and (2 of 2), Ordinance 461.

Sufficient public street right-of-way along San Jacinto Avenue shall be dedicated for public use to provide for a 76 foot half-width right-of-way per County Standard No. 91, Ordinance 461.

50.TRANS. 3 MAP - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 4 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

60. PRIOR TO GRADING PRMT ISSUANCE

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO GRADING PERMITS

RECOMMND

A GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION.

E HEALTH DEPARTMENT

60.E HEALTH. 1 DEH - ECP PHASE II ESA REQ

RECOMMND

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, a Phase II Environmental Site Assessment (ESA) report shall be submitted to the Department of Environmental Health, Environmental Cleanup Program (ECP) for review and approval. The soil sampling and analysis shall be conducted in accordance to the Interim Guidance for Sampling Agricultural Properties (DTSC, 2008). For further information, please contact ECP at (951) 955-8982.

EPD DEPARTMENT

60.EPD. 1 EPD CONSERVATION LANDS

RECOMMND

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the RCA via either fee conveyance or conservation easement for long-term conservation and management of the 15.75-acre MSHCP Proposed Conservation Areas designated by EPD as illustrated on the EPD map for HANS 258 and JPR 06-05-23-01 (revised) maps, and identified as LOT N. OR the applicant shall provide EPD with proof of an executed donation agreement WITH the RCA that has been reviewed and approved by the RCA prior to the issuance of any grading permits or prior to recordation, whichever occurs first. The area designated for conservation shall accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement. This condition will also be attached to the PM36895. Prior to the acceptance of this dedication/EASEMENT the applicant shall provide a preliminary title report & Phase 1 Environmental Site Assessment for the area to be dedicated to the RCA for review. The RCA shall have sole and absolute discretion with respect to the information contained in the preliminary title report & Phase 1 Environmental Site Assessment. Title to this dedication shall be clear of all liens, encumbrances, easements, leases (recorded & unrecorded) and taxes except those which the RCA may deem

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD CONSERVATION LANDS (cont.) RECOMMND

are acceptable (easements allowing for the maintenance of fuel modification or detention basins shall not be accepted). The applicant shall provide documentation that this conveyance is complete to EPD prior to issuance of any grading permit for this property. THIS CONDITION HAS BEEN ALSO ADDED TO THE TR36635.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP ADP FEES RECOMMND

Parcel Map 36895 is located within the limits of the San Jacinto River Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING: 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for 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. 3 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved uilding pad sites shown on the TENTATIVE MAP.

60.PLANNING. 4 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - HILLSIDE DEV. STANDARDS (cont.) RECOMMND
combined with irrigation.

60.PLANNING. 5 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 6 MAP*- GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas,] and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 7 MAP*- POST & BEAM FOUNDATIONS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which reflect the utilization of post and beam foundations or the appropriate combination of split-level pads and post and beam foundations] when development is proposed on natural slopes of fifteen (15%) percent or greater measured over a horizontal distance of thirty (30) feet.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 MAP*- PARCEL MAXIMUM GRADING RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to a maximum of _____ percent of the net area of each parcel identified on the approved grading area map. Calculations for permitted graded area shall include building pad, driveway, and all manufactured slopes.

60.PLANNING. 10 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 11 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 ounty Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 17 MAP*- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP*- SKR FEE CONDITION (cont.) RECOMMND

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 ___ 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. 18 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 19 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. 21 MAP *- REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7804 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 22 MAP - CULTURAL SENSITIVITY RECOMMND

Prior to ground disturbance, the Project archaeologist or an archaeologist working under the direction of the qualified archaeologist, along with a representative

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - CULTURAL SENSITIVITY (cont.) RECOMMND

designated by the Tribe shall attend the pre-grading meeting with the construction manager and any contractors and will conduct a Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Tribe shall make themselves available to provide the training on an as-needed basis.

60.PLANNING. 23 MAP - ARCHAEOLOGIST/ MONITOR RECOMMND

Prior to the issuance of a grading permit, the Project Applicant shall retain a Riverside County qualified professional archaeologist to oversee monitoring of all ground-disturbing activities in an effort to identify any previously unidentified archaeological resources. The Project archaeologist or monitor working directly under the Project Archaeologist, will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps, in consultation with the Tribal Monitor. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation which will be detailed in a Cultural Resources Monitoring Plan (CRMP) to be completed by the archaeologist, and approved by the County and reviewed by the Tribe prior to the start of grading. The CRMP will document the proposed methodology for unanticipated finds, the state law process should human remains be identified, the grading activity observation process, the mitigation measures and conditions of approval for the Project, as well as the customs and traditions of the Tribe.

60.PLANNING. 24 MAP - TRIBAL MONITOR RECOMMND

At least 30 days prior to the issuance of a grading permit, the Project Applicant shall contact the Tribe to notify the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP - TRIBAL MONITOR (cont.)

RECOMMND

Tribe of their intent to pull permits for the proposed grading and excavation, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources including the project's approved mitigation measures and conditions of approval; the designation, responsibilities, and participation of professional Tribal Monitor during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitor, including overtime and weekend rates, in addition to mileage reimbursement; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The Tribal Monitor, in consultation with the Project archaeologist will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps.

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The 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.

70.PLANNING. 3 MAP - CURATION OF COLLECTIONS

RECOMMND

Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will 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.

70.PLANNING. 4 MAP - PHASE IV REPORT

RECOMMND

Phase IV Monitoring Report -Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted 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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 4 MAP - PHASE IV REPORT (cont.) RECOMMND

follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BUILDING PERMITS RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP ADP FEES RECOMMND

Parcel Map 36895 is located within the limits of the San Jacinto River Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 MAP - ACOUSTICAL STUDY

RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 5 MAP - SKR OCCUPY/CORE IN HCP

RECOMMND

Prior to the issuance of a grading permit, or issuance of a building permit for the construction of a primary structure, a mobile home site preparation permit, or a mobilehome installation permit, whichever comes first:

. A Section 10(a) Permit issued pursuant to the provisions of the federal Endangered Species Act of 1973 and an Agency Agreement State Endangered Species Permit issued pursuant to the provisions of the California Endangered Species Act which authorize take of the Stephens' Kangaroo Rat must be in effect, and

b. Submission of a focused SKR biological report, compiled in accordance with the Riverside County Planning Department "Requirements for Submittal of Biological Reports". The report shall be prepared by a biologist authorized by the U.S. Fish and Wildlife Service to trap the Stephens' Kangaroo Rat for scientific purposes documenting the amount of occupied Stephens' Kangaroo Rat habitat subject to disturbance or destruction. The report must be submitted to the Planning Department - Information Services Counter for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 MAP - SKR OCCUPY OUTSIDE HCP RECOMMND

Prior to the issuance of a grading permit, or issuance of a building permit for the construction of a primary structure, or a mobilehome site preparation permit, whichever comes first:

a. A Section 10(a) Permit issued pursuant to the provisions of the federal Endangered Species Act of 1973 and an Agency Agreement State Endangered Species Permit issued pursuant to the provisions of the California Endangered Species Act which authorize take of the Stephens' Kangaroo Rat must be in effect, and

b. The applicant shall acquire replacement SKR habitat in accordance with the provisions of the SKR Long-Term Habitat Conservation Plan for all SKR occupied areas incidentally taken, and convey such acreage to the Riverside County Habitat Conservation Agency for inclusion in the SKR core reserve system. The applicant shall provide documentation from the Riverside County Habitat Conservation Agency, or its successors-in-interest, to the Planning Director declaring that the development application is entitled to receive coverage under the Section 10(a) Permit, thereby resulting in condition compliance.

80.PLANNING. 7 MAP*- SCHOOL MITIGATION RECOMMND

Impacts to the Nuvview Union and Perris Union School District shall be mitigated in accordance with California State law.

80.PLANNING. 9 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.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - 2ND DST FENCE/WALL LOCA RECOMMND

Constructed walls/fences shall conform with the locations delineated on the approved Landscaping, Irrigation and

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 MAP - 2ND DST FENCE/WALL LOCA (cont.) RECOMMND

Fencing/Wall Plan required by these conditions of approval.

90.PLANNING. 4 MAP*- QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Recreation and Park District County of Riverside Economic Development Agency (EDA) for CSA No. 146.

90.PLANNING. 5 MAP*- AGENCY CLEARANCE RECOMMND

A clearance letter from ___ shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated ___, summarized as follows:

90.PLANNING. 6 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 ___ acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2

MAP - LAKEVIEW/NUEVO FUNDING

RECOMMND

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Director

October 20, 2016

TO: Anna Hoover
Cultural Analyst
Pechanga Band of Mission Indians
P.O. Box 2183
Temecula, CA 92593

RE: Change of Zone No. 7804 and Tentative Tract Map No. 36635

Dear Ms. Hoover:

Under the requirements of Assembly Bill 52 (AB 52), Riverside County Planning staff sent a notification for Change of Zone No. 7804 and Tentative Tract Map No. 36635 to you on May 10, 2016. On May 14, 2016, the Riverside County Archaeologist provided the following information to you: PDA04888; "Phase II Evaluation of Historical Archaeological Site CA-RIV-7934H for TTM 36635, an 80.1-acre Parcel located at San Jacinto and Pico Avenues, east of Perris, Riverside County," dated November 2014" and prepared by Philip de Barros, Phd. A request from Pechanga was received on May 31, 2016, requesting to initiate formal consultation.

An initial meeting took place on August 17, 2016, where it was discussed that the project may be located within a cultural landscape and may contain isolates. Upon the conclusion of the meeting, it was agreed upon that Riverside Planning staff would send a copy of the Tribal Cultural and Archaeological section of the project specific Environmental Assessment (EA42614) to Pechanga Cultural staff and would further look into whether the isolates had been collected or not.

Riverside Planning staff completed the initial draft of the Cultural and Archaeological section of the project Environmental Assessment (EA42614) on September 8, 2016 and sent it to the attention of the Pechanga Cultural staff for review and comment. On September 28, 2016, a teleconference meeting was held between Planning and Pechanga staff and during the meeting, Pechanga staff indicated concerns with the project and a review of the Environmental Assessment (EA42614) would be completed as soon as possible. Planning staff followed up with Pechanga on October 4, 2016 and left a voice message inquiring whether Pechanga staff was able to review the EA or when they might be able to complete their review. On October 14, 2016, Planning staff sent a copy of both the Phase I and Phase II reports to the attention of the Cultural staff of Pechanga. As of October 18, 2016, Planning staff has not received any feedback on the Environmental Assessment (EA) nor whether there are any concerns regarding the design of the Tentative Tract Map (TTM).

Please note that if Planning staff does not receive a response from Pechanga staff within two weeks of the drafting of this letter (**October 19, 2016**), then Planning staff will assume that Pechanga does not have any concerns regarding this project nor the content of the Archaeological or Tribal Cultural section of Environmental Assessment (EA) No. 42614 and the project will move forward with scheduling for a Public Hearing.

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) 863-7040

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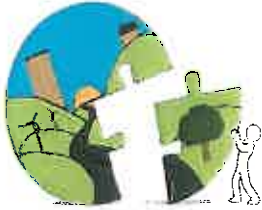
LDC PROJECT REVIEW COMMENTS

Please address any comments or concerns regarding the project, to Peter Lange, Contract Planner at 951-955-1417 or to plange@rctlma.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steve Weiss, AICP, Planning Director

Peter Lange, Contract Planner



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

May 10, 2016

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36635, PM36895)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE TRACT MAP NO. 36635 AMD. NO. 2 and TENTATIVE PARCEL MAP NO. 36895 AMD. NO. 1-EA42614 – Applicant: Nuevo Meadows Land Co LLC – Engineer: United Engineering Group - Fifth/Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units) and Community Development: Public Facilities – Location: Northwest corner of San Jacinto Avenue and Pico Avenue, – 80.1 Gross Acres – Zoning: Rural Residential (R-R) –A

REQUEST: TENTATIVE TRACT MAP proposing a Schedule A subdivision of 78.8 acres into 283 residential lots with a minimum lot size of 4,000 square feet. The tract map will also include four (4) lots for water quality basins, two (2) open space lots, and eight (8) lots intended for landscaped features. In addition, a PARCEL MAP application for a schedule “H” subdivision of 78.8 acres into three (3) parcels ranging from 20.03 acres to 29.01 acres – APNs: 309-020-005, 309-020-036, 309-020-037, 309-020-038, 309-020-039.

Sincerely,

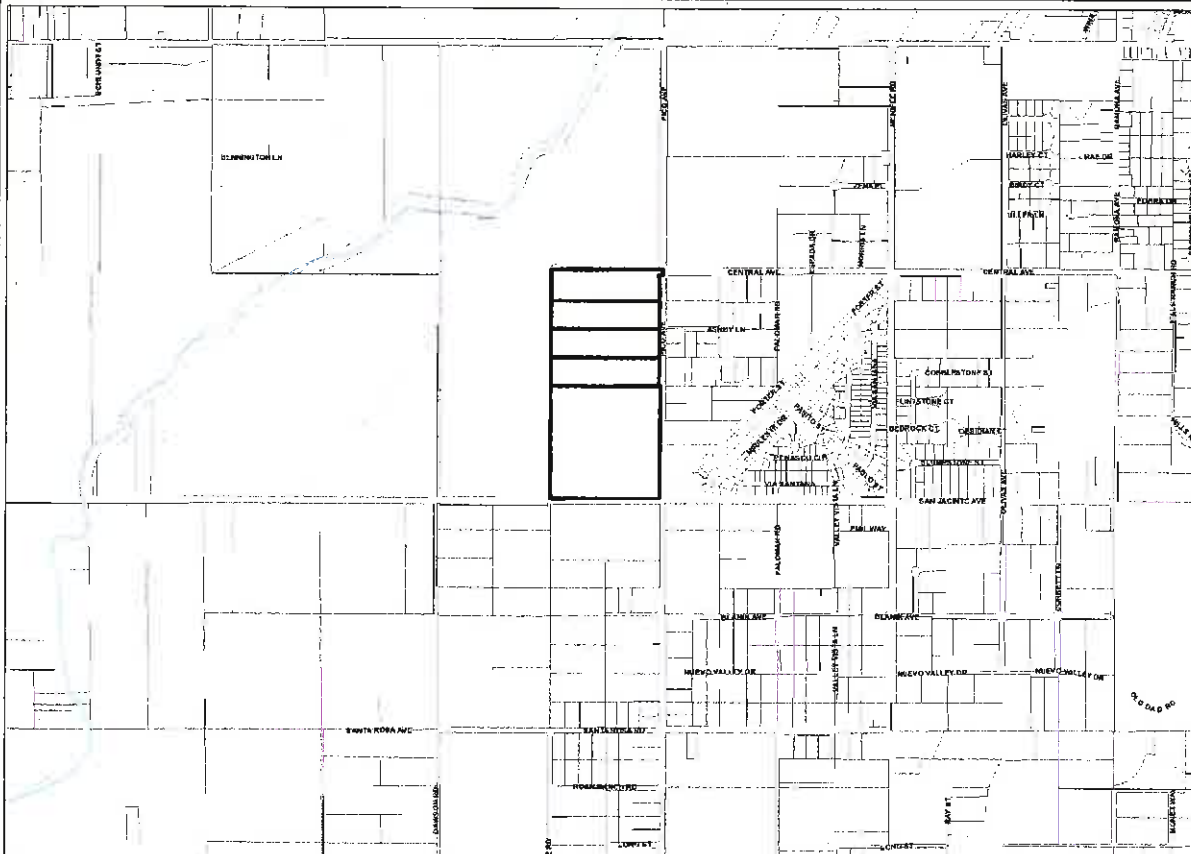
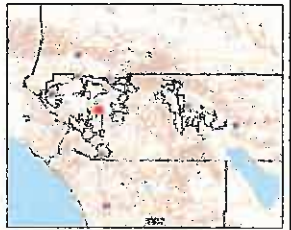
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Peter Lange, Contract Planner, plange@rctlma.org,

Attachment: Project Vicinity Map

TR36635, PM36895



Legend

- Display Parcels
- roads
- no
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 2,000 4,000 Feet

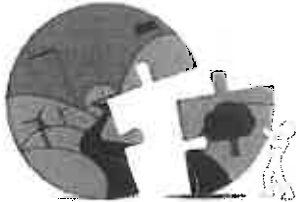


IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 5/10/2016 11:11:15 AM

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Notes



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP
- REVISIED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR.30635 DATE SUBMITTED: 7/31/2013

APPLICATION INFORMATION

Applicant's Name: Nuevo Meadows Land Co, LLC E-Mail: glansing@lansingcompanies.com

Mailing Address: 12671 High Bluff Drive, Suite 150
San Diego CA 92130
City State ZIP

Daytime Phone No: (858) 523-0719 Fax No: () _____

Engineer/Representative's Name: United Engineering Group E-Mail: bcooper@unitedeng.com

Mailing Address: 3595 Inland Empire Blvd., Suite 2200
Ontario CA 91764
City State ZIP

Daytime Phone No: (909) 466-9240 x3 Fax No: (909) 989-8401

Property Owner's Name: Nuevo Meadows Land Co E-Mail: glansing@lansingcompanies.com

Mailing Address: 12671 High Bluff Drive, Suite 150
San Diego CA 92130
City State ZIP

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

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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 SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not acceptable**.

Nuevo Meadows Land Company, LLC

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**.

Nuevo Meadows Land Company, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 309-020-005, -036, -037, -038, -039

Section: 26 Township: 4 South Range: 3 West

Approximate Gross Acreage: 80.1 acres

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/5/2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR 36635 For

Company or Individual's Name Planning Department,

Distance buffered 800'

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

**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:

CHANGE OF ZONE NO. 7804, TENTATIVE TRACT MAP NO. 36635, and TENTATIVE PARCEL MAP NO. 36895
– Intent to Adopt a Mitigated Negative Declaration – Applicant: Nuevo Meadows Land Co LLC – Engineer: United Engineering Group – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units) and Community Development: Public Facilities – Location: Northwesterly corner of San Jacinto Avenue and Pico Avenue – 80.1 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to Planned Development (R-R). The Tentative Tract Map proposes a Schedule “A” Subdivision of 78.8 acres into 283 residential lots with a minimum lot size of 4,000 sq. ft. The tract map will also include four (4) lots for water quality basins, two (2) open space lots, and eight (8) lots intended for landscaped features. In addition, a Parcel Map application for a Schedule “H” Subdivision of 78.8 acres into three (3) parcels ranging from 20.03 acres to 29.01 acres.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **MAY 17, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner David Alvarez at 951-955-5719 or email at daalvarez@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

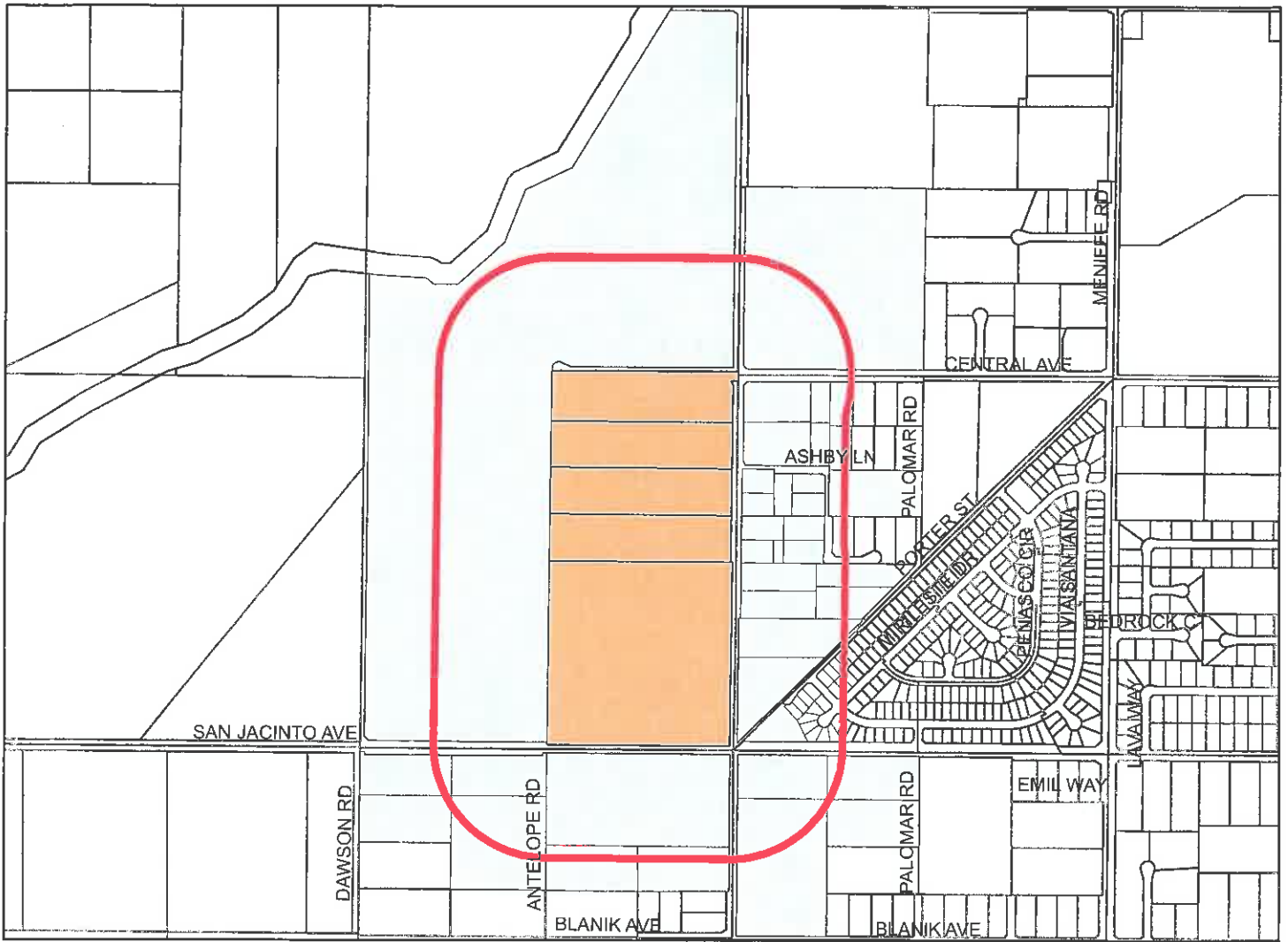
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, 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: David Alvarez
P.O. Box 1409, Riverside, CA 92502-1409

TR36635 (800 feet buffer)



Selected Parcels

309-400-004	309-050-024	309-050-006	309-400-007	309-401-015	309-400-010	309-401-005	309-050-020	309-050-019	309-370-001
309-370-002	309-050-007	309-020-043	309-050-041	309-400-005	309-401-021	309-370-005	309-401-018	309-401-003	309-290-035
309-290-037	309-401-006	309-400-008	309-400-006	309-401-001	309-050-014	309-050-018	309-050-033	309-050-053	309-040-008
309-370-011	309-050-034	309-401-019	309-050-044	309-050-016	309-401-007	309-290-036	309-290-038	309-370-009	309-370-008
309-050-045	309-050-042	309-020-005	309-020-036	309-020-037	309-020-038	309-020-039	309-050-039	309-050-038	309-401-002
309-401-020	309-400-009	309-401-004	309-050-017	309-050-030	309-050-051	309-401-017	309-401-016	309-400-003	309-370-006
309-050-040	309-050-043	309-050-052	309-050-050						



1,000 500 0 1,000 Feet

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ASMT: 309040008, APN: 309040008
PAULINE DOAN, ETAL
PO BOX 7398
RIVERSIDE CA 92513

ASMT: 309050019, APN: 309050019
STEPHAN ADAMS, ETAL
22871 PORTER ST
NUEVO, CA. 92567

ASMT: 309050006, APN: 309050006
AURORA CAMPBELL
22881 PORTER RD
NUEVO, CA. 92567

ASMT: 309050020, APN: 309050020
ABELINA CERVANTES, ETAL
28680 ASHBY LN
NUEVO, CA. 92567

ASMT: 309050007, APN: 309050007
E M W D
P O BOX 8300
PERRIS CA 92572

ASMT: 309050024, APN: 309050024
AGN TRANSPORT INC
28645 CENTRAL AVE
NUEVO, CA. 92567

ASMT: 309050014, APN: 309050014
MARGARITA RODRIGUEZ, ETAL
22633 PALOMAR RD
NUEVO, CA. 92567

ASMT: 309050030, APN: 309050030
MARIA ORTIZ, ETAL
22624 PICO AVE
NUEVO, CA. 92567

ASMT: 309050016, APN: 309050016
MARIA MENDOZA
22730 PICO AVE
NUEVO CA 92567

ASMT: 309050034, APN: 309050034
LOURDES FRANCO
28650 FOXBORO LN
NUEVO, CA. 92567

ASMT: 309050017, APN: 309050017
ANA HERNANDEZ, ETAL
22771 PORTER ST
NUEVO CA 92567

ASMT: 309050038, APN: 309050038
MARIBEL LOZANO, ETAL
22530 PICO AVE
ROMOLAND, CA. 92585

ASMT: 309050018, APN: 309050018
JUAN MAGANA, ETAL
1323 N NORWOOD ST
ANAHEIM CA 92805

ASMT: 309050039, APN: 309050039
CARLOTA VELASCO, ETAL
28625 CENTRAL AVE
NUEVO, CA. 92567



ASMT: 309050040, APN: 309050040
VICENTE AGUAYO
28600 ASHBY LN
NUEVO, CA. 92567

ASMT: 309050051, APN: 309050051
DONNA CRIBBS, ETAL
22703 WESTPORT LN
NUEVO CA 92567

ASMT: 309050041, APN: 309050041
PATRICIA AGUAYO, ETAL
22580 PICO AVE
NUEVO, CA. 92567

ASMT: 309050052, APN: 309050052
ANGELA SCHANDOR, ETAL
22747 WESTPORT LN
NUEVO, CA. 92567

ASMT: 309050042, APN: 309050042
MIGUEL TAPIA
22650 PICO AVE
NUEVO, CA. 92567

ASMT: 309050053, APN: 309050053
JUAN DELVILLAR
22710 PICO AVE
NUEVO CA 92567

ASMT: 309050043, APN: 309050043
MARLA RUIZ, ETAL
28595 ASHBY LN
NUEVO, CA. 92567

ASMT: 309290037, APN: 309290037
INTEGRATED FINANCIAL ASSOC INC
3311 S RAINBOW BL STE 209
LAS VEGAS NV 89146

ASMT: 309050044, APN: 309050044
EUGENIO VARGAS, ETAL
22627 WESTPORT LN
NUEVO, CA. 92567

ASMT: 309290038, APN: 309290038
MI CASA PROP
1330 OAKVIEW AVE
SAN MARINO CA 91108

ASMT: 309050045, APN: 309050045
MICHELLE ESTEBAN
22655 WESTPORT LN
NUEVO, CA. 92567

ASMT: 309370005, APN: 309370005
MAGDALENA MATIENZO, ETAL
429 LEXINGTON CIR
OCEANSIDE CA 92057

ASMT: 309050050, APN: 309050050
PAULA MENDOZA SALAZAR, ETAL
2025 5TH AVE
LOS ANGELES CA 90018

ASMT: 309370006, APN: 309370006
USA GOLDEN LAND INV
18071 ARENTH AVE
CITY OF INDUSTRY CA 91748



ASMT: 309370008, APN: 309370008
GREGORY LANSINA, ETAL
12671 HIGH BLUFF DR 150
SAN DIEGO CA 92130

ASMT: 309400007, APN: 309400007
BETTY FOWLER
665 DEARDORFF DR
HEMET CA 92544

ASMT: 309370009, APN: 309370009
VICTORIA LANSING, ETAL
C/O LEIGH KOTKIN
12325 EVENSONG DR
LOS ANGELES CA 90064

ASMT: 309400008, APN: 309400008
MARTA ARANA, ETAL
5031 ALMADEN DR
LOS ANGELES CA 90042

ASMT: 309370011, APN: 309370011
LI LIU
1518 S PALM AVE NO D
SAN GABRIEL CA 91776

ASMT: 309400009, APN: 309400009
PHILIP MALHIOT
22955 MIRILESTE DR
NUEVO, CA. 92567

ASMT: 309400003, APN: 309400003
STAVROS PSIHALOPOULOS
22916 PORTER RD
NUEVO, CA. 92567

ASMT: 309400010, APN: 309400010
LYSSA OTT, ETAL
22947 MIRILESTE DR
NUEVO, CA. 92567

ASMT: 309400004, APN: 309400004
ADRIANA ARRAS
22924 PORTER RD
NUEVO, CA. 92567

ASMT: 309401001, APN: 309401001
JOSE DATO
22964 PORTER RD
NUEVO, CA. 92567

ASMT: 309400005, APN: 309400005
CAROL JACKSON, ETAL
22932 PORTER RD
NUEVO, CA. 92567

ASMT: 309401002, APN: 309401002
OSDIP
C/O WILLIAM A HEIM
300 E STATE ST STE 340
REDLANDS CA 92373

ASMT: 309400006, APN: 309400006
VERONICA ESCOBEDO, ETAL
22940 PORTER RD
NUEVO, CA. 92567

ASMT: 309401003, APN: 309401003
OLGA BRISTOW, ETAL
22980 PORTER RD
NUEVO, CA. 92567



ASMT: 309401004, APN: 309401004
DANNIELLE ISABELLE, ETAL
27130 EMBASSY ST
SUN CITY CA 92586

ASMT: 309401018, APN: 309401018
ANA ANDINO, ETAL
22990 MIRILESTE DR
NUEVO, CA. 92567

ASMT: 309401005, APN: 309401005
KRISTEN BUSSEY, ETAL
22987 MIRILESTE DR
NUEVO, CA. 92567

ASMT: 309401019, APN: 309401019
ANGELO COMAS, ETAL
22215 ROSARY AVE
NUEVO CA 92567

ASMT: 309401006, APN: 309401006
NADA BENIGNI, ETAL
P O BOX 79
NUEVO CA 92567

ASMT: 309401020, APN: 309401020
PEDRO ECHEVERRIA
P O BOX 785
NORCO CA 92860

ASMT: 309401007, APN: 309401007
ADAN CERVANTES, ETAL
22971 MIRILESTE DR
NUEVO, CA. 92567

ASMT: 309401021, APN: 309401021
HDL MANAGEMENT
2900 ADAMS ST STE C 200
RIVERSIDE CA 92504

ASMT: 309401015, APN: 309401015
CARLOS PONCE
22990 VIA SANTANA
NUEVO, CA. 92567

ASMT: 309401016, APN: 309401016
TAMMIE DUNCAN, ETAL
22994 VIA SANTANA
NUEVO, CA. 92567

ASMT: 309401017, APN: 309401017
JOSE ESTRADA, ETAL
22982 MIRILESTE DR
NUEVO, CA. 92567



Nuview/Romoland MAC
Moreno Valley District Office
14375 Nason St, Suite 207
Moreno Valley, CA 92555

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 726
San Bernardino, CA 92401-1400

Friends of Riverside Hill
P.O. Box 5165
Riverside, CA 92517-5165

ATTN: Michael Adackapara
Reg. Water Quality Control Board
#8 Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

ATTN: Ken Gutierrez, Planning
Director
or Diane Jenkins, Principal Planner
Planning Department, City of
Riverside
3900 Main St 3rd floor

Riverside Highland Water Company
1450 E. Washington St.
Colton, CA 92324-4604

Carlin Environmental Consulting, Inc
Gary Carlin
2269 S. Ritchey St.
Santa Ana, CA 92705

Alta California Geotechnical, Inc.
Thomas McCarthy
170 North Maple Street, Suite 108
Corona, California 92880

RK Engineering
Rogier Goedecke
4000 Westerly Place, Suite 280
Newport Beach, CA 92660

Philip de Barros
13730 Via Cima Bella
San Diego, CA 92129

Golder Associates Inc.
230 Commerce, Suite 200
Irvine, California 92602

Rick Neugebauer
RTN Development
28565 Old Town Front Street
Suite 311
Temecula, Ca 92590

Glenn Lukos Associates
David Moskovitz
29 Orchard
Lake Forest, CA 92630-8300

Providence Residential Development
Group LLC
Oliver B. Cagle
27317 Paseo Placentia
San Juan Capistrano, CA 92675

United Engineering Group
Dean Phillips
8885 Haven Avenue
Suite 195
Rancho Cucamonga, CA 91730

Lansing & Associates
Greg Lansing
12671 High Bluff Drive, Suite 150
92130 San Diego CA



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR36635 / PM63895

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: Dave Alvarez Title: Project Planner Date: 3/31/2017

Applicant/Project Sponsor: Nuevo Meadows Land Company, LLC
Date Submitted: 3/26/2012

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

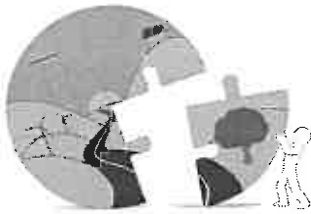
Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Dave Alvarez at 951-955-5719.

Please charge deposit fee case# ZEA42502 ZCFG 5876

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.



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.

CZ0704 / TR36635 / PM36895

Project Title/Case Numbers

Dave Alvarez

County Contact Person

951-955-5719

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Nuevo Meadows Land Company, LLC

Project Applicant

12671 High Bluff Drive, Suite 150, San Diego, CA 92130

Address

The project is located to the northerly of San Jacinto Avenue, southerly of Central Avenue, easterly of Dawson Road, and westerly of Pico Avenue

Project Location

Change of Zone proposes to change the zoning classification of the project site from Rural Residential (R-R) to Planned Development (R-4). Tentative Tract Maps proposes a schedule "A" subdivision of 80.1 acres into 283 residential lots on 34.61 acres with a minimum lot size of 4,000 square feet. Tentative Parcel Map proposes a schedule "H" subdivision of 78.79 gross acres into three (3) parcels with a minimum lot size of twenty (20) gross acres.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+\$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 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#: ZEA 42614 ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1701754

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: NUEVO MEADOWS LAND CO LLC \$2,266.25
paid by: CK 1253
paid towards: CFG05990 CALIF FISH & GAME: DOC FEE
CFG DOC FEE FOR EA42614 (TR36635)
at parcel #: 26963 PICO AVE NUEV
appl type: CFG3

By _____ Feb 14, 2017 08:59
MGARDNER posting date Feb 14, 2017

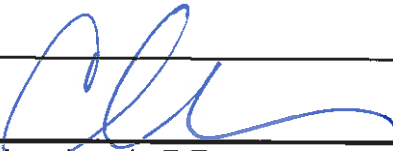
Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,266.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Deborah Bradford
Planning Commission: May 17, 2017

General Plan Amendment No. 1176
CEQA Exempt
Applicant: Sisters of the Company of Mary our Lady
Engineer/Representative: Markham Development Management Group



Charissa Leach, P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 1176 (Foundation Component Amendment) proposes to amend the Temecula Valley Wine Country Policy Area boundary by removing one parcel, totaling 17.07 gross acres, from the Temecula Valley Wine Country Policy Area Boundary as shown on Figure 4B of the Riverside County General Plan. Pursuant to Southwest Area Plan (SWAP) Policy 1.1, any privately proposed boundary change to the Temecula Valley Wine Country Policy Area is subject to the Foundation Component Amendment process. The project site is located north of Avendida Lestonnac, south of Rancho California Road, east of Olgita Avenue, west of Bordeaux Avenue and within the Southwest Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was applied on March 16, 2016, during the 2016 General Plan Review Cycle application period. The Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1176 on January 31, 2017. The GPIP report package is included with this report. GPA No. 1176 is now being taken forward for consideration.

SB 18 Tribal Consultation

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On April 12, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes have 90 days in which to request consultation regarding the proposed project. As of May 1, 2017 we have not received any consultation requests from the noticed Tribes. July 11, 2017 will conclude the 90 day consultation request period.

Temecula Valley Wine Country Policy Area.

The project site is located within the Southwest Area Plan's Temecula Valley Wine Country Policy Area, which was created by the adoption of the Wine Country Community Plan (Plan) in 2014. The Plan's objectives included preserving and enhancing the area's viticulture potential, rural lifestyle and equestrian activities as well as coordinating growth to avoid future land use conflicts.

General Plan Amendment Findings

This project includes a Regular Foundation Component Amendment. A Regular Foundation Component Amendment application is allowed to be submitted only during a General Plan Review Cycle, which is every eight (8) years. This project was submitted on March 16, 2016, within the 2016 General Plan Review

Cycle application period. A Regular Foundation Component Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Component Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings with final approval by Board resolution.

The Administration Element of the Riverside County General Plan and Article II, Section 2.5 of Ordinance No. 348 provides that three (3) findings must be made for the approval of a Regular Foundation Component Amendment.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural Community (RC) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | N/A |
| 3. Existing General Plan Land Use (Ex #6): | Estate Density Residential (EDR) (2-acre minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | N/A |
| 5. Surrounding General Plan Land Use (Ex #5): | Agricultural (AG, 10-acre minimum) to the north, east and south and the City of Temecula to the west. |
| 6. Existing Zoning (Ex #3): | Residential Agricultural, 2 ½ -acre minimum (R-A-2½) |
| 7. Proposed Zoning (Ex #3): | N/A |
| 8. Surrounding Zoning (Ex #3): | Citrus/Vineyard, 10-acre minimum (CV-10) to the north, Residential Agricultural, 2 ½ -acre minimum (R-A-2½) to the east and south and the City of Temecula to the west. |
| 9. Existing Land Use (Ex #1): | School |
| 10. Surrounding Land Use (Ex #1): | Vacant land and a winery to the north, single-family residential to the east, south and west. |
| 11. Project Size (Ex #1): | Total Acreage: 17.07 Acres |
| 12. Environmental Concerns: | Exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3). |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2017-002 recommending adoption of General Plan Amendment No. 1176 to the Riverside County Board of Supervisors;

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

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) based on the findings and conclusions incorporated in the staff report; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1176 amending the Temecula Valley Wine Country Policy Area boundary by removing one parcel identified as Assessor's Parcel Number 951-030-055, totaling 17.07 gross acres, from the General Plan's Figure 4B: Temecula Valley Wine Country Policy Area With Districts; 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:

1. The project site is designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) on the Southwest Area Plan.
2. The project site is surrounded by properties which are designated Agriculture (AG) to the north, east, and south and the City of Temecula to the west.
3. The project site is currently located within the Temecula Valley Wine Country Policy Area – Residential District.
4. The project site is located on the edge of the western boundary of the Temecula Valley Wine Country Policy Area, and is adjacent to properties within the Temecula Valley Wine Country Policy Area – Winery District to the north, the Temecula Valley Wine Country Policy Area – Residential District to the east and south, and the City of Temecula to the west.
5. In order to approve General Plan Amendment No. 1176 (GPA No. 1176), the following findings need to be made: a) new conditions or circumstances disclosed during the review process justify modifying the General Plan, b) that the modifications do not conflict with the overall Riverside County Vision, and c) that they would not create an internal inconsistency among the elements of the General Plan.
 - a. *New Circumstance* –The Wine Country Community Plan's objectives include preserving and enhancing the area's viticulture potential, rural lifestyle and equestrian activities as well as coordinating growth to avoid future land use conflicts. The property owner is requesting the subject property be removed from the Temecula Valley Wine Country Policy Area because they were not aware of the Plan's adoption in 2014, which added the property to the Temecula Valley Wine Country Policy Area. Following the Plan's adoption, the property owner began discussions with County staff regarding the property's inclusion in the Plan and whether it was appropriate. The subject property was never within the boundaries of the previous Citrus/Vineyard (C/V) Policy Area, which was replaced by the new Temecula Valley Wine Country Policy Area. The property is also located on the outer edge of the western boundary of the Temecula Valley Wine Country Policy Area, and bordered by Butterfield Stage Road and Ave Lestonnac. Additionally, the school existed on the property prior to the Plan's adoption. Based on the above, removing the property from the Temecula Valley Wine Country Policy Area will not frustrate the Wine Country Community Plan's objectives of preserving and enhancing the area's viticulture potential, rural lifestyle and equestrian activities. Therefore, it is appropriate to remove the subject site from the boundary of the Temecula Valley Wine Country Policy Area.
 - b. *Riverside County Vision* – As provided in the General Plan, in summary, the vision for Riverside County is the following: "Riverside County is a family of special communities in a remarkable environmental setting." The Temecula Valley Wine Country Policy Area was

developed to ensure the long term viability of the wine industry while protecting the community's equestrian rural lifestyle, and promote and preserve the distinctive character of this unique area within the Southwestern Area Plan. Removing the property from the Temecula Valley Wine Country Policy Area will not conflict with this vision or the purpose of the Policy Area because the subject property is already developed with a school that existed before the adoption of the Wine County Community Plan. The site is also located on the outer edge of the Policy Area's boundary, and only involves 17 acres of the approximately 17,000 acres that are within the Policy Area. Therefore, even with the removal of the property, this area within the Temecula Valley Wine Country Policy Area can develop in a manner that promotes and preserves this community's unique character.

- c. *Internal Consistency* – Staff has reviewed this proposed amendment, in conjunction with each of the ten (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this amendment does not result in an internal consistency in the General Plan Elements.
6. The zoning for the subject site is Residential Agricultural, 2 ½ -acre minimum (R-A-2½).
 7. The project site is surrounded by properties which are zoned Citrus/Vineyard, 10-acre minimum (CV-10) to the north, Residential Agricultural, 2 ½ -acre minimum (R-A-2½) to the east and south and the City of Temecula to the west.
 8. This project is not located within Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan.
 9. The proposed project has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) – the Common Sense Exemption - provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

GPA No. 1176 only modifies the boundary of the Temecula Valley Wine Country Policy Area shown on Figure 4B in the County's General Plan by removing the subject property from this Policy Area. GPA No. 1176 will return the property to the same status as it was prior to the adoption of the Wine Country Community Plan. The amendment will not result in a change to the existing underlying land use designation of Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum). The approval of GPA No. 1176 does not permit any development on the proposed site, and will not result in direct physical change to the environment. As a result, it can be seen with certainty that there is no possibility that GPA No. 1176 may have a significant direct, indirect or cumulative physical effect on the environment.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Estate Density Residential (2-acre minimum) Land Use, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the R-A-2 ½ (Residential-Agricultural) 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 compatible with the present and future logical development of the area.
5. The proposed project will not have a significant negative effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP").

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP"); or
 - b. An Airport Influence Area ("AIA"); or
 - c. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - d. A "High" wildfire hazard zone; or
 - e. A County Service Area; or
 - f. A Fault Zone.
3. The project site is located within:
 - a. The Temecula Valley Wine Country Policy Area; and
 - b. In or partially within a Stephen Kangaroo Rat Fee Area; and
 - c. In an area susceptible to subsidence; and
 - d. Within the Temecula Valley Unified School District
4. The project site is currently designated as Assessor's Parcel Number: 951-030-055.

RESOLUTION 2017-002
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1176

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 May 17, 2017, 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 May 17, 2017, 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:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities); and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1176** amending the Southwest Area Plan Figures 4 and 4B of the General Plan by removing approximately 17.07 gross acres located on assessor's parcel number 951-030-055 from the Temecula Valley Wine Country Policy Area, in accordance with Exhibit 6, based on the findings and conclusions incorporated in the staff report.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01176
VICINITY/POLICY AREAS**

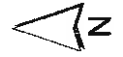
Supervisor: Washington
District 3

Date Drawn: 07/15/2016
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



NOTES: 1. On October 7, 2009, the County of Riverside selected a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan only retains different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Public Development (909)805-8527 (4 weeks) or Website: <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

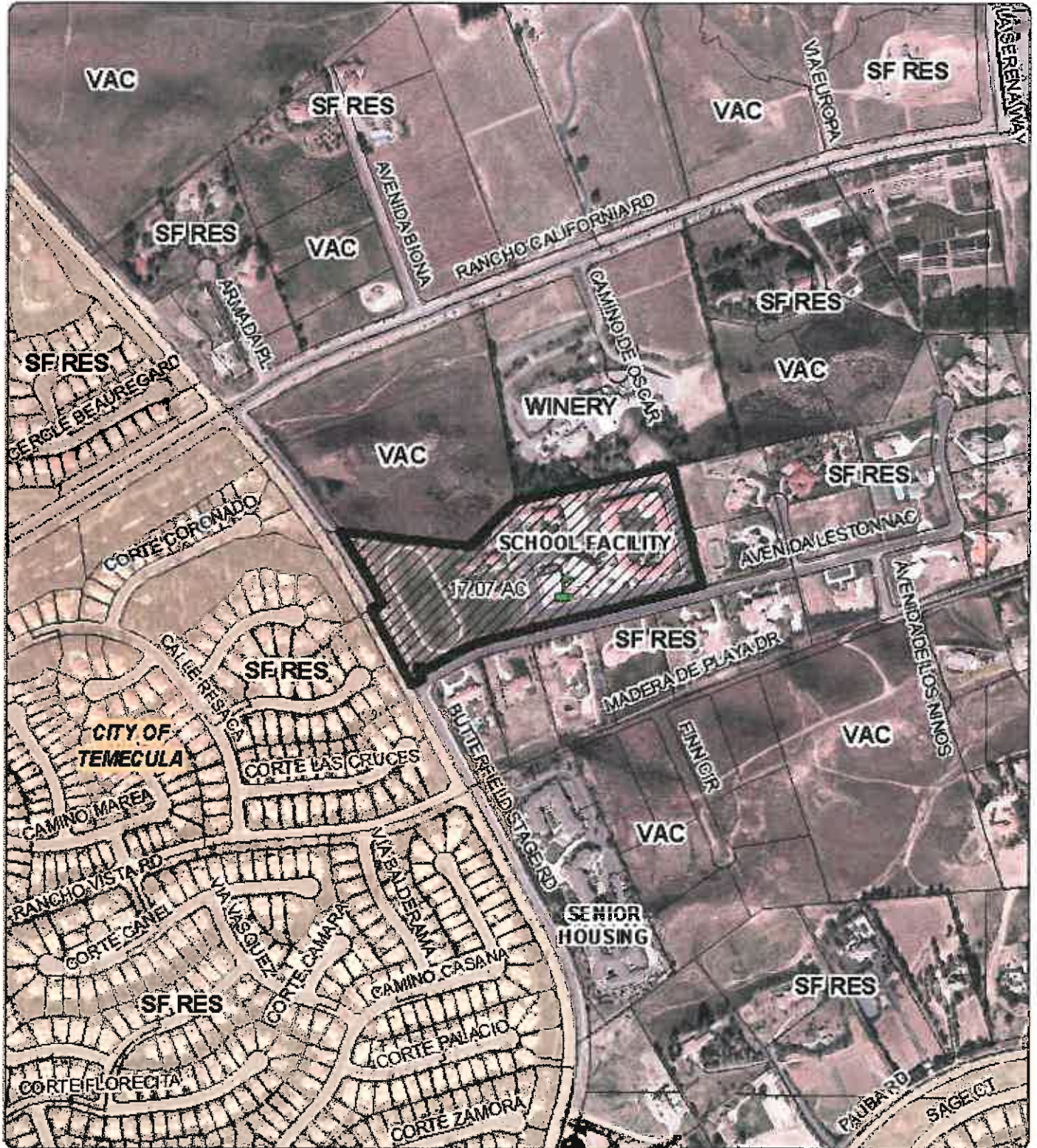
GPA01176

Date Drawn: 07/15/2016

Supervisor: Washington
District 3

LAND USE

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use designations for unincorporated parcels. For further information, please contact the Riverside County Planning Department at (951) 933-3260. Riverside County's official Website is: www.co.riverside.ca.us

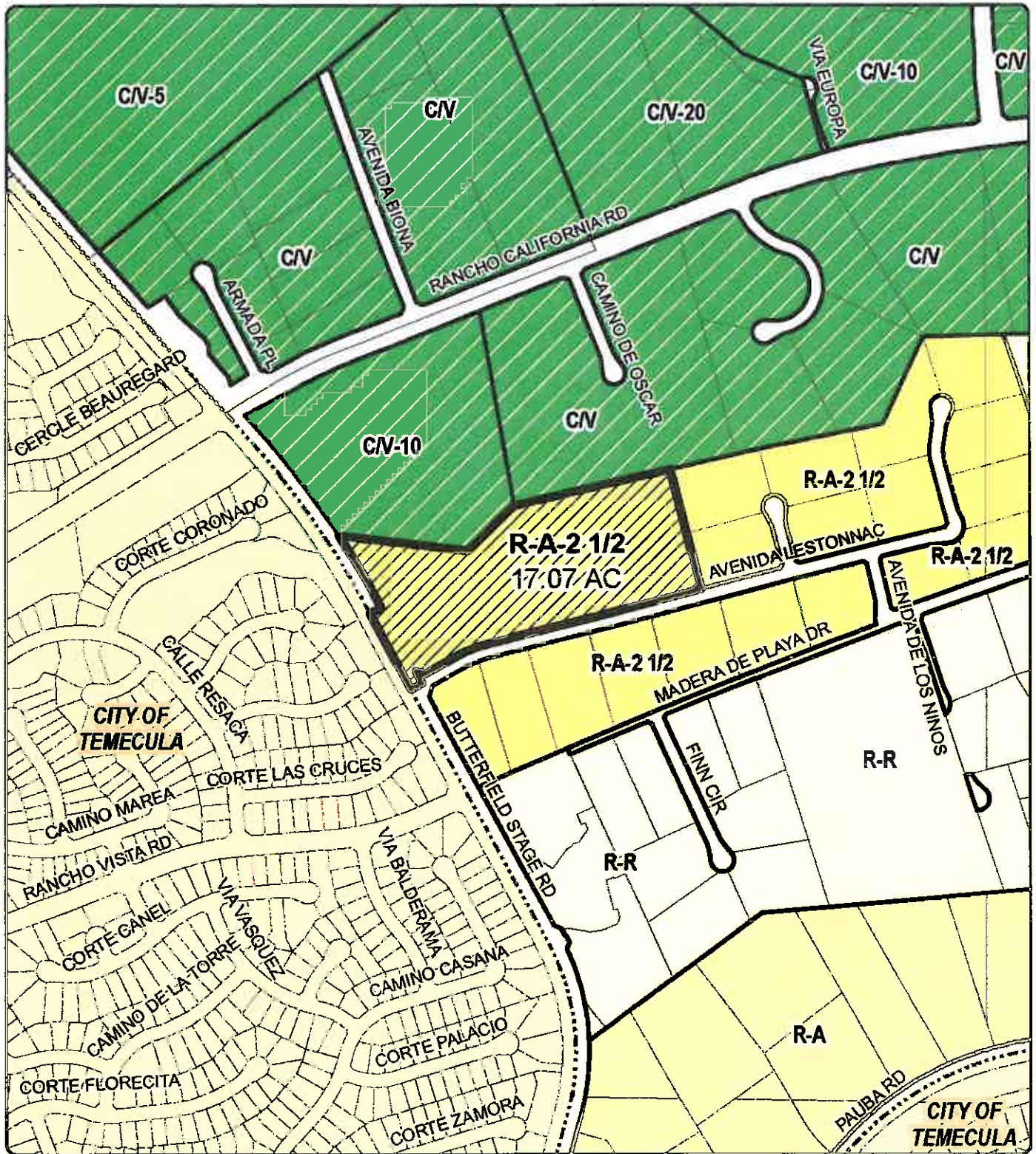
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01176

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 07/15/2016
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palmdale at (805)863-8277 (Eastern County) or Website <http://planning.crrha.ca.gov>

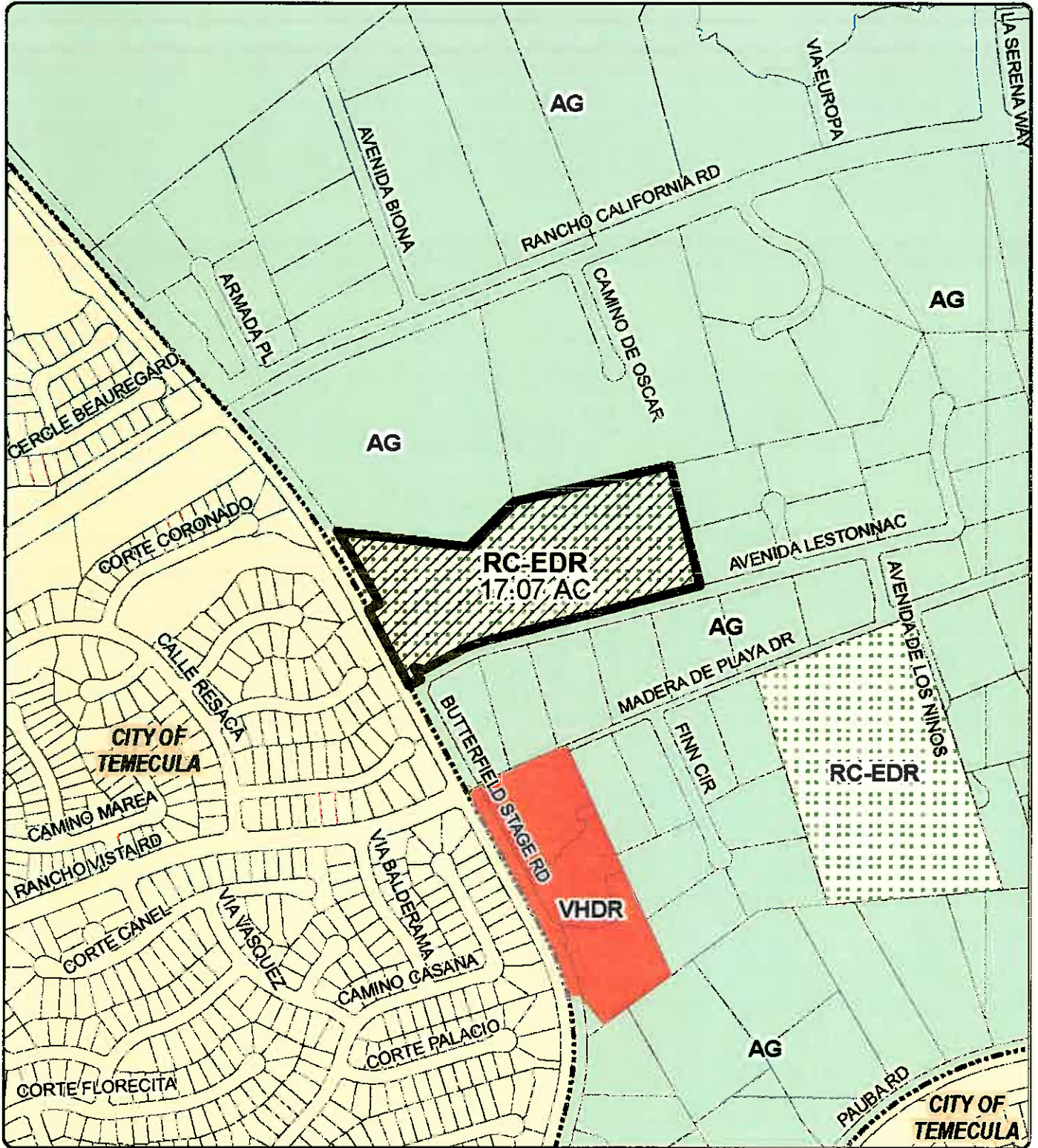
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01176

EXISTING GENERAL PLAN

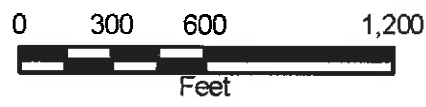
Supervisor: Washington
District 3

Date Drawn: 07/15/2016
Exhibit 5



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 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)863-8277 (Eastern County) or Website <http://julianbryce.com>

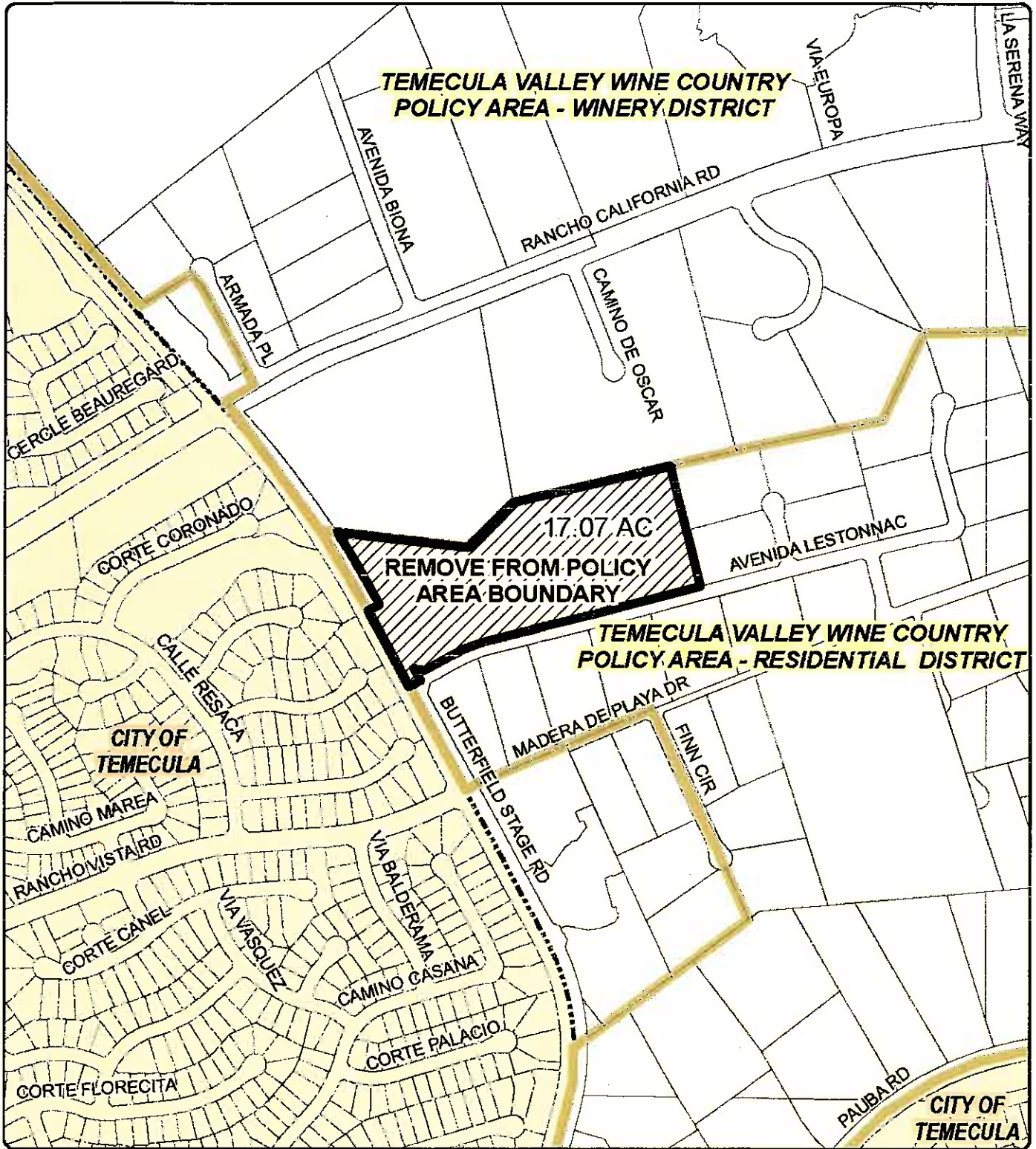
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01176

POLICY AREA MAP

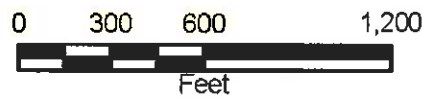
Supervisor: Washington
District 3

Date Drawn: 07/15/2016
Exhibit 8



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 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)955-3260 (Western County) or in Pala Desert at (760)863-8277 (Eastern County) or Website <http://planning.mtna.ca.gov>.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA 92264

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1176 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC: EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum)

Location: Northerly of Avenida Lestonnac, easterly of Butterfield Stage Road, southerly of Rancho California Road and westerly of Avenida Bordeaux

Request: **General Plan Amendment No. 1176** proposes to remove the subject property from the Temecula Valley Wine Country Policy Area – Residential District.

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

Cont. Next Page

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

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Pg. 2

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Campo Band of Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA 91906

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1176 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC: EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum)

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Sincerely,
Riverside County Planning Department

Cont. Next Page

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

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Pg. 2

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Ewiiapaayp Tribal Office
Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Vice Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1176 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC: EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum)

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Sincerely,
Riverside County Planning Department

Cont. Next Page

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

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Pg. 2

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Ewiiapaayp Tribal Office
Robert Pinto, Chairperson
4054 Willows Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1176 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC: EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Jamul Indian Village
Erica Pinto, Chairperson
P.O Box 612
Jamul, CA 91935

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Heather Thomson

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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

La Jolla Band of Luiseno Indians
Thomas Rodriguez, Chairperson
22000 Highway 76
Pauma Valley, CA 92061

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

La Posta Band of Mission Indians
Javaughn Miller, Tribal Administrator
8 Crestwood Road
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Tribal Administrator,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Heather Thomson

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Heather Thomson M.A, RPA
County Archaeologist

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Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Heather Thomson M.A, RPA
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Manzanita Band of Kumeyaay Nation
Angela Elliott Santos, Chairperson
P.O Box 1302
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Mesa Grande Band of Mission Indians
Virgil Oyos, Chairperson
P.O Box 270
Santa Ysabel, CA 92070

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Pala Band of Mission Indians
Robert Smith, Chairperson
12196 Pala Mission Road
Pala, CA 92059

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson,

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County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Pauma Band of Luiseno Indians -Pauma & Yulma Reservation
Temet Aguilar, Chairperson
P.O Box 369, Ext. 303
Pauma Valley, CA 92061

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477
Temecula, CA 92593

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Heather Thomson

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
1 West Tribal Road
Valley Center, CA 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Rincon Band of Mission Indians
Jim McPherson, Tribal Historic Preservation Officer
1 West Tribal Road
Valley Center, CA 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Tribal Historic Preservation Officer,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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"Planning Our Future... Preserving Our Past"

Pg. 2

Heather Thomson M.A, RPA
County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

San Luis Rey Band of Mission Indians
San Luis Rey, Tribal Council
1889 Sunset Drive
Vista, CA 92081

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Tribal Council,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

Cont. Next Page

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

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Pg. 2

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
P.O. Box 365
Valley Center, CA 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1176 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC: EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum)

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Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Soboba Band of Luiseno Indians
Rosemary Morillo, Chairperson
P.O. Box 487
San Jacinto, CA 92583

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1176 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC: EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum)

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Sincerely,
Riverside County Planning Department

Heather Thomson

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Sycuan Band of Kumeyaay Nation
Cody J. Martinez, Chairperson
1 Kwaaypaay Court
El Cajon, CA 92019

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1176 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC: EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum)

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County Archaeologist

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Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Viejas Band of Kumeyaay Indians
Robert J. Welch, Chairperson
1 Viejas Grande Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Heather Thomson

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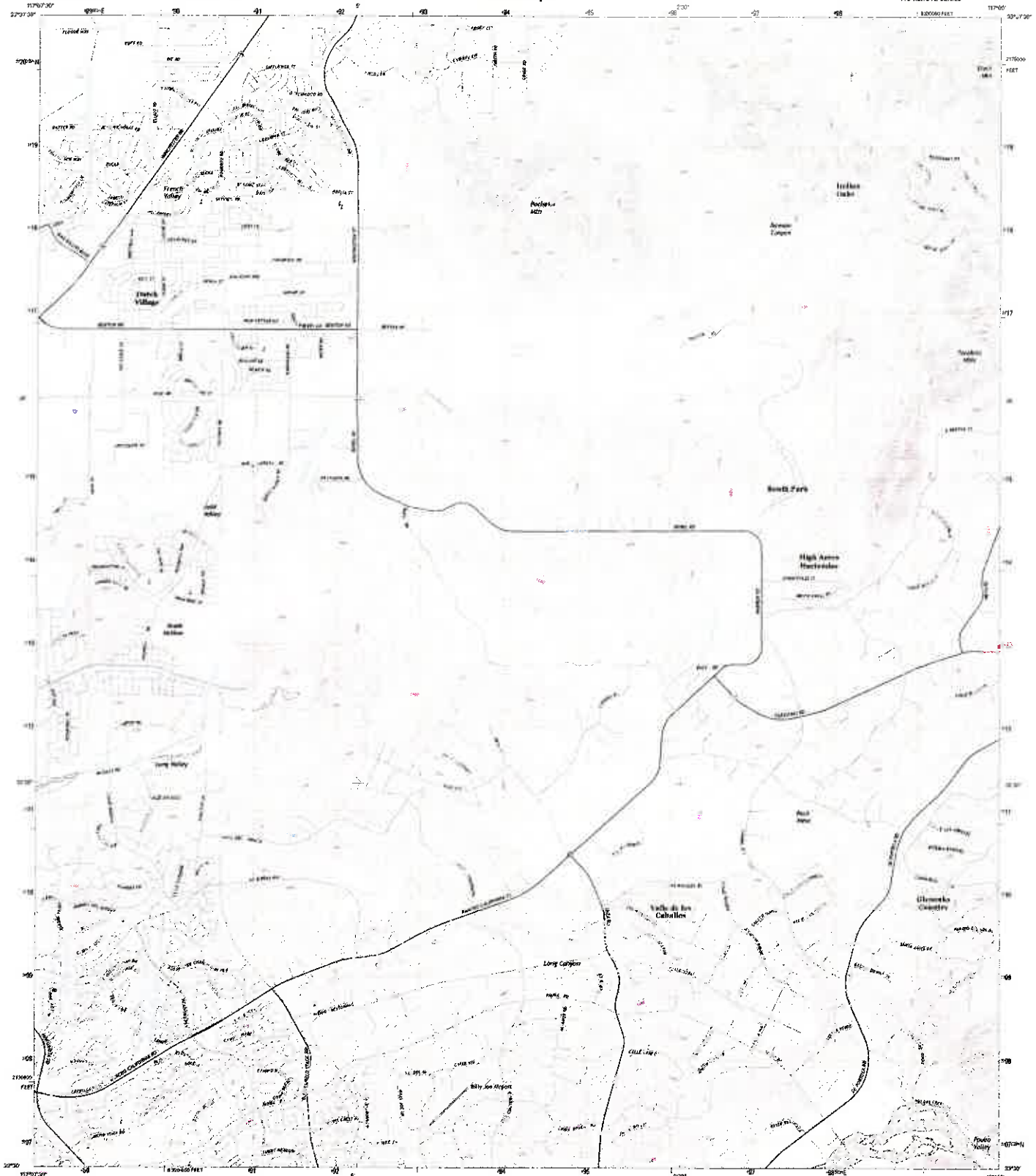
Email CC: Deborah Bradford, Dbradfor@rivco.org



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



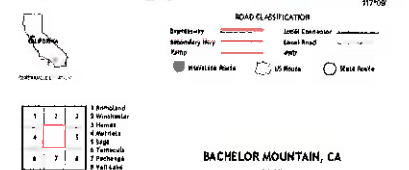
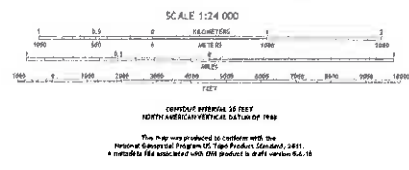
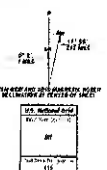
BACHELOR MOUNTAIN QUADRANGLE
CALIFORNIA-RIVERSIDE CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
Datum
Datum Transformation: NAD83 to WGS84
Datum Transformation: WGS84 to NAD83
Datum Transformation: NAD83 to WGS84
Datum Transformation: WGS84 to NAD83

This map is not a legal document. Boundaries shown are for information only and are not to be used for legal purposes without the assistance of a professional surveyor.

Map Data: 2015
Map Scale: 1:24,000
Map Series: 7.5-Minute Series
Map Edition: 1000
Map Projection: UTM
Map Datum: NAD83
Map Contour Interval: 30 Feet



BACHELOR MOUNTAIN, CA
2015

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road - Valley Center, California 92082
(760) 297-2635 Fax:(760) 749-2639



April 7, 2017

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: General Plan Amendment No. 1218

Dear Ms. Thomson:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding the General Plan Amendment No. 1218 and we thank you for the consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people however, it is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer this project to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are located closer to your project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Vincent Whipple
Manager
Rincon Cultural Resources Department

Bo Mazzetti
Tribal Chairman

Tishmall Turner
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

GPA01176

APPLICATION FOR FOUNDATION COMPONENT
AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Saint Jeanne de Lestonnac School

Contact Person: Sister Ernestine Velarde, odn E-Mail: ernestineodn@gmail.com

Mailing Address: 16791 E. Main Street
Tustin CA 92780
City State ZIP

Daytime Phone No: (951) 587-2505 Fax No: (951) 587-2515

Engineer/Representative Name: Markham Development Management Group

Contact Person: Larry R. Markham E-Mail: lrm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B
Termeclula CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 ext 207 Fax No: (951) 296-3476

Property Owner Name: Sisters of the Company of Mary Our Lady

Contact Person: Sister Ernestine Velarde, odn E-Mail: ernestineodn#gmail.com

Mailing Address: 16791 E. Main Street
Tustin CA 92780
City State ZIP

Daytime Phone No: (951) 587-2505 Fax No: (951) 587-2515

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(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

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

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

<u>Sister Leticia Salazar</u> PRINTED NAME OF PROPERTY OWNER(S)	<u><i>Sister Leticia Salazar, odu</i></u> SIGNATURE OF PROPERTY OWNER(S)
<u>Sister Ernestine Velarde, odu</u> PRINTED NAME OF PROPERTY OWNER(S)	<u><i>Sister Ernestine Velarde, odu</i></u> SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 951-030-055

Approximate Gross Acreage: 17.07 acres

General location (nearby or cross streets): North of Avenida Lestonnac, South of Rancho California Rd., East of Ave. Olgita, West of Ave. Bordeaux

Existing General Plan Foundation Component(s): Rural Community - Wine Country Policy Area

Proposed General Plan Foundation Component(s): Rural Community

Existing General Plan Land Use Designation(s): RC -EDR, Wine Country Policy Area

Proposed General Plan Land Use Designation(s): RC - EDR

General Plan Policy Area(s) (if any): Temecula Wine Country

Existing Zoning Classification(s): R-A-2 1/2

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

Remove the existing inconsistent use from the Wine Country Community Plan

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). PUP 00786
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA37164 & 41736 EIR 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 signed copy(ies): GEO02042

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	X	
Gas Company	X	
Telephone Company	X	
Water Company/District	X	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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
Sewer District	X	

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_View/Custom/disclaimer/Default.htm)

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

See attached

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/21/2017.

The attached property owners list was prepared by Riverside County GIS.

APN (s) or case numbers GPA01176 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

D. Bradford 4/21/17

NOTICE OF PUBLIC HEARING

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

GENERAL PLAN AMENDMENT NO. 1176 – Exempt from the California Environmental Quality Act (CEQA) – Section 15061(b)(3) (General Rule) and 15301 (existing Facilities) – Sisters of the Company of Mary Our Lady – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2-acre minimum) – Location: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux – 17.07 acres – Zoning: Residential Agricultural (2.5 Acre Minimum) (R-A-2.5) – **REQUEST:** Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one (1) parcel, totaling 17.07 gross acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **MAY 17, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Deborah Bradford, Project Planner at 951-955-6646 or e-mail dbradfor@rivco.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 application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

ASMT: 951020003, APN: 951020003
MEI KAO
11 F 477 MING SHUI RD
TAIPEI TAIWAN ROC

ASMT: 951030012, APN: 951030012
KRISTIN QUINTANILLA, ETAL
41575 AVENIDA BORDEAUX
TEMECULA, CA. 92592

ASMT: 951020007, APN: 951020007
THORNTON WINERY
P O BOX 9008
TEMECULA CA 92589

ASMT: 951030052, APN: 951030052
CARRIE HAN, ETAL
32575 AVENIDA LESTONNAC
TEMECULA, CA. 92592

ASMT: 951020008, APN: 951020008
CAPITAL, ETAL
14053 VALLEY FORGE CT
FONTANA CA 92336

ASMT: 951030053, APN: 951030053
GRETCHEN SCHORR
32621 AVENIDA LESTONNAC
TEMECULA CA 92590

ASMT: 951030003, APN: 951030003
ERIC JACOBSON
41519 AVENIDA BORDEAUX
TEMECULA, CA. 92592

ASMT: 951030055, APN: 951030055
SISTERS OF CO OF MARY OUR LADY
16791 E MAIN ST
TUSTIN CA 92780

ASMT: 951030009, APN: 951030009
JENNIFER MANFREDI, ETAL
P O BOX 890880
TEMECULA CA 92589

ASMT: 951040003, APN: 951040003
VTR TEMECULA LAND
C/O ALTUS GROUP US INC NO 8295
21001 N TATUM 1630 630
PHOENIX AZ 85050

ASMT: 951030010, APN: 951030010
SUZANNE OESTERLING, ETAL
32789 AVENIDA LESTONNAC
TEMECULA, CA. 92592

ASMT: 951040008, APN: 951040008
PATRICIA JONES, ETAL
130 ACACIA WAY
CORONADO CA 92118

ASMT: 951030011, APN: 951030011
ACHALA DORAISWAMY, ETAL
32831 AVENIDA LESTONNAC
TEMECULA, CA. 92592

ASMT: 951040009, APN: 951040009
MONIKA SHAHAM
3496 SPRINGHILL CT
LAFAYETTE CA 94549

ASMT: 951040018, APN: 951040018
VTR TEMECULA
C/O ALTUS GRP US INC NO 8295
21001 N TATUM NO 1630 630
PHOENIX AZ 85050

ASMT: 954182014, APN: 954182014
SUSAN LASKI, ETAL
32340 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 951040025, APN: 951040025
KAMRAN QURESHI, ETAL
C/O WASEF ATIYA
278 MAHOGANY ST
HEMET CA 92543

ASMT: 954182015, APN: 954182015
LISA MALLORY, ETAL
32352 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 951070001, APN: 951070001
RENAME DUGAN, ETAL
32905 AVENIDA LESTONNAC
TEMECULA, CA. 92592

ASMT: 954182016, APN: 954182016
DAVID BIENVENUE
32364 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 951070010, APN: 951070010
TONYA BAKER, ETAL
P O BOX 892885
TEMECULA CA 92589

ASMT: 954182017, APN: 954182017
JACKIE BELIN, ETAL
32376 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 951070011, APN: 951070011
MARY CACHAT, ETAL
41504 AVENIDA BORDEAUX
TEMECULA, CA. 92592

ASMT: 954182018, APN: 954182018
JANICE RICHARDSON, ETAL
32388 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 954060002, APN: 954060002
VINTAGE HILLS HOMEOWNERS ASSN
C/O JERI TABBACK
26755 VERDUGO ST NO 110
SAN JUAN CAPO CA 92675

ASMT: 954182019, APN: 954182019
MELISSA HALL, ETAL
32400 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 954182006, APN: 954182006
VINTAGE HILLS PLANNED COMMUNITY ASSN
31820 CAMINO MAREA
TEMECULA CA 92592

ASMT: 954182020, APN: 954182020
ROBERT MARTIN
32389 CORTE CORONADO
TEMECULA, CA. 92592



ASMT: 954182024, APN: 954182024
MELISSA HEATON, ETAL
32326 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182031, APN: 954182031
DAVID BERGLUND, ETAL
32395 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182025, APN: 954182025
IRMA JOHNSON, ETAL
32338 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182032, APN: 954182032
MARY KNIGHT, ETAL
32383 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182026, APN: 954182026
JENNIFER CHARLTON, ETAL
2520 GATES AVE
REDONDO BEACH CA 90278

ASMT: 954182033, APN: 954182033
MARY P FAMILY TRUST, ETAL
C/O DONALD W HITZEMAN
32371 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182027, APN: 954182027
FLORA ORLEBECK, ETAL
32362 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182034, APN: 954182034
DIANE TRIMBLE, ETAL
32359 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182028, APN: 954182028
DONNA BAKER, ETAL
32374 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182035, APN: 954182035
JENNIFER SCHREINER, ETAL
32327 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182029, APN: 954182029
RITA PALADINO, ETAL
32386 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182036, APN: 954182036
SALLY TRIPLETT, ETAL
32305 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182030, APN: 954182030
PHYLLIS PAVLINCH, ETAL
32398 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954192006, APN: 954192006
TIMOTHY LINERS, ETAL
32331 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192007, APN: 954192007
JAN WARREN, ETAL
32343 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192014, APN: 954192014
JAMES PROVENZANO
32390 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192008, APN: 954192008
VICTORIA JORDAN, ETAL
32353 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192015, APN: 954192015
LAURA HILLENBURG, ETAL
32378 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192009, APN: 954192009
JOY CAMPBELL, ETAL
32359 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192016, APN: 954192016
GAIL ELLIOTT, ETAL
32366 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192010, APN: 954192010
RONNA ACKERMAN, ETAL
32365 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192017, APN: 954192017
GAMAL AWAD
32354 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192011, APN: 954192011
DEBRA JOHNSON, ETAL
32381 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192018, APN: 954192018
LUANNE MITCHELL
32342 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192012, APN: 954192012
DARCY SORENSEN, ETAL
32399 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192019, APN: 954192019
PEGGIE HARRIS, ETAL
32330 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192013, APN: 954192013
ANDREKKA LANIER, ETAL
32402 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192020, APN: 954192020
JAMES HAWKINS
32318 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192021, APN: 954192021
TOD MAUERMAN, ETAL
32306 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192033, APN: 954192033
WILLIAM MOYER
32377 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192027, APN: 954192027
DONNA HASSON, ETAL
32305 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192034, APN: 954192034
GEORGE ZAYATS
32389 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192028, APN: 954192028
REBECCA MATICS, ETAL
32317 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192035, APN: 954192035
TRACY MORSE, ETAL
32401 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192029, APN: 954192029
DANIEL DURON
32329 CORTE STA CATALINA
TEMECULA, CA. 92592

ASMT: 954192036, APN: 954192036
LIN HSU, ETAL
32400 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192030, APN: 954192030
MAGDALENA MATHIAS
32341 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192037, APN: 954192037
EILEEN LATUPERISSA, ETAL
32384 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192031, APN: 954192031
SHANDRA PERCY, ETAL
32353 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192038, APN: 954192038
COLLEEN ANDREWS, ETAL
32370 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192032, APN: 954192032
TRACI BENJAMIN
34059 GALLERON ST
TEMECULA CA 92592

ASMT: 954192039, APN: 954192039
CARYANN BRAICOVICH, ETAL
40989 JULO WAY
TEMECULA CA 92591

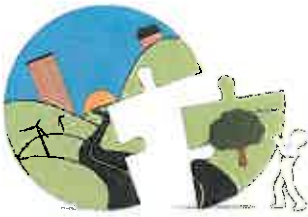
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MELONY MEADOWS, ETAL
32330 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192041, APN: 954192041
BETTY OGLETREE, ETAL
32318 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192042, APN: 954192042
T SCHLALINE, ETAL
32300 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954291019, APN: 954291019
GERARDO SANCHEZ, ETAL
41764 CORTE LARA
TEMECULA, CA. 92592

ASMT: 954291020, APN: 954291020
HUGO RAMOS, ETAL
41778 CORTE LARA
TEMECULA, CA. 92592



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: GPA01176

Project Location: In the unincorporated area of Riverside County, more specifically located north of Avenida Lestonnac, south of Rancho California Road, east of Olgita Avenue, west of Bordeaux Avenue

Project Description: The General Plan Amendment proposes to amend the Temecula Valley Wine Country Policy Area boundary by removing one parcel, totaling 17.07 gross acres, from the Policy Area Boundary.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Sisters of the Company of Mary Our Lady, 16791 E. Main St., Tustin, CA 92780

Exempt Status: (Check one)

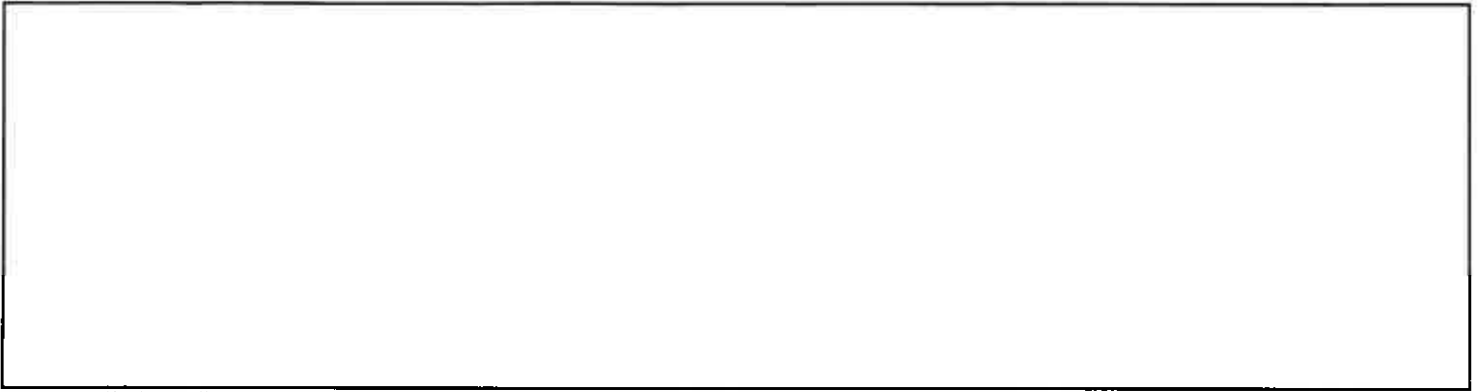
- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15301)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: Sec. 15061

Reasons why project is exempt: The proposed project was found exempt from CEQA under Section 15061 – General Rule. The proposed project would remove the project site from the Temecula Valley Wine Country Policy Area. This would merely be restoring it to its status prior to 2014 when the policy area was adopted, which would not result in any impacts, in particular any impacts that could potentially be considered to be significant. The proposed project was also found to be exempt from CEQA under Section 15301 Class 1 – Existing Facilities. To be exempt exceptions under Section 15300.2 must be found. It was determined that the proposed project met these exceptions because, is not located within an environmentally sensitive area, there are no successive projects of the same type and in the same place that could result in significant impacts. There are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project. The proposed project site will not store hazardous materials on site nor is included on any list compiled pursuant to Section 65962.5 of the Government Code as it pertains to Hazardous Waste sites and lastly there are no built historical resources on site.

Deborah Bradford 951-955-6646
County Contact Person Phone Number

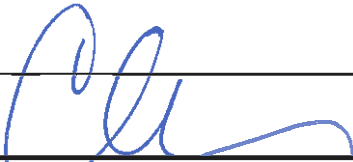
Deborah Bradford Contract Planner April 20, 2017
Signature Title Date

Please charge deposit fee case#: ZEA41736 ZCFG No. - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY



Agenda Item No.: 4 . 4
Area Plan: Southwest
Zoning District: French Valley
Supervisory District: Third
Project Planner: Russell Brady
Planning Commission: May 17, 2017

GENERAL PLAN AMENDMENT NO. 1163
SPECIFIC PLAN NO 312 AMENDMENT NO. 2
CHANGE OF ZONE NO. 7898
TENTATIVE TRACT MAP NO. 37053
Environmental Impact Report No. 551
Applicant: Riverside Mitland 03, LLC
Representative: T&B Planning, Inc
Engineer: Hunsaker & Associates, Inc



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

SPECIFIC PLAN NO. 312 AMENDMENT NO. 2 proposes to modify Specific Plan No. 312 (Specific Plan) by increasing the acreage from 605.7 to 628.5 acres; increasing the maximum residential unit count from 1,671 to 1,877, reconfiguring the majority of the Planning Areas north of Baxter Road, relocating and expanding the school site, increasing the total recreational open space acreage north of Baxter road by 3.4 acres, and relocating and reducing the Public Park acreage from 6.4 to 5 acres. The exhibits and tables included in the staff report show the existing and proposed Specific Plan boundaries and land use designations.

The Specific Plan is located northwesterly of Winchester Road, southerly of Keller Road, easterly of Briggs Road, and westerly of Leon Road. The proposed areas of change for the Specific Plan Amendment are located north of Baxter Road.

GENERAL PLAN AMENDMENT NO. 1163 proposes to incorporate an additional 22.8 acres into the Specific Plan boundaries and modify the land use designations of this additional 22.8 acre area and other areas in the northern portion of the Specific Plan as reflected in the Specific Plan Land Use Plan. Specifically for the 22.8 acre addition, the General Plan Amendment proposes to change the land use designation from Community Development: Low Density Residential (CD:LDR) to Community Development: Public Facilities (CD:PF) and Community Development: Medium Density Residential (CD:MDR). The other changes in land use designations within the northern portion of the Specific Plan would change some areas currently designated as Community Development: Medium Density Residential (CD:MDR) to Community Development: Medium High Density Residential (CD:MHDR) and generally adjust the boundaries of existing Community Development: Medium Density Residential (CD:MDR), Open Space: Recreation (OS:R), Open Space: Water (OS:W), and Open Space: Conservation (OS:C) designated areas and eliminate the Community Development: Public Facilities (CD:PF) designated area (which is being shifted to a portion of the 22.8 acre addition) as reflected in the Specific Plan Land Use Plan.

CHANGE OF ZONE NO. 7898 proposes to: (1) change the zoning classification of accessor parcel numbers (APNs) 480-010-019 and 480-010-022 from Rural Residential (R-R) to Specific Plan zone (SP 312); and (2) change the zoning classification of APNs 480-670-031 and 480-660-016 from Open Area Combining Zone, Residential Developments (R-5) to Specific Plan zone (SP 312). The zoning ordinance associated with this Change of Zone will modify the the permitted uses and development standards for the Planning Areas located within the boundaries of the French Valley Specific Plan No. 312, including

**GENERAL PLAN AMENDMENT NO. 1163
SPECIFIC PLAN NO 312 AMENDMENT NO. 2
CHANGE OF ZONE NO. 7898
TENTATIVE TRACT MAP NO. 37053
Planning Commission Staff Report: May 17, 2017
Page 2 of 12**

the 22.8 acres proposed to be added to the Specific Plan, to be consistent with the proposed Amendment No. 2 to the Specific Plan.

TENTATIVE TRACT MAP NO. 37053 proposes a Schedule "A" subdivision of 214.43 acres into 753 single-family residential lots and 74 non-residential lots in two phases. The 753 single-family residential lots will have minimum lot sizes of 5,000 square feet, 5,500 square feet, 6,000 square feet, 7,000 square feet, and 8,000 square feet in accordance with the development standards for the proposed Specific Plan Amendment. The 74 non-residential lots would consist of one (1) school lot, two (2) park lots, three (3) basin lots, one (1) lot for natural open space, and 67 other lots for trails, landscape/expanded parkways, monumentation, and storm drain purposes. The Tentative Tract Map also proposes to be divided into two phases at this time. One park lot (lot 755) is conceptually proposed to accommodate a public 5.6-acre park with ball fields, basketball court, tot lot, and restrooms. The other park lot (lot 756) is conceptually proposed to accommodate a 3.4-acre private recreation facility with pools, spa, BBQ area, and restrooms and showers.

Some offsite improvements are proposed by the Tentative Tract Map. These include grading on the north side of Keller Road for improvements required for Keller Road to accommodate project traffic, grading and drainage improvements at the northeast portion of the site to collect minor flows from the project site to these properties, grading on the eastern side of the site onto the EMWD property, and grading on the western side to align the grade differences between the two properties. The applicant has been in contact with all affected property owners. Initial agreements have been reached with most affected property owners willing to cooperate for these improvements, excluding the property identified as APN 472-050-028 where no reply has been given despite numerous attempts to contact. While this confirmation is outstanding, the authorization needed from this owner is simply for a temporary construction easement related to grading necessary for improvements to Keller Road and no additional right-of-way is necessary from the property for the proposed improvements to Keller Road.

The proposed Tentative Tract Map is located north of Baxter Road.

Background:

Specific Plan No. 312 was adopted by the Riverside County Board of Supervisors (Board) on June 5, 2001. The project proposed the development of a 607.8-acre site with 1,793 residential units. On December 3, 2013, the Board approved Amendment No. 1 to the Specific Plan, which decreased the site acreage by 2.1 acres, from 607.8 to 605.7, and reduced the total number of homes permitted within the Specific Plan Area from 1,793 to 1,671.

ISSUES OF POTENTIAL CONCERN:

Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP 9.2, and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. This 9% reduction would require the proposed project to be limited to 1,714 dwelling units.

However, SWAP 9.2 also provides that individual projects may exceed the General Plan traffic model trip generation level if it can be shown that sufficient reductions have occurred on other projects.

Certain Specific Plans within the Highway 79 Policy Area have fully developed their residential component below the maximum allowed number of dwellings units allowed by the Specific Plan. One of these Specific Plans (Specific Plan No. 213) accounts for a total of 396 units that are undeveloped within the Highway 79 Policy Area that were assumed to be developed in the traffic analysis for the General Plan. Based on this review, there is a demonstrated reduction in units and traffic from these other projects. As a result, the proposed project may include a maximum of 1,877 dwelling units (including the 57 units if the school site is not developed as school), which exceeds the typical maximum allowed by the policy area by 163 units. Excluding the 57 units for the school site, which are not proposed as part of the Tentative Tract Map, results in an exceedance by 106.

Environmental Impact Report Summary of Significant Impacts:

The Draft Environmental Impact Report was circulated in March of 2017. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Air Quality - AQMP Consistency

The Project would have the potential to result in or cause National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations. The Project's development intensity is greater than the development intensities allowed based on the site's existing General Plan and Specific Plan land use designations. Therefore, the Project would have a significant and unavoidable cumulative effect on regional air pollution. All feasible mitigation has been adopted. However, impacts related to AQMP consistency would remain significant and unavoidable.

Air Quality - Operation Emissions

Although construction emissions are able to be mitigated to a level that does not exceed emission thresholds, operational emissions (primarily from mobile/vehicle emissions) for NOx and VOC are not able to be mitigated to a level below emission thresholds as no feasible mitigation exists to reduce mobile emissions. Therefore, impacts related to operational emissions of VOC and NOx would remain significant and unavoidable.

Transportation and Traffic - Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation System and Conflict with an Applicable Congestion Management Plan

The Project would generate traffic that would exceed the significance thresholds for certain intersections and roadway segments. Implementation of roadway improvements and ultimate improvements would reduce the impacts to less than significant. However, since the ultimate improvements cannot be guaranteed at time of project completion, it is potential that significant impacts would occur until such ultimate improvements are constructed. Therefore, impacts at these intersections and roadway segments would remain significant and unavoidable.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #6): Community Development: Low Density Residential (CD: LDR) (for area to be added to the

- SP), and Community Development: Medium Density Residential (CD:MDR), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R) as reflected in the Specific Plan Land Use Plan
2. Surrounding General Plan Land Use (Ex. #6): Rural: Rural Residential (R:RR) and City of Menifee to the north, Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Rural: Rural Residential (R:RR) and Community Development: Light Industrial (CD:LI) to the east; City of Murrieta, Community Development: Commercial Retail (CD:CR), and Open Space: Conservation (OS:C) to the south; Community Development: Medium Density Residential (CD:MDR), Community Development: Low Density Residential (CD:LDR), and Rural: Rural Residential (R:RR) to the west
3. Existing Zoning (Ex. #2): Specific Plan (SP 312), Rural Residential (R-R), Open Area Combining Zone, Residential Developments (R-5)
3. Proposed Zoning (Ex. #2): Specific Plan (SP No. 312)
4. Surrounding Zoning (Ex. #2): Light Agriculture, 2-½-Acre minimum (A-1-2-½) and City of Menifee to the north, Rural Residential (R-R), One-Family Dwellings (R-1), and Industrial Park (I-P) to the east; City of Murrieta, Light Agriculture, 10-Acre minimum (A-1-10), and Scenic Highway Commercial (C-P-S) to the south, Rural Residential (R-R), One-Family Dwellings (R-1), Heavy Agriculture, 10-acre minimum (A-2-10), Residential Agricultural, 5-acre minimum (R-A-5), and Light Agriculture, 2-½-Acre minimum (A-1-2-½) to the west
5. Existing Land Use (Ex. #1): Vacant land and agriculture uses
6. Surrounding Land Use (Ex. #1): Vacant land and scattered single-family residential to the north; vacant land, scattered single-family residential, and single-family residential to the east; vacant land to the south; single-family residential, vacant land, scattered single-family residential, and school to the west
7. Project Data: Total Proposed Specific Plan Acreage: 628.5
Total Proposed Specific Plan Units: 1,877
Total Proposed Tentative Tract Map Acreage: 214.43

Total Proposed Tentative Tract Map Units: 753
Proposed Minimum Lot Size: 5,000 square feet
Schedule: A

8. Environmental Concerns:

See Environmental Impact Report

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2017-003 recommending adoption of General Plan Amendment No. 1163 and Amendment No. 2 to Specific Plan No. 312 to the Board of Supervisors; and,

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

TENTATIVELY CERTIFY Environmental Impact Report No. 551 based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1163, to incorporate an additional 22.8 acres into the Specific Plan boundaries and change the land use designations of this additional 22.8 acre area and other areas in the northern portion of the Specific Plan as reflected in the Specific Plan Land Use Plan and in accordance with Exhibit #6, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE AMENDMENT NO. 2 to SPECIFIC PLAN NO. 312 based on the findings and conclusions in the staff report, subject to adoption of the Specific Plan resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7898 that changes the zoning classification of accessor parcel numbers (APNs) 480-010-019 and 480-010-022 from Rural Residential (R-R) to Specific Plan zone (SP 312); and the zoning classification of APNs 480-670-031 and 480-660-016 from Open Area Combining Zone, Residential Developments (R-5) to Specific Plan zone (SP 312); based on the findings and conclusions in the staff report, and pending adoption of the associated zoning ordinance by the Board of Supervisors that will establish the permitted uses and development standards consistent with Amendment No. 2 to Specific Plan No. 312; and,

APPROVE TENTATIVE TRACT MAP NO. 37053, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

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

1. The project site consisting of the entire proposed Specific Plan area is designated Community Development: Low Density Residential (CD: LDR) (for area to be added to the SP), and Community Development: Medium Density Residential (CD:MDR), Open Space: Conservation (OS:C), Open

GENERAL PLAN AMENDMENT NO. 1163
SPECIFIC PLAN NO 312 AMENDMENT NO. 2
CHANGE OF ZONE NO. 7898
TENTATIVE TRACT MAP NO. 37053
Planning Commission Staff Report: May 17, 2017
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Space: Recreation (OS:R) as reflected in the Specific Plan Land Use Plan on the Southwest Area Plan

2. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) and City of Menifee to the north, Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Rural: Rural Residential (R:RR) and Community Development: Light Industrial (CD:LI) to the east; City of Murrieta, Community Development: Commercial Retail (CD:CR), and Open Space: Conservation (OS:C) to the south; Community Development: Medium Density Residential (CD:MDR), Community Development: Low Density Residential (CD:LDR), and Rural: Rural Residential (R:RR) to the west.
3. The proposed General Plan Amendment does not conflict with the Riverside County Vision. The proposed Community Development: Public Facilities (CD:PF) and Community Development: Medium Density Residential (CD:MDR) designations for the area to be added to the Specific Plan would simply extend the boundaries of the Specific Plan. The Proposed Project would result in a land use designation that is consistent with existing development in the immediate vicinity of the site and represents a logical continuation of land use in the area up to Keller Road where the Specific Plan already extends to with similar densities.
4. The proposed General Plan Amendment would not conflict with any General Plan Principle set forth in General Plan Appendix B. The proposed General Plan Amendment meets the General Plan principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances.
5. The proposed General Plan Amendment would not conflict with any foundation component of the General Plan. The proposed designation would be within the same Foundation Component of the General Plan. Thus, the proposed amendment is consistent with the Community Development Foundation.
6. The proposed project would either contribute to the purposes of the General Plan or, at a minimum, not be detrimental to the purposes of the General Plan and Southwest Area Plan because the proposed amendment would maintain the primarily suburban style residential atmosphere of the community that exists in the area, thus creating a compatible land use pattern that assists in protecting public health, safety, and welfare which is the foundational purpose of a General Plan.
7. There are new conditions or special circumstances that were unanticipated in preparing the General Plan. The ownership of the property proposing to be incorporated into the Specific Plan were held separate of the owners of the property that the Specific Plan. For that reason these properties were not included within the Specific Plan with the densities that are typical of this Specific Plan as Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) or Community Development: Medium High Density Residential (CD:MHDR) (5-8 dwelling units per acre). The property is now owned by the Specific Plan master developer to incorporate into the Specific Plan. The Specific Plan currently encompasses much of the area south of Keller Road and west of Leon Road, excluding the two subject parcels proposed to be added to the Specific Plan and two other parcels located on Leon Road. To accomplish logical, compatible development of the area bounded by Keller Road to the north and Leon Road to the

east, it is logical to include undeveloped properties within this boundary within one Specific Plan for the land uses, circulation, and other features to be consistent and compatible throughout.

Additionally, since the original approval of the Specific Plan in 1997 which established the current boundaries of the Specific Plan, a comprehensive update to the General Plan occurred in 2003 and further updated in 2015. These updates generally increased allowed densities in the surrounding area to the east and west shifting the area from more rural to suburban. Since the adoption of the General Plan in 2003 and subsequent amendment in 2015, multiple Tentative Tract Maps have been approved in this area implementing the densities as designated in the General Plan. This has made the area a more suburban area that did not exist at the time of the original Specific Plan approval in 1997 and since the General Plan was comprehensively updated in 2003 and further amended in 2015.

8. The project site is located within the Highway 79 Policy Area of the Southwest Area Plan.
9. The Highway 79 Policy Area and applicable policies (policies C 2.7 and SWAP 9.2 as shown below) requires developments to reduce their density by 9% from the density analyzed in the General Plan. As applied to the project area and its general plan land use designations, this 9% reduction would require the proposed project to be limited to 1,702 dwelling units. The specific plan proposes a maximum of 1,877 dwelling units (including the 57 units if the school site is not developed as school), which exceeds the typical maximum allowed by the policy area by 175 units. However, SWAP 9.2 also provides that individual projects may exceed the General Plan traffic model trip generation level if it can be shown that sufficient reductions have occurred on other projects.

When this policy area was created with the 2003 General Plan, the buildout assumptions and resulting traffic generation assumptions for already adopted Specific Plans were based on the total allowed units within a given Specific Plan. These assumptions have not changed. For Specific Plans where no further amendments were proposed, these Specific Plans were allowed to develop to their approved, entitled maximum number of dwelling units and not subject to the requirement to reduce their number of units by 9% based on implementation guidance developed by staff. Certain Specific Plans within Highway 79 Policy Area (policy area) have been identified that both have not been amended since the adoption of the 2003 General Plan (therefore entitled to the maximum number of units they were approved for) and that developed below the maximum allowed number of units they were entitled to. One of these Specific Plans (Specific Plan No. 213) accounts for a total of 396 units that are undeveloped within the Highway 79 Policy Area that were assumed to be developed in the traffic analysis for the General Plan. Based on this review, there is a demonstrated reduction in units and traffic from these other projects. As a result, the proposed project may include a maximum of 1,877 dwelling units (including the 57 units if the school site is not developed as school), which exceeds the typical maximum allowed by the policy area by 163 units. Excluding the 57 units for the school site, which are not proposed as part of the Tentative Tract Map, results in an exceedance by 106.

Although the application of a 9% reduction in density on an individual project basis has been the typical practice to achieve consistency with the policy area, the policy area also allows for a demonstration that sufficient reductions have occurred on other projects. Based on the above undeveloped Specific Plan units elsewhere in the policy area, this demonstrates that although the project individually exceeds the limit on units, there are reductions in units elsewhere in the policy

area that are assumed to be developed within the traffic analysis for the General Plan that more than balance out the individual exceedance this project proposes. Therefore, the project is consistent with the Highway 79 Policy Area.

C 2.7: Maintain a program to reduce overall trip generation in the Highway 79 Policy Area (Figure C-2) by creating a trip cap on residential development within this policy area which would result in a net reduction in overall trip generation of 70,000 vehicle trip per day from that which would be anticipated from the General Plan Land Use designations as currently recommended. The policy would generally require all new residential developments proposals within the Highway 79 Policy Area to reduce trip generation proportionally, and require that residential projects demonstrate adequate transportation infrastructure capacity to accommodate the added growth.

SWAP 9.2: Maintain a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

10. The existing zoning is Specific Plan (Specific Plan No. 312), Rural Residential (R-R), and Open Area Combining Zone, Residential Developments (R-5). The project proposes to change the zoning to Specific Plan (Specific Plan No. 312).
11. The proposed use, single family residential is consistent with the proposed development standards set forth in the Specific Plan zone, in particular minimum lot size requirements based on the Specific Plan Planning Area the proposed lots are located in which range between minimums of 5,000 square feet to 8,000 square feet. All other applicable development standards related to lot width, depth, and frontage are met through the tentative tract map design. Subsequent building permits will be required to comply with height, building setback, parking, and lot coverage development standards of the respective zone.
12. The project site is surrounded by properties which are zoned Light Agriculture, 2-½-Acre minimum (A-1-2-½) and City of Menifee to the north, Rural Residential (R-R), One-Family Dwellings (R-1), and Industrial Park (I-P) to the east; City of Murrieta, Light Agriculture, 10-Acre minimum (A-1-10), and Scenic Highway Commercial (C-P-S) to the south, Rural Residential (R-R), One-Family Dwellings (R-1), Heavy Agriculture, 10-acre minimum (A-2-10), Residential Agricultural, 5-acre minimum (R-A-5), and Light Agriculture, 2-½-Acre minimum (A-1-2-½) to the west.
13. Similar uses have been constructed and are operating in the general vicinity of the project.
14. This project is not located within Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan.

15. This project is located within the Stephen's Kangaroo Rat Fee Area and will be subject to applicable fees pursuant to Riverside County Ordinance No. 663.
16. The proposed project consists of a schedule 'A' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'A' improvement requirements of Ordinance No. 460, which include street improvements as shown on the Tentative Map, domestic water supply via Eastern Municipal Water District, fire protection with appropriate fire hydrant spacing, domestic sewer service via Eastern Municipal Water District.
17. The proposed Tentative Tract Map does include certain offsite improvements. These include grading on the north side of Keller Road for improvements required for Keller Road to accommodate project traffic, grading and drainage improvements at the northeast portion of the site to collect minor flows from the project site to these properties, grading on the eastern side of the site onto the EMWD property, and grading on the western side to align the grade differences between the two properties. In accordance with Ordinance No. 460, Section 3.2.J, the applicant has been in contact with all affected property owners. Initial agreements have been reached with most affected property owners willing to cooperate for these improvements, excluding the property identified as APN 472-050-028 where no reply has been given despite numerous attempts to contact. While this confirmation is outstanding, the authorization needed from this owner is simply for a temporary construction easement related to grading necessary for improvements to Keller Road and no additional right-of-way is necessary from the property for the proposed improvements to Keller Road that could be construed as a public improvement on their property to necessitate their initial agreement at this time prior to tentative tract map approval. The project is required to obtain final authorization from the affected property owners prior to such improvements occurring on their property.
18. The design of the tentative tract map is consistent with the County's General Plan and the proposed Amendment to the Specific Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed tentative tract map provides for a variety of housing type in single-family residential community with a variety of lot sizes and with recreational amenities and complies with the density limits of the specific land use designations.
19. The site is physically suitable for the proposed residential development and density because the site is relatively flat and does not generally contain any areas with steep slopes or other natural conditions that would inhibit the proposed type of development. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Community Development: Medium Density Residential (CD:MDR) and Rural: Rural Residential (R:RR) land use designations.

The southern portion of the overall Specific Plan is located partially within a state responsibility area and within a moderate and high fire hazard severity zone. The northern portion of the Specific

- Plan where the changes to the Specific Plan are proposed and where the tentative tract map is proposed are located within an undesignated area of responsibility and has no fire hazard severity designation.
20. The Environmental Impact Report prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the Environmental Impact Report, the design of the tentative tract map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
 21. The design of the tentative tract map will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the tentative map there are existing easements and dedications for access and use of the property that will be abandoned or quitclaimed with the recordation of the map. These easements are for public access or utilities that would otherwise be accommodated by the street and utility improvements proposed by the tentative tract map.
 22. The project is located partially within the French Valley Airport Influence Area. The proposed area of change by the Specific Plan Amendment and Tentative Tract Map are specifically located partially within Compatibility Zones D and E of the French Valley Airport Land Use Compatibility Plan. As noted in the letter provided by the Riverside County Airport Land Use Commission dated January 24, 2017, the proposed project is consistent with the French Valley Airport Land Use Compatibility Plan.
 23. This project is within the City Sphere of Influence of Murrieta. As such, the proposed project was initially transmitted to the City for review and comment and was sent a notice of public hearing. No comments have been received from the City as of the date of writing of this staff report.
 24. This land division is located outside any area designated with fire hazard severity and not located within either a State Responsibility Area or a Local Responsibility Area and is not subject to the requirements of Government Code section 66474.02
 25. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 26. All potentially significant effects have been adequately analyzed in the Environmental Impact Report (EIR No. 551) pursuant to applicable legal standards, and most have been avoided or mitigated, including mitigation measures that are required for the project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in the Draft EIR and Final EIR:

Air Quality - Impact 4.3.a [AQMP Consistency]

The Project's consistency with the Air Quality Management Plan is described on Draft EIR pages 4.3-14 through 4.3-17 and 4.3-33. In short, the Project would have the potential to result in or cause National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations. The Project's development intensity is greater than the development intensities allowed based on the site's existing General Plan and Specific Plan land use designations. Therefore, the Project would have a significant and

unavoidable cumulative effect on regional air pollution. All feasible mitigation has been adopted. However, impacts related to AQMP consistency would remain significant and unavoidable.

Air Quality- Impact 4.3.b and c [Operation Emissions]

The Project's potential to violate air quality standards is described on Draft EIR pages 4.3-17 through 4.3-22 and 4.3-33 through 4.3-34. Although construction emissions are able to be mitigated to a level that does not exceed emission thresholds as shown on Draft EIR Table 4.3-12, operational emissions (primarily from mobile/vehicle emissions) for NO_x and VOC as shown on Draft EIR Table 4.3-6 are not able to be mitigated to a level below emission thresholds as no feasible mitigation exists to reduce mobile emissions. Therefore, impacts related to operational emissions of VOC and NO_x would remain significant and unavoidable.

Transportation and Traffic - Impact 4.16.a [Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation System and Conflict with an Applicable Congestion Management Plan]

The Project's potential to 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 and consistency with the Congestion Management Plan is discussed on Draft EIR pages 4.16-12 through 4.16-28 and 4.16-31 through 4.16-63. As discussed in the Draft EIR, the Project would generate traffic that would exceed the significance thresholds for certain intersections and roadway segments. Implementation of roadway improvements and ultimate improvements would reduce the impacts to less than significant. However, since the ultimate improvements cannot be guaranteed at time of project completion, it is potential that significant impacts would occur until such ultimate improvements are constructed. Therefore, impacts at these intersections and roadway segments would remain significant and unavoidable.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed land use designations as shown on the Specific Plan Land Use Plan, and with all other policies and 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 compatible with the present and future logical development of the area.

6. The proposed project will have a potentially significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agricultural Preserve;
 - b. A WRMSHCP Cell Group;
 - c. A Fault Zone;
 - d. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - e. A high fire area;
3. The project site is located within:
 - a. The City of Murrieta sphere of influence;
 - b. The French Valley Airport Influence Area;
 - c. An area with low potential for liquefaction;
 - d. An area susceptible to subsidence;
 - e. Valley-Wide Recreation and Parks District;
 - f. Riverside County Parks and Recreation District; and
 - g. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 480-010-017, 480-010-018, 480-010-023, 480-010-024, 480-010-025, 480-010-026, 480-020-009, 480-020-010, portion of 480-020-011, 480-020-013, 480-020-014, portion of 480-020-021, portion of 480-020-032, 480-020-035, 480-010-019, 480-010-022, portion of 480-066-016, and portion of 480-670-031.

RB

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RESOLUTION 2017-003
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1163 AND
SPECIFIC PLAN NO. 312 AMENDMENT NO. 2

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 May 17, 2017, 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 May 17, 2017, 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 a resolution certifying the environmental document, **ENVIRONMENTAL IMPACT REPORT NO. 551;**

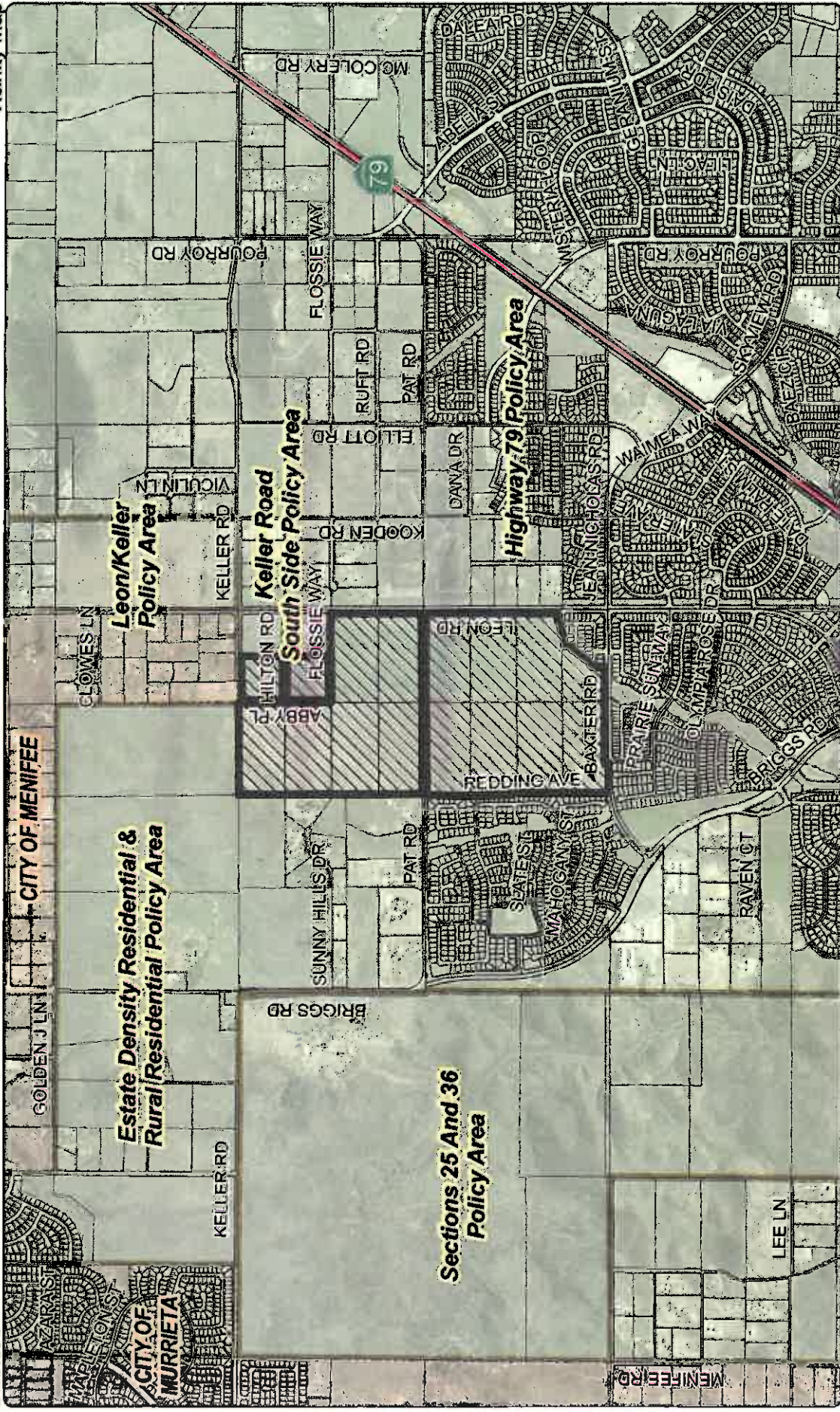
APPROVAL of **SPECIFIC PLAN NO. 301 AMENDMENT NO. 2;** and

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1163.**

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07898 GPA01163 SP00312A2 TR37053
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 04/27/2016
 Vicinity Map



Zoning Area: French Valley

Author: Vinnie Nguyen



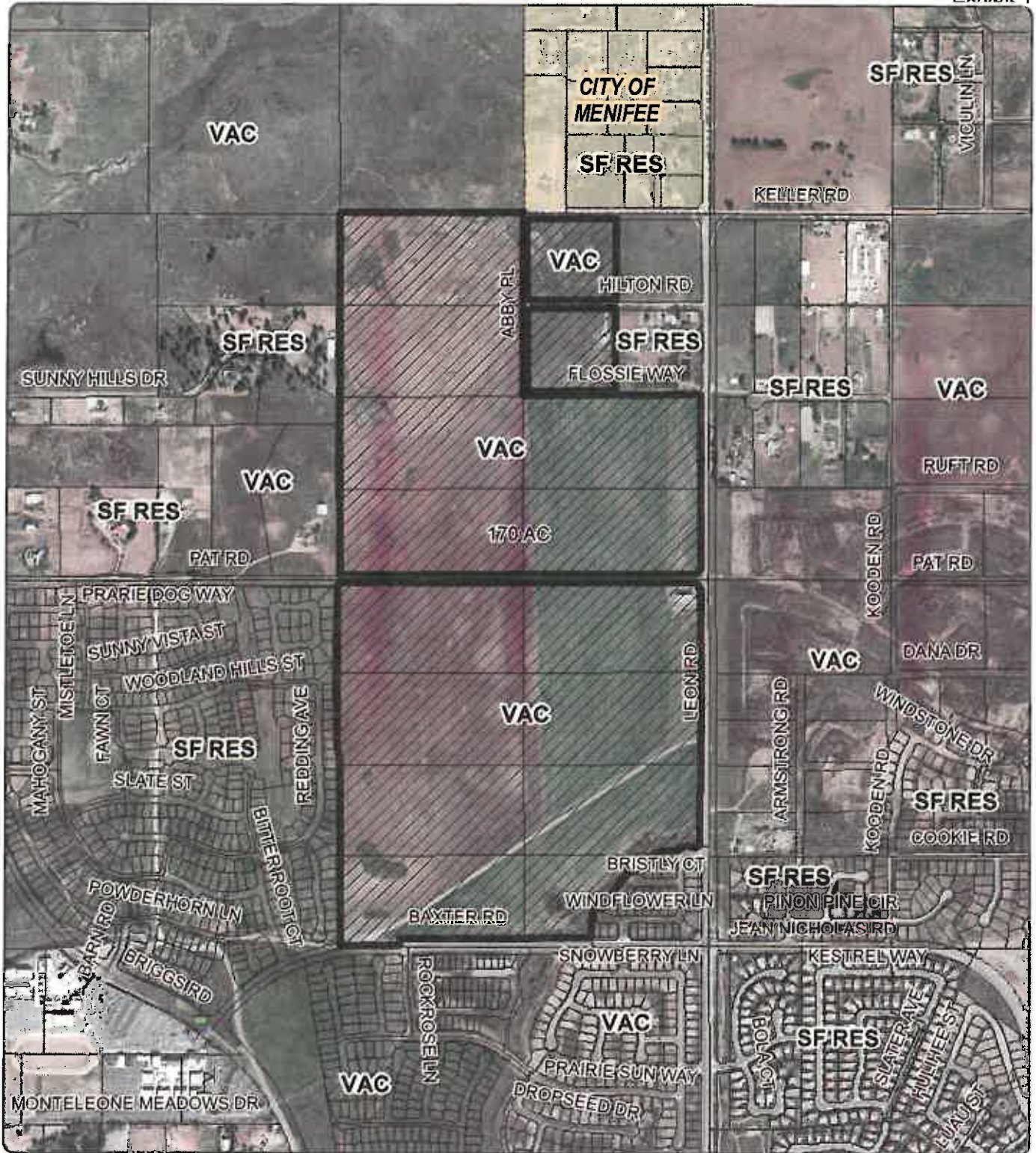
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan (pending new legal case litigation) for its unincorporated Riverside County portions. The new General Plan may contain different types of land uses than its predecessor. Riverside Department Offices in Riverside at 850 195th, 400 Western County or in the County Office at 10000th 6977 Eastern Council on Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07898 GPA01163 SP00312A2 TR37053

Supervisor: Washington
 District 3

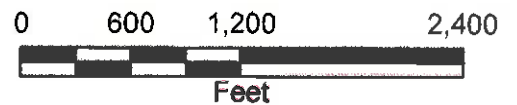
LAND USE

Date Drawn: 04/27/2016
 Exhibit 1



Zoning Area: French Valley

Author: Vinnie Nguyen



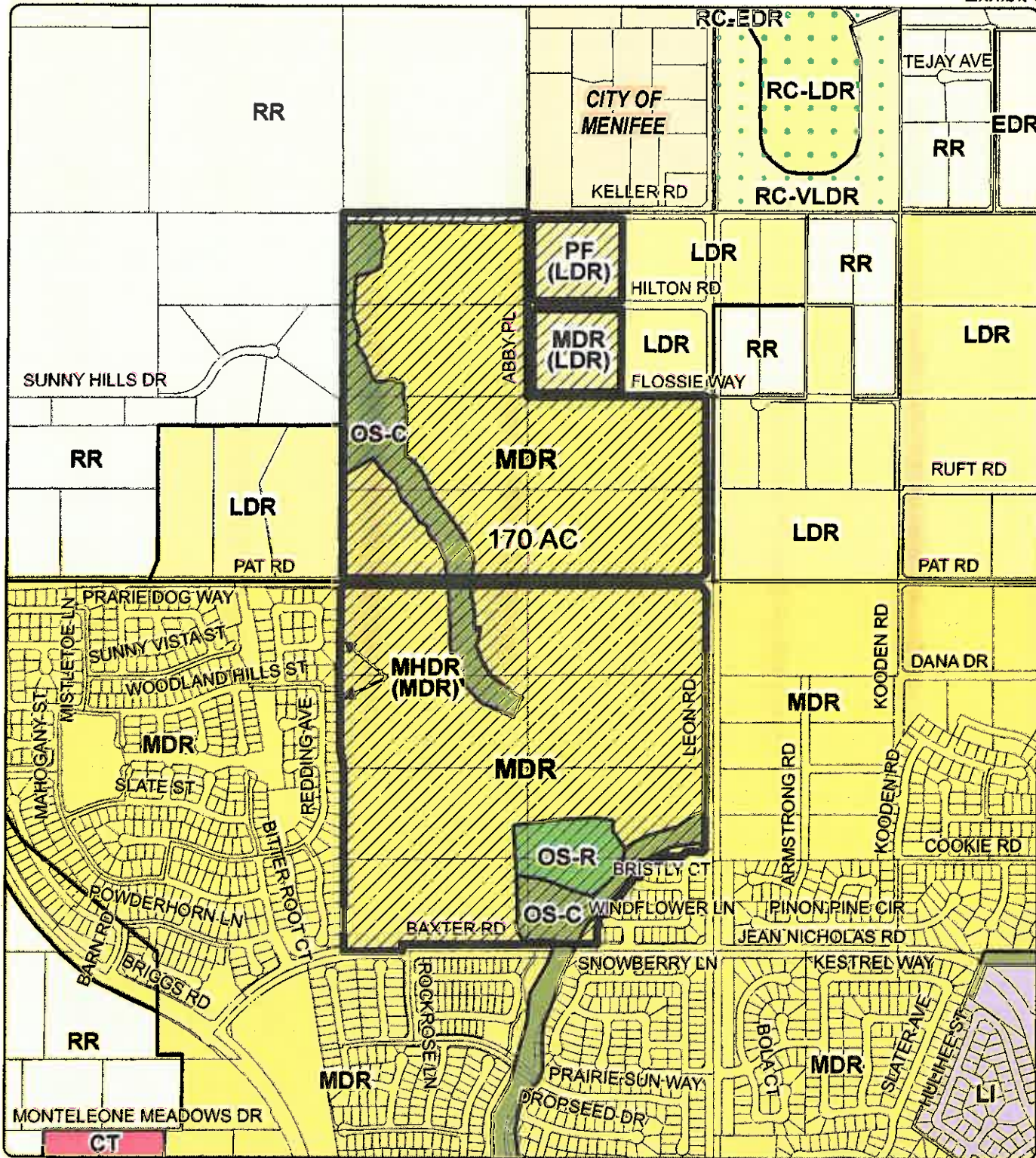
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.rctd.net>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07898 GPA01163 SP00312A2 TR37053

Supervisor: Washington
 District 3

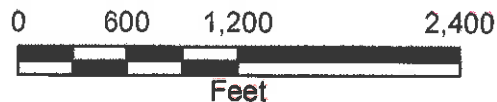
PROPOSED GENERAL PLAN

Date Drawn: 04/27/2016
 Exhibit 6

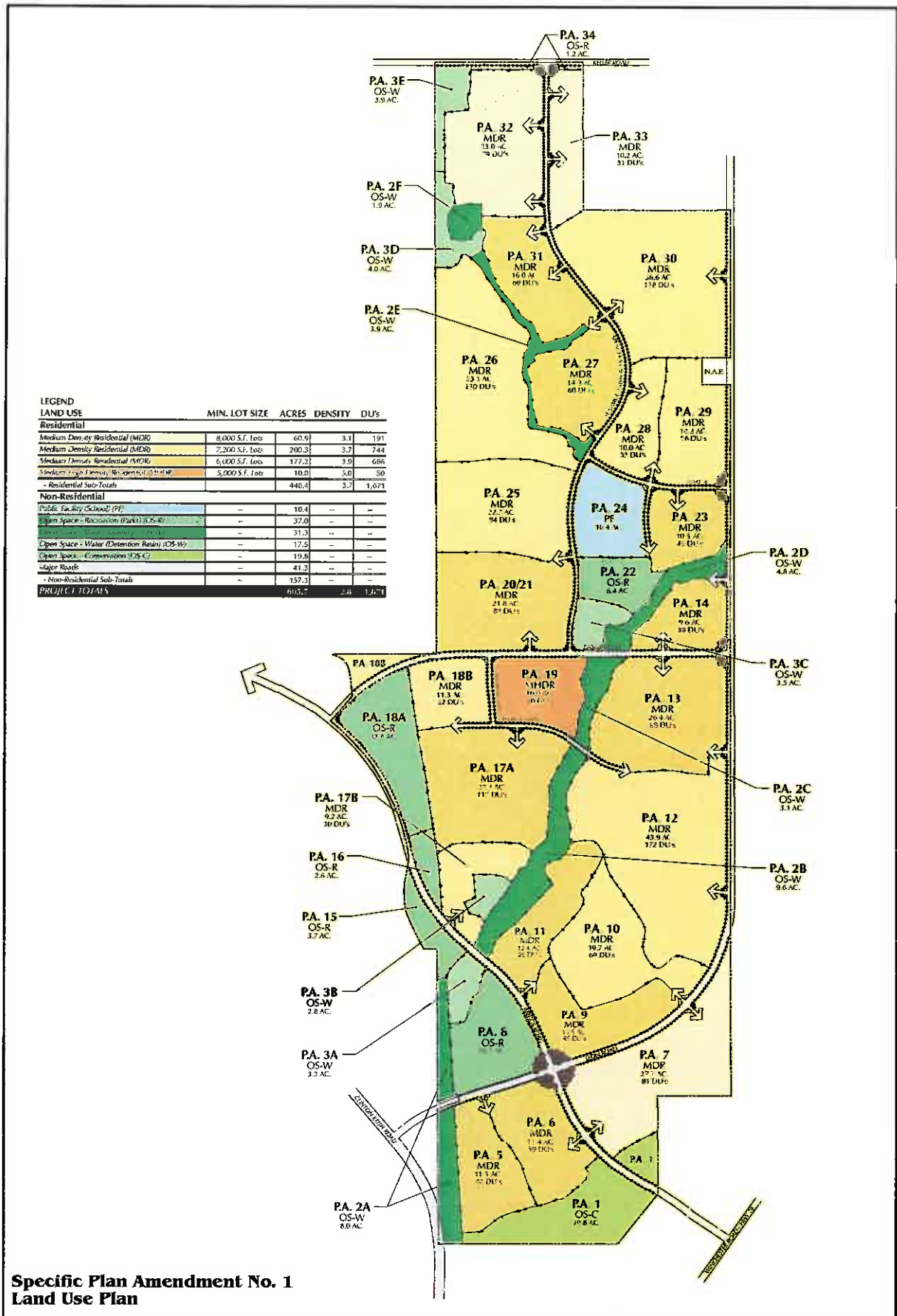


Zoning Area: French Valley

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://rdaplanning.splma.gov>

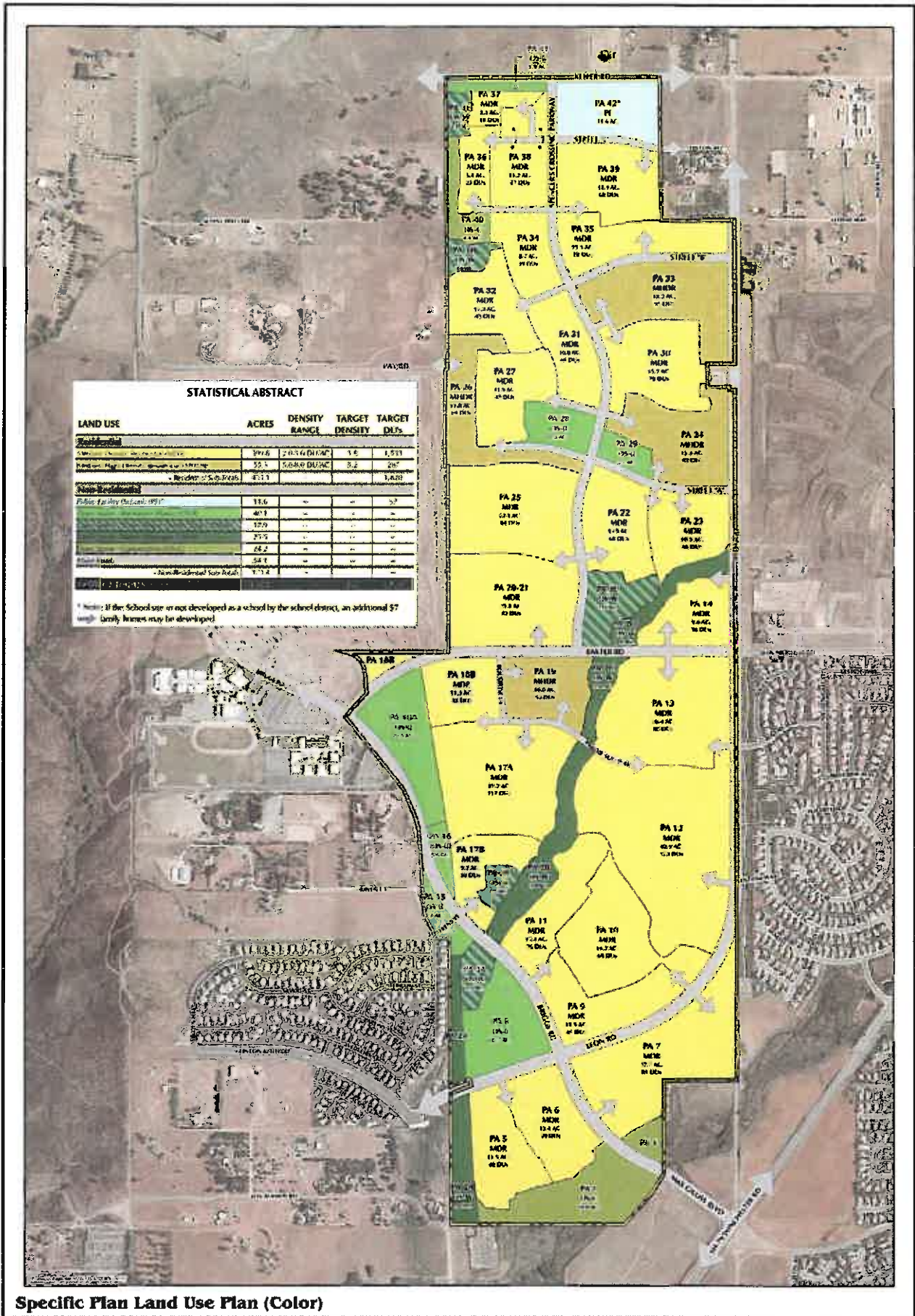


Specific Plan Amendment No. 1
Land Use Plan

Figure III.A-1

French Valley (SP 312 A1)

T&B PLANNING, INC.
www.tbplanning.com



Specific Plan Land Use Plan (Color)

Figure III.A-1

French Valley SP 312 A-2



Table II-1 GENERAL LAND USE SUMMARY

Land Use	Acres	Density (du/ac ¹)	Dwelling Units
Residential			
Medium Density Residential	399,7399.8	3.8	1,5311.533
Medium-High Density Residential	55,655.3	5.2	287
<i>Residential Sub-Totals</i>	<i>455,3455.1</i>	--	<i>1,8181,820</i>
Non-Residential			
Public Facility (School)	11.6	--	57--
Open Space - Recreation (Parks)	40,440.1*	--	--
Open Space - Water (Water Quality Basin)	18,317.9	--	--
Open Space - Water (Drainage)	25.5	--	--
Open Space - Conservation	24,124.2	--	--
Major Roads	53,354.1	--	--
<i>Non-Residential Sub-Totals</i>	<i>173,2173.4</i>	--	--
Specific Plan No. 312, Amendment No. 2 Totals	628.5	2.9	1,8181,820

¹du/ac = dwelling units per acre

* = gross acreage

Table III.A-1 DETAILED LAND USE SUMMARY

Land Use	PA	Acres	Density Range ¹	Target Density	Maximum DUS
Residential					
Medium Density Residential (MDR)	5	11.5	2-5 du/ac	4.2	48
	6	13.4	2-5 du/ac	4.4	59
	7	27.7	2-5 du/ac	2.9	81
	9	13.5	2-5 du/ac	3.3	45
	10	19.7	2-5 du/ac	3.5	69
	11	12.4	2-5 du/ac	2.1	26
	12	43.9	2-5 du/ac	3.9	172
	13	26.4	2-5 du/ac	3.3	88
	14	9.6	2-5 du/ac	4.0	38
	17A	27.2	2-5 du/ac	4.3	117
	17B	9.2	2-5 du/ac	3.3	30
	18B	11.3	2-5 du/ac	2.8	32
	20-21	21.8	2-5 du/ac	3.8	82
	22	<u>44.013.9</u>	2-5 du/ac	4.9	68
	23	10.5	2-5 du/ac	4.4	46
	25	22.3	2-5 du/ac	3.8	84
	27	11.9	2-5 du/ac	4.1	49
	30	<u>45.815.7</u>	2-5 du/ac	4.4	70
	31	10.0	2-5 du/ac	4.8	48
	32	11.3	2-5 du/ac	3.7	42
34	8.7	2-5 du/ac	4.5	39	
35	<u>43.213.1</u>	2-5 du/ac	3.8	50	
36	5.4	2-5 du/ac	4.3	23	
37	<u>2.03.3</u>	2-5 du/ac	<u>3.43.6</u>	<u>4012</u>	
38	11.2	2-5 du/ac	4.2	47	
39	14.9	2-5 du/ac	4.6	68	
<i>Subtotal MDR</i>		<i>399.7399.8</i>	<i>2-5 du/ac</i>	<i>3.8</i>	<i>1,531,533</i>
Medium-High Density Residential (MHDR)	19	10.0	5-8 du/ac	5.0	50
	24	<u>45.515.3</u>	5-8 du/ac	5.3	82
	26	11.8	5-8 du/ac	5.1	60
	33	<u>48.218.2</u>	5-8 du/ac	5.2	95
<i>Subtotal MHDR</i>		<i>55.655.3</i>	<i>5-8 du/ac</i>	<i>5.2</i>	<i>287</i>
Residential Subtotals		<u>455.3455.1</u>	--	2.9	<u>1,818,820</u>
Non-Residential					
Open Space-Recreation (Parks & Open Space)	8	10.7	--	--	--
	15	3.7	--	--	--
	16	2.6	--	--	--
	18A	12.4	--	--	--
	28	<u>5.55.6</u>	--	--	--
	29	<u>3.53.2</u>	--	--	--
	41	<u>2.01.9</u>	--	--	--
<i>Subtotal Open Space-Recreation (Parks)</i>		<i>40.440.1</i>	<i>--</i>	<i>--</i>	<i>--</i>
Open Space-Water (Detention Basin)	3A	3.3	--	--	--
	3B	2.8	--	--	--
<i>Subtotal Open Space-Water (Detention Basin)</i>		<i>6.1</i>	<i>--</i>	<i>--</i>	<i>--</i>
Open Space-Water (Retention/WQMP Basin)	3C	7.1	--	--	--
	3D	2.6	--	--	--
	3E	<u>2.52.1</u>	--	--	--
<i>Subtotal Open Space-Water (Retention/WQMP Basin)</i>		<i>12.211.9</i>	<i>--</i>	<i>--</i>	<i>--</i>
Public Facility (School)	42	11.6	--	--	<u>57</u>
Open Space-Water (Drainage)	2A	8.0	--	--	--
	2B	9.6	--	--	--
	2C	3.1	--	--	--
	2D	4.8	--	--	--
<i>Subtotal Open Space-Water (Drainage)</i>		<i>25.5</i>	<i>--</i>	<i>--</i>	<i>--</i>
Open Space-Conservation	1	19.8	--	--	--
	40	<u>4.24.4</u>	--	--	--
<i>Subtotal Open Space-Conservation</i>		<i>24.124.2</i>	<i>--</i>	<i>--</i>	<i>--</i>
Major Roads	--	<u>52.354.1</u>	--	--	--
Non-Residential Subtotals		<u>473.2173.4</u>	--	--	--
Project Totals		628.5	--	2.9	<u>1,818,877</u>

¹du/ac = dwelling unit per acre

1 ORDINANCE NO. 348.XXXX

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4
5 The Board of Supervisors of the County of Riverside Ordains as Follows:

6 Section 1. Section 17.91 of Article XVIIa of Ordinance No. 348 is deleted.

7 Section 2. Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended,
8 are further amended by placing in effect in the Rancho California Area the zone or zones as shown on the
9 map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. XXXX, Change of
10 Zone Case No. 7898," which map is made a part of this ordinance.

11 Section 3. Section 17.120 of Article XVIIa of Ordinance No. 348 is amended in its entirety to
12 read as follows:

13 "Section 17.120 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.
14 312.

15 a. Planning Areas 1 and 40.

16 (1) The uses permitted in Planning Areas 1 and 40 of Specific Plan No. 312 shall be the
17 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the
18 uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7) and (8); b.(1); and c.(1) shall
19 not be permitted. In addition, the permitted uses identified under Section. 8.100.a. shall also include
20 open space and trails.

21 (2) The development standards for Planning Areas 1 and 40 of Specific Plan No. 312
22 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

23 (3) Except as provided above, all other zoning requirements shall be the same as those
24 requirements identified in Article VIIIe of Ordinance No. 348.

25 b. Planning Areas 2A, 2B, 2C, 2D, 2E and 2F.

26 (1) The uses permitted in Planning Areas 2A, 2B, 2C, 2D, 2E and 2F of Specific Plan
27 No. 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
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1 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and (8);
2 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
3 8.100.a. shall also include open space.

4 (2) The development standards for Planning Areas 2A, 2B, 2C, 2D, 2E and 2F Specific
5 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
6 Ordinance No. 348.

7 (3) Except as provided above, all other zoning requirements shall be the same as those
8 requirements identified in Article VIIIe of Ordinance No. 348.

9 c. Planning Areas 3A, 3B, 3C, 3D and 3E.

10 (1) The uses permitted in Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No.
11 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
12 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and (8);
13 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
14 8.100.a. shall also include open space detention facilities.

15 (2) The development standards for Planning Areas 3A, 3B, 3C, 3D and 3E of Specific
16 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
17 Ordinance No. 348.

18 (3) Except as provided above, all other zoning requirements shall be the same as those
19 requirements identified in Article VIIIe of Ordinance No. 348.

20 d. Planning Area 5, 6, 9, 11, 13, 14, 17A, and 20/21.

21 (1) The uses permitted in Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of Specific
22 Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
23 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall
24 not be permitted. In addition, the permitted uses identified under Section 6.1.b. shall also include
25 community recreation centers, athletic fields and playgrounds.

26 (2) The development standards for Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of
27 Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of
28

1 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
2 and e.(4) shall be deleted and replaced by the following:

3 A. Lot area shall not be less than six thousand (6,000) square feet. The minimum
4 lot area shall be determined by excluding that portion of a lot that is used solely for access
5 to the portion of a lot used as a building site.

6 B. Chimneys and fireplaces shall be allowed to encroach into side yards a
7 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,
8 side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

9 In addition, the following development standards shall also apply:

10 AA. Interior side yards may be reduced to accommodate zero lot line
11 situations, except that, in no case shall the reduction in the side yard areas reduce the
12 separation between structures to less than ten feet (10').

13 (3) Except as provided above, all other zoning requirements shall be the same as those
14 requirements identified in Article VI of Ordinance No. 348.

15 e. Planning Areas 10, 12, 17B, 18B, and 25.

16 (1) The uses permitted in Planning Areas 10, 12, 17B, 18B, and 25 of Specific Plan No.
17 312 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
18 that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be
19 permitted.

20 (2) The development standards for Planning Areas 10, 12, 17B, 18B, and 25 of Specific
21 Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
22 No. 348, except that the development standard set forth in Article VI, Section 6.2.e.(4) shall be
23 deleted and replaced by the following:

24 A. Chimneys and fireplaces shall be allowed to encroach into side yards a
25 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,
26 side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

27 In addition, the following development standards shall also apply:

1 AA. The interior side yards may be reduced to accommodate zero lot line
2 or common wall situations, except that, in no case shall the reduction in the side yard
3 areas reduce the separation between structures to less than ten feet (10').

4 (3) Except as provided above, all other zoning requirements shall be the same as those
5 requirements identified in Article VI of Ordinance No. 348.

6 f. Planning Area 7.

7 (1) The uses permitted in Planning Area 7 of Specific Plan No. 312 shall be the same as
8 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted
9 pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be permitted.

10 (2) The development standards for Planning Area 7 of Specific Plan No. 312 shall be the
11 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
12 development standards set forth in Article VI, Section 6.2.b. and e.(4) shall be deleted and replaced
13 by the following:

14 A. Lot area shall be not less than eight thousand (8,000) square feet. The
15 minimum lot area shall be determined by excluding that portion of a lot that is used solely
16 for access to the portion of a lot used as a building site.

17 B. Chimneys and fireplaces shall be allowed, to encroach into side yards a
18 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,
19 side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those
21 requirements identified in Article VI of Ordinance No. 348.

22 g. Planning Area 15.

23 (1) The uses permitted in Planning Area 15 of Specific Plan No. 312. shall be the same
24 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
25 permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), and (9); b.(1); and c.(1) shall not
26 be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
27 trails and water quality/detention basins.

1 (2) The development standards for Planning Area 15 of Specific Plan No. 312 shall be
2 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

3 (3) Except as provided above, all other zoning requirements shall be the same as those
4 requirements identified in Article VIIIe of Ordinance No. 348.

5 h. Planning Areas 8, 16, 18A, 28, and 41.

6 (1) The uses permitted in Planning Areas 8, 16, 18A, 28, and 41 of Specific Plan No.
7 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
8 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall
9 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
10 public parks, private parks, dog parks, and trails.

11 (2) The development standards for Planning Areas 8, 16, 18A, 28, and 41 of Specific
12 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
13 Ordinance No. 348.

14 (3) Except as provided above, all other zoning requirements shall be the same as those
15 requirements identified in Article VIIIe of Ordinance No. 348.

16 i. Planning Area 19.

17 (1) The uses permitted in Planning Area 19 of Specific Plan No. 312 shall be the same
18 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses
19 permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1); and
20 e.(1) shall not be permitted.

21 (2) The development standards for Planning Area 19 of Specific Plan No. 312 shall be
22 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
23 the development standards set forth in Section 6.2.b., c., d., e.(1), (2), (3) and e.(4) shall be deleted
24 and replaced by the following.

25 A. Lot area shall not be less than five thousand (5,000) square feet. The
26 minimum lot area shall be determined by excluding that portion of a lot that is used solely
27 for access to the portion of a lot used as a building site.

1 B. The minimum average lot width of a standard lot shall be forty five feet (45').
2 The minimum lot width fronting on a cul-de-sac or knuckle shall be thirty five feet (35').
3 The minimum average lot depth shall be one hundred feet (100').

4 C. The minimum front yard setback to a habitable portion of the main structure
5 shall be ten feet (10'). The minimum front yard setback to covered porches, courtyards, and
6 balconies shall be ten feet (10'). The minimum front yard setback to the garage shall be
7 twenty feet (20'). No other structural encroachments shall be permitted in the front yard
8 except as provided for in Section 18.19 of Ordinance No. 348.

9 D. The minimum side yard setback shall be five feet (5') for interior lots. The
10 minimum side yard setback for corner lots facing a street shall be ten feet (10'). Chimneys,
11 fireplaces, media centers, and air conditioning units may encroach into the required side yard
12 setback a maximum of two feet (2'). No other structural encroachments shall be permitted in
13 the side rear yard except as provided for in Section 18.19 of Ordinance No. 348.

14 E. The minimum rear yard setback shall be fifteen feet (15'), except that
15 dwelling units with a minimum front yard setback to a habitable portion of the main structure
16 of ten feet (10') shall provide a minimum rear yard setback of twenty feet (20'). Covered
17 patios, balconies and decks may encroach into the required rear yard setback a maximum of
18 five feet (5'). No other structural encroachments shall be permitted in the rear yard except
19 as provided for in Section 18.19 of Ordinance No. 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those
21 requirements identified in Article VI of Ordinance No. 348.

22 j. Planning Areas 22, 26, 31, 33, and 39.

23 (1) The uses permitted in Planning Areas 22, 26, 31, 33, and 39 of Specific Plan No. 312
24 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except
25 that the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4),
26 and (5); c.(1); and e.(1) shall not be permitted.

27 (2) The development standards for Planning Areas 22, 26, 31, 33, and 39 of Specific
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1 Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
2 No. 348, except that the development standards set forth in Section 6.2.b., c., d., e.(1), e.(4), and g.
3 shall be deleted and replaced by the following.

4 A. Lot area shall not be less than five thousand and five hundred (5,500) square
5 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
6 used solely for access to the portion of a lot used as a building site.

7 B. The minimum average lot width of a standard lot shall be fifty feet (50'). The
8 minimum average lot depth shall be one hundred feet (100').

9 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
10 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')
11 measured along the right-of-way line. Lot frontage along curvilinear streets may be
12 measured at the building setback in accordance with zone development standards.

13 D. The minimum front yard setback to a habitable portion of the main structure
14 shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be
15 twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet
16 (10').

17 E. The minimum front and rear yard setback to covered porches, courtyards, and
18 balconies shall be ten feet (10').

19 F. Chimneys, fireplaces, media centers, and air conditioning units shall be
20 allowed to encroach into side yards at a maximum of two feet (2'). No other structural
21 encroachments shall be permitted in the front, side, or rear yard except as provided for in
22 Section 18.19 of Ordinance No. 348.

23 G. No lot shall have more than seventy (70%) percent of its net area covered
24 with buildings or structures.

25 H. A minimum of ten percent (10%) of the lots in each Planning Area shall
26 include a single-story architectural element including, but not limited to, architectural
27 projections, bay windows, porches, balconies, one-story living spaces, or a one-story garage
28

1 element.

2 (3) Except as provided above, all other zoning requirements shall be the same as those
3 requirements identified in Article VI of Ordinance No. 348.

4 k. Planning Areas 23, 27, 30, and 38.

5 (1) The uses permitted in Planning Areas 23, 27, 30, and 38 of Specific Plan No. 312
6 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except
7 that the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4),
8 and (5); c.(1); and e.(1) shall not be permitted.

9 (2) The development standards for Planning Areas 23, 27, 30, and 38 of Specific Plan
10 No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
11 348, except that the development standards set forth in Section 6.2.b., c., d., e.(1), e.(4), and g. shall
12 be deleted and replaced by the following.

13 A. Lot area shall not be less than six thousand (6,000) square feet. The minimum
14 lot area shall be determined by excluding that portion of a lot that is used solely for access
15 to the portion of a lot used as a building site.

16 B. The minimum average lot width of a standard lot shall be fifty feet (55'). The
17 minimum average lot depth shall be one hundred feet (100').

18 C. The minimum frontage of a lot shall be fifty-five feet (55'), except that lots
19 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')
20 measured along the right-of-way line. Lot frontage along curvilinear streets may be
21 measured at the building setback in accordance with zone development standards.

22 D. The minimum front yard setback to a habitable portion of the main structure
23 shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be
24 twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet
25 (10').

26 E. The minimum front and rear yard setback to covered porches, courtyards, and
27 balconies shall be ten feet (10').

1 F. Chimneys, fireplaces, media centers, and air condition units shall be allowed
2 to encroach into side yards at a maximum of two feet (2'). No other structural encroachments
3 shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of
4 Ordinance No. 348.

5 G. No lot shall have more than seventy (70%) percent of its net area covered
6 with buildings or structures.

7 H. A minimum of ten percent (10%) of the lots in each Planning Areas shall
8 include a single-story architectural element such as, but not limited to, architectural
9 projections, bay windows, porches, balconies, one-story living spaces, and/or a one-story
10 garage element, and other similar architectural elements.

11 (3) Except as provided above, all other zoning requirements shall be the same as those
12 requirements identified in Article VI of Ordinance No. 348.

13 1. Planning Areas 24 and 34.

14 (1) The uses permitted in Planning Areas 24 and 34 of Specific Plan No. 312 shall be
15 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the
16 uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1);
17 and e.(1) shall not be permitted.

18 (2) The development standards for Planning Areas 24 and 34 of Specific Plan No. 312
19 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
20 except that the development standards set forth in Section 6.2.b., c., d., e.(1), e.(4), and g. shall be
21 deleted and replaced by the following.

22 A. Lot area shall not be less than five thousand (5,000) square feet. The
23 minimum lot area shall be determined by excluding that portion of a lot that is used solely
24 for access to the portion of a lot used as a building site.

25 B. The minimum average lot width of a standard lot shall be forty-five feet (45').
26 The minimum average lot depth shall be one hundred feet (100').

27 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
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1 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')
2 measured along the right-of-way line. Lot frontage along curvilinear streets may be
3 measured at the building setback in accordance with zone development standards.

4 D. The minimum front yard setback to a habitable portion of the main structure
5 shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be
6 twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet
7 (10').

8 E. The minimum front and rear yard setback to covered porches, courtyards, and
9 balconies shall be ten feet (10').

10 F. Chimneys, fireplaces, media centers, and air conditioning units shall be
11 allowed to encroach into side yards at a maximum of two feet (2'). No other structural
12 encroachments shall be permitted in the front, side, or rear yard except as provided for in
13 Section 18.19 of Ordinance No. 348.

14 G. No lot shall have more than seventy (70%) percent of its net area covered
15 with buildings or structures.

16 H. A minimum of ten percent (10%) of the lots in each Planning Area shall
17 feature a single-story architectural element such as, but not limited to, architectural
18 projections, bay windows, porches, balconies, one-story living spaces, or a one-story garage
19 element.

20 (3) Except as provided above, all other zoning requirements shall be the same as those
21 requirements identified in Article VI of Ordinance No. 348.

22 m. Planning Area 29.

23 (1) The uses permitted in Planning Area 29 of Specific Plan No. 312. shall be the same
24 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
25 permitted pursuant to Section 8.100.a.(1), (3), (6) and (8); b.(1); and c.(1) shall not be permitted. In
26 addition, the permitted uses identified under Section 8.100.a. shall also include private recreation
27 facilities, athletic fields and playgrounds.

1 (2) The development standards for Planning Area 29 of Specific Plan No. 312 shall be
2 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348, except
3 that the development standards set forth in Article VIIIe, Section 8.101.b shall be deleted and
4 replaced by the following:

5 A. The minimum front, side, and rear yard setbacks for buildings in Planning
6 Area 29 is twenty feet (20').

7 (3) Except as provided above, all other zoning requirements shall be the same as those
8 requirements identified in Article VIIIe of Ordinance No. 348.

9 1. Planning Areas 32, 35, and 36.

10 (1) The uses permitted in Planning Areas 32, 35, and 36 of Specific Plan No. 312 shall
11 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the
12 uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1);
13 and e.(1) shall not be permitted.

14 (2) The development standards for Planning Areas 32, 35, and 36 of Specific Plan No.
15 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
16 except that the development standards set forth in Section 6.2.b., e.(1), and e.(4) shall be deleted and
17 replaced by the following.

18 A. Lot area shall not be less than seven thousand (7,000) square feet. The
19 minimum lot area shall be determined by excluding that portion of a lot that is used solely
20 for access to the portion of a lot used as a building site.

21 B. The minimum front yard setback to front-entry garages shall be twenty feet
22 (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').

23 C. Chimneys, fireplaces, media centers, and air conditioning units shall be
24 allowed to encroach into side yards at a maximum of two feet (2'). No other structural
25 encroachments shall be permitted in the front, side, or rear yard except as provided for in
26 Section 18.19 of Ordinance No. 348.

27 (3) Except as provided above, all other zoning requirements shall be the same as those
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1 requirements identified in Article VI of Ordinance No. 348.

2 n. Planning Area 37.

3 (1) The uses permitted in Planning Area 37 of Specific Plan No. 312 shall be the same
4 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
5 permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4), and (5); c.(1);
6 and e.(1) shall not be permitted.

7 (2) The development standards for Planning Area 37 of Specific Plan No. 312 shall be
8 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
9 the development standards set forth in Article VI, Section 6.2.b., e.(1), and e.(4) shall be deleted and
10 replaced by the following:

11 A. Lot area shall be not less than eight thousand (8,000) square feet. The
12 minimum lot area shall be determined by excluding that portion of a lot that is used solely
13 for access to the portion of a lot used as a building site.

14 B. The minimum front yard setback to front-entry garages shall be twenty feet
15 (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').

16 C. Chimneys, fireplaces, media centers, and air conditioning units shall be
17 allowed to encroach into side yards at a maximum of two feet (2'). No other structural
18 encroachments shall be permitted in the front, side, or rear yard except as provided for in
19 Section 18.19 of Ordinance No. 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those
21 requirements identified in Article VI of Ordinance No. 348.

22 o. Planning Area 42.

23 (1) The uses permitted in Planning Area 42 of Specific Plan No. 312 shall be the same
24 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
25 permitted pursuant to Section 6.1.a.(3) and (4); and b.(1) and (3) shall not be permitted. In addition,
26 the permitted uses identified under Section 6.1.b. shall include public schools.

27 (2) The development standards for Planning Area 42 of Specific Plan No. 312 shall be
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1 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
2 the development standards set forth in Section 6.2.e.(4) shall be deleted and replaced by the
3 following:

4 A. Chimneys and fireplaces shall be allowed to encroach into side yards a
5 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,
6 side or rear yard except as provided for in Section 18.19 or Ordinance No. 348.

7 In addition, the following development standard shall apply:

8 AA. Interior side yards may be reduced to accommodate zero lot line or
9 common wall situations, except that in no case shall the reduction in the side yard
10 areas reduce the separation between structures to less than ten feet (10').

11 (3) Except as provided above, all other zoning requirements shall be the same as those
12 requirements identified in Article VI of Ordinance No. 348.”

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Section 4. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman, Board of Supervisors

ATTEST:
Clerk of the Board

By

Deputy
(SEAL)

APPROVED AS TO FORM

May _____, 2017

By: _____
Michelle P. Clack
Supervising Deputy County Counsel

STATISTICAL SUMMARY

5,000 MIN. LOT SIZE

Table with 11 columns: LOT NO., ACRES, USE, PERMITS, TOTAL PERMITS, OPEN SPACE PERMITS, and TOTAL OPEN SPACE PERMITS. Rows 1-100.

5,000 MIN. LOT SIZE

Table with 11 columns: LOT NO., ACRES, USE, PERMITS, TOTAL PERMITS, OPEN SPACE PERMITS, and TOTAL OPEN SPACE PERMITS. Rows 101-200.

6,000 MIN. LOT SIZE

Table with 11 columns: LOT NO., ACRES, USE, PERMITS, TOTAL PERMITS, OPEN SPACE PERMITS, and TOTAL OPEN SPACE PERMITS. Rows 201-300.

7,000 MIN. LOT SIZE

Table with 11 columns: LOT NO., ACRES, USE, PERMITS, TOTAL PERMITS, OPEN SPACE PERMITS, and TOTAL OPEN SPACE PERMITS. Rows 1-100.

8,000 MIN. LOT SIZE

Table with 11 columns: LOT NO., ACRES, USE, PERMITS, TOTAL PERMITS, OPEN SPACE PERMITS, and TOTAL OPEN SPACE PERMITS. Rows 1-100.

RESIDENTIAL LOTS

Summary table for residential lots with columns: TOTAL LOTS, TOTAL ACRES, and TOTAL PERMITS.

SUMMARY OF ALL LOTS

Summary table for all lots with columns: TOTAL LOTS, TOTAL ACRES, and TOTAL PERMITS.

OPEN SPACE LOTS

Table with 11 columns: LOT NO., ACRES, USE, PERMITS, TOTAL PERMITS, OPEN SPACE PERMITS, and TOTAL OPEN SPACE PERMITS. Rows 1-100.

Legal notice and contact information for H&A CONSULTANTS, INC. Includes address: 3270 Peak Center Drive, Suite 1000, Costa Mesa, CA 92626.

Prepared by H&A CONSULTANTS, INC. and Prepared for owner Riverside Midland 03 LLC. Includes contact information for Riverside Midland 03 LLC.

TENTATIVE TRACT NO. 37053 COUNTY OF RIVERSIDE SHEET 2 OF 4



CADD TREE
 EXHIBIT 1
 DATE: 10/22/16
 PLANNED BY: S&B

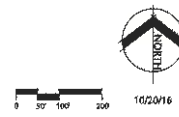
COMP. LEGEND
 (List of symbols and their corresponding tree species or landscape features)

LEGEND

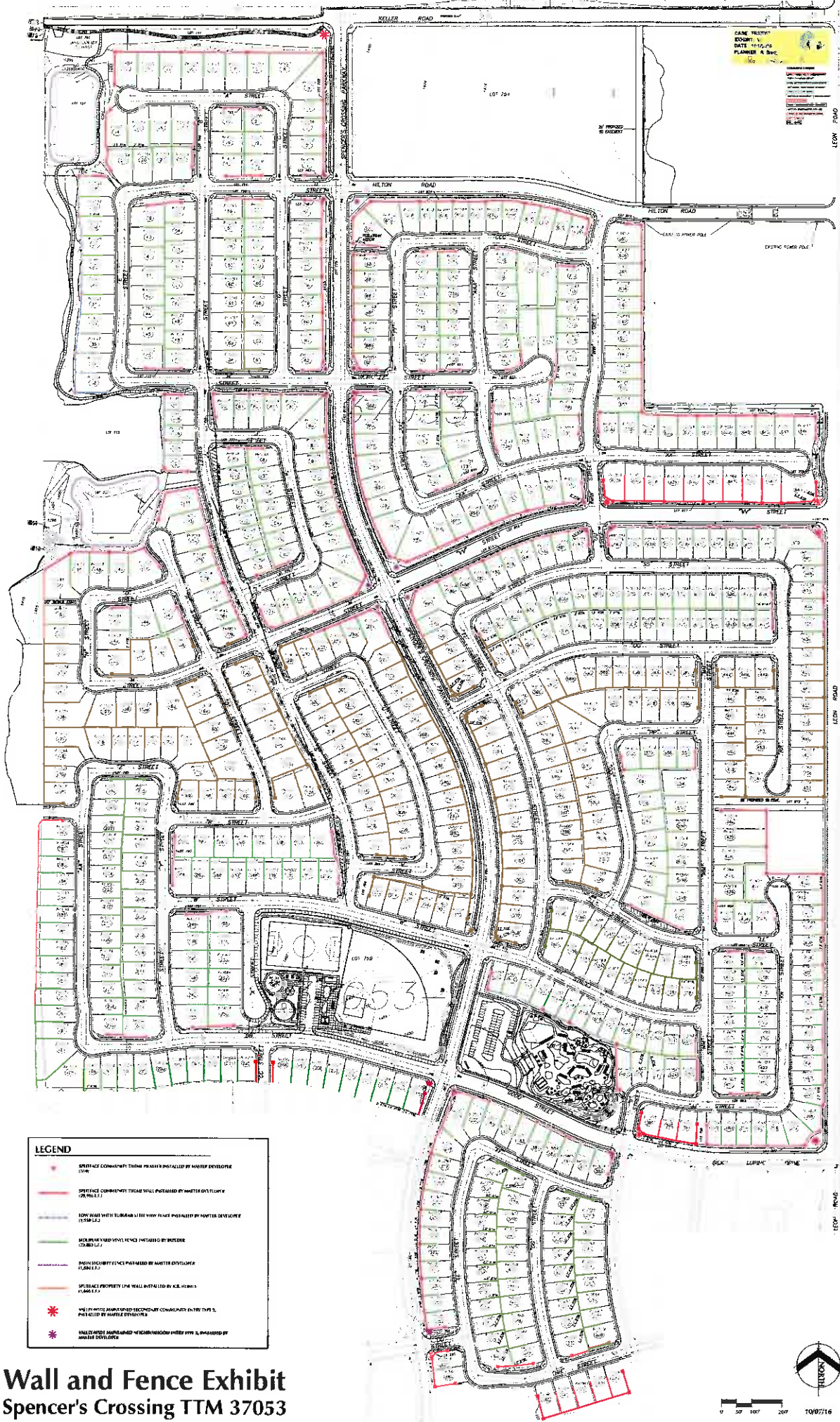
<ul style="list-style-type: none"> ● HILTON SILKY LUPINE STREET TREE LACERSTROMBA INDICA PINUS ELDARICA ● KELLER ROAD STREET TREE PINUS ELDARICA PLATANUS X ACERIFOLIA 'COLUMBIA' QUERCUS VIRGINIANA ● LOCAL STREET TREE (1 PER LOT) ALBIZIA JUBBESBIN CELEXA PARVIFLORA LACERSTROMBA INDICA PSTACIA CHINENSIS PODOCARPUS GRACILIOR RHUS LANCEA ● SPENCERS CROSSING CERCIDILUM DESERT MUSEUM PINUS ELDARICA LACERSTROMBA INDICA PSTACIA CHINENSIS ● VV STREET TREE CERCIDILUM DESERT MUSEUM PINUS ELDARICA QUERCUS ELER ● EVERGREEN BACKGROUND TREES PINUS ELDARICA PODOCARPUS GRACILIOR PRUNUS CAROLINIANA QUERCUS AGRIFFOLIA QUERCUS ELER 	<ul style="list-style-type: none"> ○ WATER QUALITY BASIN / OPEN SPACE CERCIDILUM DESERT MUSEUM PLATANUS RACINOSA QUERCUS AGRIFFOLIA ● PUBLIC NEIGHBORHOOD PARK CERCIDILUM DESERT MUSEUM FRAXINUS LUPRIN PSTACIA CHINENSIS PLATANUS RACINOSA PLATANUS X ACERIFOLIA 'COLUMBIA' QUERCUS AGRIFFOLIA QUERCUS VIRGINIANA ● PRIVATE PARK ALBIZIA JUBBESBIN CERCIDILUM DESERT MUSEUM CHAMAECIPRESSUS FRAXINUS LUPRIN LACERSTROMBA INDICA OLEA EUROPAEA SWAN HILL PHOENIX DACTYLIFERA PINUS ELDARICA PSTACIA CHINENSIS PLATANUS RACINOSA PLATANUS X ACERIFOLIA 'COLUMBIA' PODOCARPUS GRACILIOR PROSOPIS SPYRONE QUERCUS AGRIFFOLIA QUERCUS VIRGINIANA RHUS LANCEA SCHINUS MOLLE
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PRELIMINARY LANDSCAPE EXHIBIT
 Spencer's Crossing - TTM 37053

TR 32290



10/22/16 10:20:16



Wall and Fence Exhibit
Spencer's Crossing TTM 37053

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPA - Replace All Previous

RECOMMND

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

10. EVERY. 2 SP - SP Document

RECOMMND

Specific Plan No. 312 Amendment No. 2 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. 551 Document, which must include, but not be limited to, the following items:

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

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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 - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 312 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 312 Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 7898.

GPA = Comprehensive General Plan Amendment No. 1163.

EIR = Environmental Impact Report No. 551.

10. EVERY. 4 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. 5 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 the 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. 6 SP - HOLD HARMLESS RECOMMND

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul

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10. GENERAL CONDITIONS

10. EVERY. 6 SP - HOLD HARMLESS (cont.) RECOMMND

an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning e SPECIFIC PLAN. The COUNTY will promptly notify the subdivider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

BS GRADE DEPARTMENT

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

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

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

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

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - A2 COMMENTS RECOMMND

The Department of Environmental Health (DEH) has received and reviewed the Specific Plan. Prior to the approval of any project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etcü), the following condition shall be placed on the proposed project:

1)The specific plan will be required to have sanitary sewer and potable drinking water for all its inhabitable

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10. GENERAL CONDITIONS

10.E HEALTH. 1 SP - A2 COMMENTS (cont.)

RECOMMND

structures. The purveyor in the area is Eastern Municipal Water District (EMWD). DEH will require the water and sewer availability will serve letters at the time the applicants make a submittal to the Planning Department for the issuance of a SAN53. It is the responsibility of the developer to ensure that all requirements associated with obtaining EMWD water and sewer are met.

2) If any public food facility and/or public swimming pool are proposed, the developer shall contact the DEH District Environmental Services (DES) to obtain information regarding plan check permitting and requirements. Contact (951)358-5172 for additional details.

3) Prior to the approval of any Planning Case project subject to SP#312-A2, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanup Program (ECP) for review and consideration an original copy of a Phase 1 Environmental Site Assessment (ESA).

Prior to Issuance of any Grading Permit, a Phase 2 ESA shall be submitted to ECP for review if the information provide in the Phase 1 ESA indicates the requirements. For further information, please contact ECP at (951)955-8980. Applicable review fees shall be required.

FIRE DEPARTMENT

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

RECOMMND

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

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

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10.FIRE. 2 SP-#86-WATER MAINS RECOMMND

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

10.FIRE. 3 SP-#87-OFF-SET FUNDING RECOMMND

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

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

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

10.FIRE. 6 SP*-#100-FIRE STATION RECOMMND

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

10.FIRE. 7 SP-#47 SECONDARY ACCESS RECOMMND

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

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 2 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. 3 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. 10 SP - ALUC LETTER RECOMMND

The following requirements come from a letter by the ALUC Dated January 24, 2017.

1.Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655, as applicable. Lights must be downward facing.

2.The following uses/activities are not included in the proposed project and shall be prohibited at this site:

(a)Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b)Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and

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10. GENERAL CONDITIONS

10.PLANNING. 10 SP - ALUC LETTER (cont.)

RECOMMND

row crops, composting operations, trash transfers stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal and incinerators.)

(d)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e)Children's schools, hospitals, and nursing homes in the portion of the site within Compatibility Zone D.

3.A notice shall be provided to all potential purchasers of the proposed lots located wholly or partially within the Airport Influence Area and to the tenants of the homes thereon, and shall be recorded as a deed notice. See the project file and/or ALUC for a copy of the notice.

4.Any new ground-level or aboveground water detention basin or facilities within the Airport Influence Area shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5.Some part of the park will include an area sufficient to meet the ALUC open space requirements of 75 by 280 feet. (This condition was added at the Commission meeting).

10.PLANNING. 11 SP - GEO02525 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2525, submitted for the project TR37053, was prepared by Leighton and Associates, Inc. The report is titled; "Preliminary Geotechnical/Geologic Exploration (Update), Tentative Tract Map (TTM) No. 37053, Spencer's Crossing - Northwest of Leon Road and Baxter Road, Riverside County, California," dated May 26, 2016.

GEO No. 2525 concluded:

1.The site is not within a currently designated Alquist-Priolo Earthquake Fault Zone or County of Riverside Fault Zone.

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10. GENERAL CONDITIONS

10.PLANNING. 11

SP - GEO02525 ACCEPTED (cont.)

RECOMMND

2.No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during our investigation and aerial photo review.

3.Based on our observations, we do not anticipate that groundwater or surface water will be a significant constraint during the grading of the subject site.

4.The risk for landslides, debris flows and rock falls at the site is low.

5.Liquefaction, dry settlement, and lateral spreading are not anticipated to be a hazard at the site following the recommended remedial grading.

6.The near surface soils (including topsoil/colluvium, artificial fill, Younger alluvium, and upper 2 - 3 feet of older alluvium) are potentially compressible in their present state and may settle under surcharge of fills or foundation loading.

GEO No. 2525 recommended:

1.Prior to grading, the proposed structural improvement areas of the site should be cleared of surface and subsurface obstructions, heavy vegetation and boulders. Roots and debris should be disposed of offsite.

2.All unsuitable materials should be removed in all settlement-sensitive areas including building pads, pavement and slopes.

3.The depth of removal should extend into underlying dense older alluvium (possessing a minimum 85 percent relative compaction) or bedrock, but not expected to exceed a depth of 5 to 10 feet.

4.No rock in excess of 12 inches in maximum dimension may be placed in any fill within 10 feet of finish grade.

This update to GEO No. 2525 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2525 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This

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10. GENERAL CONDITIONS

10.PLANNING. 11 SP - GEO02525 ACCEPTED (cont.) (cont.) RECOMMND

approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

TRANS DEPARTMENT

10.TRANS. 1 SP - SP312A2/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.

Murrieta Oaks Avenue (NS) at:
Clinton Keith Road (EW)

McElwain Road (NS) at:
Clinton Keith Road (EW)

I-215 Southbound Ramps (NS) at:
Scott Road (EW)
Clinton Keith Road (EW)

I-215 Northbound Ramps (NS) at:
Scott Road (EW)
Clinton Keith Road (EW)

Antelope Road (NS) at:
Scott Road (EW)

Menifee Road (NS) at:
Scott Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1

SP - SP312A2/TS CONDITIONS (cont.)

RECOMMND

Whitewood Road (NS) at:
Clinton Keith Road (EW)

Menifee Road (NS) at:
Clinton Keith Road (EW)

Briggs Road (NS) at:
Scott Road (EW)
Keller Road (EW)
Pat Road (EW)
Baxter Road (EW)

Spencer's Crossing Parkway (NS) at:
Keller Road (EW)
Street C (EW)
Street B (EW)
Street A (EW)
Baxter Road (EW)

Leon Road (NS) at:
Scott Road (EW)
Keller Road (EW)
Hilton Road (EW)
Street B (EW)
Street A (EW)
Baxter Road (EW)
Briggs Road-Max Gilliss Road (EW)
Clinton Keith Road (EW)

Winchester Road (SR-79) (NS) at:
Scott Road-Washington Street (EW)
Keller Road (EW)
Jean Nicholas Road-Skyview Road (EW)
Max Gilliss Blvd.-Thompson Road (EW)
Benton Road (EW)
Via Mira Mosa-Auld Road (EW)
Hunter Road (EW)
Murrieta Hot Springs Road (EW)
Willows Avenue (EW)
Nicolas Road (EW)

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

The associated conditions of approval incorporate

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP312A2/TS CONDITIONS (cont.) (cont.) RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS RECOMMND

Within 60 days of the adoption of the project by the Board of Supervisors and prior to closing the DBF accounts for the project, Four (4) hard copies and Fifteen (15) copies on CD of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for review, approval and distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

One hard copy to the Planning Counter Services Division,

One hard copy to the Planning Department Library,

One hard copy to the Desert Office,

One hard copy to the Planning Department Project Manager,

Digital versions (CD) to the following:

Building and Safety Department 1 copy

Department of Environmental Health 1 copy

Fire Department 1 copy

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS (cont.) RECOMMND

Flood Control and Water Conservation District 1 copy

Transportation Department 1 copy

Executive Office - CSA Administrator 1 copy

Clerk of the Board of Supervisors 1 copy

Any park provider if not the CSA 1 copy

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

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 5 SP - M/M PROGRAM (GENERAL) RECOMMND

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

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

30.PLANNING. 6 SP - NON-IMPLEMENTING MAPS RECOMMND

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

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

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - NON-IMPLEMENTING MAPS (cont.) RECOMMND

APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 7 SP - DURATION OF SP VALIDITY RECOMMND

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended.] [the issuance of the 1500th building permit.]) The specific plan amendment will update the entire specific plan document to reflect current development requirements. The County may begin revocation hearings if this requirement is not met.

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

30.PLANNING. 8 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8 SP - PROJECT LOCATION EXHIBIT (cont.) RECOMMND

provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 9 SP - ACOUSTICAL STUDY REQD RECOMMND

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

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

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

30.PLANNING. 10 SP - ARCHAEO STUDY REQD RECOMMND

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

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - BIOLOGICAL STUDY REQD

RECOMMND

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

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 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. 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."

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30. PRIOR TO ANY PROJECT APPROVAL

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 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, respectively. 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,

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30. PRIOR TO ANY PROJECT APPROVAL

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

plot plan, etc.), the following condition shall be placed on the implementing project:

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

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

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

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

30.PLANNING. 18 SP - AG/DAIRY NOTIFICATION RECOMMND

Prior to the approval of any implementing residential land division within Planning Areas 26, 32, 36, or 37 of the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19

SP - PA PROCEDURES

RECOMMND

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

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

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

30.PLANNING. 20

SP - COMMON AREA MAINTENANCE

RECOMMND

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - COMMON AREA MAINTENANCE (cont.) RECOMMND

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.

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

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

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and, incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

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

RECOMMND

fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

RECOMMND

incorporated therein by reference; and,

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

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

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

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

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

This Declaration shall not be terminated, '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.

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30. PRIOR TO ANY PROJECT APPROVAL

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

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. 24 SP - PALEO M/M PROGRAM RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

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

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

3.Identification and qualifications of the qualified

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

SP - PALEO M/M PROGRAM (cont.)

RECOMMND

paleontological monitor to be employed for grading operations monitoring.

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

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

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

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

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

9. Fossil identification and curation procedures to be employed.

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

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose 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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - PALEO M/M PROGRAM (cont.) (cont.) RECOMMND

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy 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.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

30.PLANNING. 25 SP - GENERIC M/M PROGRAM RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 26 SP - F&G CLEARANCE RECOMMND

Prior to the approval of any implementing project within Planning Areas 23, 22, 14, 2d, 13, 12, 17a, 17b, 11, 3a, 8, 7, 6, or 5 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - F&G CLEARANCE (cont.)

RECOMMND

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

30.PLANNING. 27 SP - ACOE CLEARANCE

RECOMMND

Prior to the approval of any implementing project within planning areas 22, 23, 2d, 3c, 14, 13, 19, 17a, 12, 17b, 3b, 2b, 11, 3a, 8, 7, 6, or 5 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

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

30.PLANNING. 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28

SP - SKR FEE CONDITION (cont.)

RECOMMND

reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be ___ acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 29

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 ___."

30.PLANNING. 31

SP - SCHOOL MITIGATION MUSD

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 Meniffe Union School District (all projects north of Baxter) shall be mitigated in accordance with state law."

30.PLANNING. 32

SP - GEO STUDY REQUIRED

INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32 SP - GEO STUDY REQUIRED (cont.) INEFFECT

on the implementing project:

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

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is 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. 33 SP - PARK DEDICATION 3 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project for any project within Planning Areas 18A, 18B, 17A, or 17b:

PRIOR TO ISSUANCE OF GRADING PERMITS the park site for Planning Area 18A and 15 shall be dedicated to the Valley Wide Parks and Recreation District, and all conceptual plans for the future park shall be approved. If the Parks District indicates that they will not accept the park site for dedication, a Home Owners Association may take dedication and the County shall approve the park plans.

30.PLANNING. 34 SP - PARK CONSTRUCTION 3 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project for any project within Planning Areas 18A, 18B, 17A, or 17b:

PRIOR TO THE 100th BUILDING PERMIT FINAL INSPECTION the park for Planning Area 18A and 15 shall be constructed and fully operational.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37 SP - ALUC REVIEW REQ

RECOMMND

Prior to the approval of any implementing project within planning areas 4, 5, 6, 7, 9, 10, 11, 12, 13, 15, 16, 17, or 18 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, this project shall be reviewed and approved by the Riverside County Airport Land Use Commission (ALUC). The conditions of approval of the ALUC shall be incorporated into the conditions of approval of this implementing project.

This condition may be considered as MET once the ALUC has issued recommendations on this project. Alternatively, this condition may be considered as NOT APPLICABLE if this implementing project is not within the Planning Areas as described above. This condition may not be DEFERRED."

30.PLANNING. 38 SP - SCHOOL MITIGATION PUHSD

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 High School Union School District (north of Baxter) shall be mitigated in accordance with State Law."

30.PLANNING. 39 SP - LONG TERM PRESERV. PLAN

RECOMMND

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

"Prior to recordation of a map, a Long Term Preservation Plan for site CA-RIV-6505 is required due to its cultural and archaeological importance. The Plan shall be developed by the Pechanga Band of Luiseno Indians and the Land Owner/Applicant. The County Archaeologist shall review and provide comments on the Plan. The Plan shall take into account the known site and shall be flexible enough to incorporate any additional resources requiring preservation and long-term protection that may be identified during earthmoving activities. A CD and wet signed paper copy of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 SP - LONG TERM PRESERV. PLAN (cont.) RECOMMND

the Plan must be submitted to the County. Upon the County's receipt of the fully executed Plan, this condition can be cleared by the County."

"Prior to any ground disturbances within 100 feet of CA-RIV-6505, a Long Term Preservation Plan for this site is required due to its cultural and archaeological importance. The Plan shall be developed by the Pechanga Band of Luiseno Indians and the Land Owner/Applicant. The County Archaeologist shall review and provide comments on the Plan. A CD and wet signed paper copy of the plan must be submitted to the County. Upon the County's receipt of the fully executed Plan, this condition can be cleared by the County."

30.PLANNING. 40 SP - SCHOOL MITIGATION - MVUSD RECOMMND

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

"PRIOR TO BUILDING PERMITS, impacts to the Murrieta Valley Unified School District (south of Baxter) shall be mitigated in accordance with state law."

30.PLANNING. 41 SP - UNANTICIPATED RESOURCES 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:

"In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed."

30.PLANNING. 42 SP - IF HUMAN REMAINS FOUND

RECOMMND

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

"If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes: 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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place.

Relinquishment of Native American human remains and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42 SP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

associated items to the descendants for treatment.

Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness.

Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

To protect these sites, the landowner shall do one or more of the following:

Record the site with the commission or the appropriate Information Center.

Utilize an open-space or conservation zoning designation or easement.

Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42 SP - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner.

Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist."

30.PLANNING. 43 SP - CRMP REQUIRED RECOMMND

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

"Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - CRMP REQUIRED (cont.) RECOMMND

with this condition of approval. These measures shall include, but shall not be limited to, the following: Archaeological Monitoring, Cultural Sensitivity Training, Unanticipated resources, Artifact disposition, Feature relocation, controlled grading, and temporary fencing."

30.PLANNING. 44 SP - PHASE IV CULTURAL RPT 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:

"Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted 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 include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP312A2/IMPROVEMENTS RECOMMND

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

30.TRANS. 2 SP - SP312A2/WRCOG TUMF RECOMMND

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP312A2/TS REQUIRED RECOMMND

Site specific traffic studies will be required for all subsequent development proposals with the boundaries of Spcific Plan No. 312A2 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed road way improvements to be constructed prior to each development phase.

30.TRANS. 4 SP - SP312A2/TS INSTALLATION RECOMMND

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

Leon Road (NS) at Scott Road (EW)

30.TRANS. 5 SP - SP312A2/R & B B D RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

30.TRANS. 6 SP - SP312A2/TS GEOMETRICS RECOMMND

The intersection of Briggs Road-Max Gillis Blvd. (NS) at Leon Road (EW) shall be improved to provide the following geometrics:

Northbound: two left-turn lanes, two through lanes
Southbound: two left-turn lanes, two through lanes
Eastbound: two left-turn lanes, two through lanes, one right-turn lane with overlap
Westbound: two left-turn lanes, two through lanes

NOTE: Traffic signal modification required to provide right-turn overlap.

The intersection of Leon Road (NS) at Scott Road (EW) shall be improved to provide a traffic signal and the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, one through lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP312A2/TS GEOMETRICS (cont.) RECOMMND

Westbound: one left-turn lane, one through lane
or as approved by the Transportation Department.

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

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

30.TRANS. 7 SP - SP312A2/SETTLEMENT AGR RECOMMND

The applicant shall comply with the Settlement Agreement between Spencers Crossing, LLC and the City of Temecula.

The applicant shall provide evidence of compliance to the Transportation Department at the time of application.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PARK DEDICATION PA 8 RECOMMND

PRIOR TO THE ISSUANCE OF THE 380th building permit within the SPECIFIC PLAN, the area known as Planning Area 8 shall be dedicated to the Valley-Wide Recreation and Parks District, as outlined in their letter dated 10/6/2000.

*This condition has been carried over from the first SPECIFIC PLAN conditions. It has been satisfied and set to MET.

100.PLANNING. 2 SP - PARK CONSTRUCTION PA 8 RECOMMND

PRIOR TO THE ISSUANCE OF THE 430th building permit within the SPECIFIC PLAN, the park designated as Planning Area 8 shall be constructed and fully operable.

*This condition has been carried over from the first SPECIFIC PLAN conditions. It has been satisfied and set to MET.

05/04/17
07:22

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP - PARK DEDICATION PA 28 RECOMMND

PRIOR TO THE ISSUANCE OF THE 975th building permit within the SPECIFIC PLAN, the area known as Planning Area 28 shall have been irrevocably offered for dedication to Valley-Wide Recreation and Parks District.

100.PLANNING. 4 SP - PARK CONSTRUCTION PA 28 RECOMMND

PRIOR TO THE ISSUANCE OF THE 1075th building permit within the SPECIFIC PLAN, the park designated as Planning Area 28 shall be constructed and fully operable.

100.PLANNING. 5 SP - PARK DESIGN PA 29 RECOMMND

PRIOR TO THE ISSUANCE OF THE 800th building permit within the SPECIFIC PLAN, park plans for the area known as Planning Area 29 shall have been prepared and approved by the Planning Department.

100.PLANNING. 6 SP - PARK CONSTRUCTION PA 29 RECOMMND

PRIOR TO THE ISSUANCE OF THE 850th building permit within the SPECIFIC PLAN, the park designated as Planning Area 29 shall be constructed and fully operable.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule "A" subdivision of 214.43 acres into 753 single-family residential lots and 74 non-residential lots in two phases.

The 753 single-family residential lots will have minimum lot sizes of 5,000 square feet, 5,500 square feet, 6,000 square feet, 7,000 square feet, and 8,000 square feet in accordance with the development standards for the proposed Specific Plan Amendment and Change of Zone. The 74 non-residential lots would consist of one (1) school lot, two (2) park lots, three (3) basin lots, one (1) lot for natural open space, and 67 other lots for trails, landscape/expanded parkways, monumentation, and storm drain purposes. The Tentative Tract Map also proposes to be divided into two phases at this time. One park lot (lot 755) is conceptually proposed to accommodate a public 5.5-acre park with ball fields, basketball court, tot lot, and restrooms. The other park lot (lot 756) is conceptually proposed to accommodate a 3.2-acre private recreation facility with pools, spa, BBQ area, and restrooms and showers.

Some offsite improvements are proposed by the Tentative Tract Map. These include grading on the north side of Keller Road for improvements required for Keller Road to accommodate project traffic, grading and drainage improvements at the northeast portion of the site to collect minor flows from the project site to these properties, grading on the eastern side of the site onto the EMWD property, and grading on the western side to align the grade differences between the two properties. The applicant has been in contact with all affected property owners. Initial agreements have been reached with most affected property owners willing to cooperate for these improvements, excluding the property identified as APN 472-050-028 where no reply has been given despite numerous attempts to contact. While this confirmation is outstanding, the authorization needed from this owner is simply for a temporary construction easement related to grading necessary for improvements to Keller Road and no additional right-of-way is necessary from the property for the proposed improvements to Keller Road.

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10. GENERAL CONDITIONS

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.

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. 37053 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 37053, Exhibit A, sheets 1-4, dated 10/24/16.

APPROVED EXHIBIT L = Tentative Tract Map No. 37053, Exhibit

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS (cont.) RECOMMND

L, dated 10/24/16.

APPROVED EXHIBIT W = Tentative Tract Map No. 37053, Exhibit W, dated 11/1/16.

EIR = Environmental Impact Report No. 551

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. 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. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

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10. GENERAL CONDITIONS

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE RECOMMND

TR37053 is proposing potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

Noise Consultant:Urban Crossroads
41 Corporate Park, Suite 300
Irvine CA 92605

Noise Study:"Sepncer's Crossing Specific Plan Amendment No.2, Noise Impact Analysis, County of Riverside," October 11, 2016 (09534-10 Noise Study)

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR37053 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated October 31, 2016 c/o Steve Uhlman.

For further information, please contact the Industrial

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - NOISE STUDY (cont.) RECOMMND

Hygiene Program at (951) 955-8980.

10.E HEALTH. 3 USE - ECP COMMENTS RECOMMND

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment reports submitted for this project. Based on the information provided in the reports and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

10.E HEALTH. 4 USE - REMOVAL OF WELL AND OWTS RECOMMND

Removal of any wells or OWTS is required to be done under permit with the Department of Environmental Health. Please contact (951)955-8980 for any additional details.

EPD DEPARTMENT

10.EPD. 1 EPD - UWIG RECOMMND

The project is adjacent to RCA Conserved Lands. Project must be in compliance with Urban Wildlands Interface Guidelines (UWIG) as described in Section 6.1.4 of the Western Riverside County Multi Species Habitat Conservation Plan (WRCMSHCP).

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

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10. GENERAL CONDITIONS

10.FIRE. 2 MAP* -#16-HYDRANT/SPACING

RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction. Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID: 567-636-425 and 452-533-269
Tract Map (TR) 37053 is a proposal for a schedule "A" residential subdivision of a 215-acre site in the French Valley area. The site is located near the southwest corner of Leon Road and Keller Road with Baxter Road bounding the site to the south and paper street Lasker Lane/Tract Map 30433 bounding the site to the west. Change of Zone (CZ) 7898, which proposes to modify the planning area boundaries of Specific Plan (SP) 312 (Spencer's Crossing) to incorporate additional area, is being processed concurrently with this development and SP 312 Amendment Number 2, which proposes to modify the specific plan by increasing the total acreage, target residential unit count, and recreational space plus relocate the school and park sites.

This site was originally the northern portion of approved Tract Map 32290. The first phase of this map (TR32290-1) is currently in the improvement phase of development and is constructing a hydromodification/water quality mitigation basin for that phase of development and the southern portion of this tentative tract. This basin is considered a regional, offsite facility and the two developments must share the responsibility for construction and maintenance of the proposed mitigation basin.

The site is crossed by a subtle ridge through it and drains in three directions. The majority of the site slopes to the south to a water quality basin constructed within Tract Map 32290 before discharging into a natural watercourse. Only the amount of drainage area that was approved with the final design of this basin will be permitted to drain to it. Two other water quality basins are proposed at the other two outlet points. These two mitigation basins must discharge mitigated onsite runoff into a 100-year

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

floodplain for the natural watercourses/riverine areas.

The offsite stormwater runoff from a tributary drainage area of approximately 320 acres to the east is collected in an existing graded dirt channel that was created by rough grading for Tract Map 32185, which is located on the east side of Leon Road across from this development. Once the Tract Map 32185 drainage infrastructure is constructed, then this tributary offsite runoff will be collected and conveyed to the natural watercourse that traverses the southerly boundary of the Tract Map 32290-1 development. Currently, the graded dirt channel is not a publicly maintained facility and flows could escape. The lots proposed along the west side of Leon Road are shown to be adequately elevated above Leon Road grade which should keep any escaped flows within the road right-of-way and provide flood protection in the interim condition.

In addition, the site receives offsite flows from the north and northeast.

NORTH: There is an offsite drainage area of approximately 45 acres tributary to the north boundary of the site with the bulk of it tributary to Lot 752 (proposed school site). A storm drain with a series of inlets is proposed in Keller Road to collect and convey these tributary offsite flows to a natural low near the northwest corner of the site. This discharge location is offsite and requires a drainage easement from the affected property owner(s). Maintenance access to the outlet shall be incorporated into the design of the storm drain.

NORHTEAST: An offsite drainage area of approximately 100 acres is tributary to the northeast portion of the site. Flows from the northeast currently cross Leon Road at the intersection with Keller Road in a sheet flow pattern and run along the west side of Leon Road. A proposed 3-foot interceptor v-ditch runs along the back of lots in the northeast portion of the site and partly outside the tract boundary, but within the current road right-of-way for Flossie Way which is likely to be vacated. This interceptor ditch collects the tributary offsite stormwater runoff and directs the flows east towards Leon Road. These flows (up to the 25-year event) are picked up by a proposed inlet for the storm drain in Leon Road and conveyed through the development to the natural watercourse that traverses the southern boundary of Tract Map 32290-1.

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10. GENERAL CONDITIONS

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

Flows in excess of the 25-year storm event, or in the event the inlet of the proposed storm drain becomes plugged, will escape and flow onto Leon Road and flow south to be deposited into the watercourse where it crosses with Leon Road. This proposed drainage collection requires a ponding easement from the adjacent affected property owner(s). A copy of the easement must be submitted to the District prior to the issuance of permits for the project or recordation of the map. If such easement cannot be obtained, then the collection facility shall be redesigned to contain all ponding onsite.

According to historic topo, runoff from approximately 7-acres is tributary to the back of lots along the western boundary of the tract (Lots 178 to 193). These offsite flows are being addressed through coordination with Tract 30433 to the immediate west. The site for Tract Map 30433 has already been rough graded and is accepting this drainage area into their development.

The drainage and mitigation plan for this project proposes to collect all onsite stormwater runoff, convey runoff through the site to mitigation basins, and discharge mitigated flows onto downstream property owner(s) into a 100-year floodplain for the natural watercourses located at the west and south property lines. Each bio-retention detention basin proposes to mitigate hydromodification and water quality impacts that would be generated by this development. A preliminary Water Quality Management Plan (WQMP) has been submitted containing calculations to support the size of these basins and it appears that the basins are sufficient in size to mitigate these impacts. A final WQMP will be required to be submitted for review and approval in the improvement plan check phase of development. It is the responsibility for the applicant/developer to obtain all permits necessary to construct an outlet to discharge mitigated onsite runoff within the riverine area(s) prior to relinquishing operations and maintenance of the outlet(s). The permits shall include all maintenance access and operations for the outlet(s).

The 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

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10. GENERAL CONDITIONS

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

accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Proposed drainage facility inlets near the project boundaries could cause ponding on adjacent properties. Drainage acceptance letter(s) or drainage easement(s) will be required to be obtained from the affected property owner(s) for the release of concentrated/diverted flows and/or ponding conditions. The written drainage permission(s)/easement(s) shall be obtained prior to the issuance of grading/building permits for the project. Alternatively, the project may be redesigned to eliminate the need for such letters. A copy of the recorded drainage easement shall be submitted to the District for review

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to,

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

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

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the

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10. GENERAL CONDITIONS

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 4 SP - PROJ PA STANDARDS RECOMMND

This implementing project is within residential Planning Areas 22, 24, 26, 27, 30, 31, 32, 33, 34, 35, 36, 37, 38, and 39 of the SPECIFIC PLAN (French Valley Specific Plan). Accordingly, this project is subject to these development standards:

1. All residential lots must be at least 5,000 square feet within Planning Areas 24 and 324; 5,500 square feet within Planning Areas 22, 26, 31, 33, and 39; 6,000 square feet within Planning Areas 27, 30, and 38; and 7,000 square feet within Planning Areas 32, 35, and 36
2. The maximum number of dwelling units in these planning areas is 68 within Planning Area 22, 82 within Planning Area 24, 60 within Planning Area 26, 49 within Planning Area 27, 70 within Planning Area 30, 48 within Planning Area 31, 42 within Planning Area 32, 95 within Planning Area 33, 39 within Planning Area 34, 50 within Planning Area 35, 23 within Planning Area 36, 10 within Planning Area 37, 47 within Planning Area 38, and 68 within Planning Area 39.
3. Pursuant to the SPECIFIC PLAN, Secondary Entry monumentation is required at Leon Road and Silky Lupine Road, Leon Road and "VV" Street, and Keller Road and Spencer's Crossing Parkway (Fig. IV-4); Neighborhood Entry monumentation is required at all roads connecting to Spencer's Crossing Parkway, Silky Lupine Road, and "VV" Street (Fig IV-5)

10.PLANNING. 5 SP - PROJ M/M PROGRAM (GENERA RECOMMND

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.

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 7 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 9 MAP - LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 10 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. 13 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. 14 MAP - RES. DESIGN STANDARDS RECOMMND

Residential lots created by this map shall conform to the design standards of the SP Zone (Planning Areas 22, 24, 26,

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

27, 30, 31, 32, 33, 34, 35, 36, 37, 38, and 39) as summarized below for each residential planning area and further detailed in the Specific Plan Zoning Ordinance.

Planning Areas 22, 26, 31, 33, and 39

a. Front Setback: the minimum front yard setback (to a habitable portion of the main structure) shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').

b. The side yard setback is 5 feet.

c. The street side yard setback is 10 feet.

d. The rear yard setback is 10 feet.

e. The minimum average width of each lot is 50 feet and the minimum average depth of each lot is 100 feet.

f. The maximum height of any building is 40 feet.

g. The minimum parcel size is 5,500 Square Feet.

h. No more than 70% of the lot shall be covered by structure.

i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

Planning Areas 23, 27, 30, and 38

a. Front Setback: the minimum front yard setback (to a habitable portion of the main structure) shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').

b. The side yard setback is 5 feet.

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - RES. DESIGN STANDARDS (cont.) (cont.) RECOMMND

- c. The street side yard setback is 10 feet.
- d. The rear yard setback is 10 feet.
- e. The minimum average width of each lot is 55 feet and the minimum average depth of each lot is 100 feet.
- f. The maximum height of any building is 40 feet.
- g. The minimum parcel size is 6,000 Square Feet.
- h. No more than 70% of the lot shall be covered by structure.
- i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

Planning Areas 24 and 34

- a. Front Setback: the minimum front yard setback (to a habitable portion of the main structure) shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').
- b. The side yard setback is 5 feet.
- c. The street side yard setback is 10 feet.
- d. The rear yard setback is 10 feet.
- e. The minimum average width of each lot is 45 feet and the minimum average depth of each lot is 100 feet.
- f. The maximum height of any building is 40 feet.
- g. The minimum parcel size is 5,000 Square Feet.
- h. No more than 70% of the lot shall be covered by

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - RES. DESIGN STANDARDS (cont.) (cont.) (RECOMMND

structure.

i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

Planning Areas 32, 35, and 36

a. Front Setback: the minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').

b. The side yard setback is 5 feet.

c. The street side yard setback is 10 feet.

d. The rear yard setback is 10 feet.

e. The minimum average width of each lot is 60 feet and the minimum average depth of each lot is 100 feet.

f. The maximum height of any building is 40 feet.

g. The minimum parcel size is 7,000 Square Feet.

h. No more than 50% of the lot shall be covered by structure.

i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - NPDES COMPLIANCE (1)

RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 18 MAP - ORD NO. 659 (DIF)

RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 19 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

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

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. 20 MAP - REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument plan.

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

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10.PLANNING. 21 MAP - PDP01546

RECOMMND

County Paleontological Report (PDP) No. 1546, submitted for this case (TR37053), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource and Monitoring Assessment, French Valley Specific Plan, Northwest of French Valley in unincorporated Riverside County, California (General Plan Amendment No. 01163 [GPA01163]; Specific Plan No. 312, Amendment No. 2 [SP00132A2]; Change of Zone No. 07898 [CZ07898]; Tentative Tract Map No. 37053 [TR37053]; and Environmental Assessment No. 42868)", dated 21 September, 2016.

PDP01546 concluded:

The undifferentiated Mesozoic metasedimentary rocks and Cretaceous granitic rocks present across the western half of the project site are unlikely to yield fossils, and paleontological monitoring need not be required during surficial grading activities. However, the very old valley alluvial sediments on the eastern half of the subject project have a high paleontological resource sensitivity and could yield terrestrial vertebrate fossils during grading and earth-moving activities.

PDP01546 recommended:

Implementation of a Paleontological Resources Impact Mitigation Program (PRIMP).

PDP01546 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01546 is hereby accepted for TR37053. A PRIMP shall be required prior to issuance of any grading permit for this project.

10.PLANNING. 22 MAP - GEO02525 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2525, submitted for the project TR37053, was prepared by Leighton and Associates, Inc. The report is titled; "Preliminary Geotechnical/Geologic Exploration (Update), Tentative Tract Map (TTM) No. 37053, Spencer's Crossing - Northwest of Leon Road and Baxter Road, Riverside County, California," dated May 26, 2016.

GEO No. 2525 concluded:

1.The site is not within a currently designated

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10. GENERAL CONDITIONS

10. PLANNING. 22

MAP - GEO02525 ACCEPTED (cont.)

RECOMMND

Alquist-Priolo Earthquake Fault Zone or County of Riverside Fault Zone.

2.No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during our investigation and aerial photo review.

3.Based on our observations, we do not anticipate that groundwater or surface water will be a significant constraint during the grading of the subject site.

4.The risk for landslides, debris flows and rock falls at the site is low.

5.Liquefaction, dry settlement, and lateral spreading are not anticipated to be a hazard at the site following the recommended remedial grading.

6.The near surface soils (including topsoil/colluvium, artificial fill, Younger alluvium, and upper 2 - 3 feet of older alluvium) are potentially compressible in their present state and may settle under surcharge of fills or foundation loading.

GEO No. 2525 recommended:

1.Prior to grading, the proposed structural improvement areas of the site should be cleared of surface and subsurface obstructions, heavy vegetation and boulders. Roots and debris should be disposed of offsite.

2.All unsuitable materials should be removed in all settlement-sensitive areas including building pads, pavement and slopes.

3.The depth of removal should extend into underlying dense older alluvium (possessing a minimum 85 percent relative compaction) or bedrock, but not expected to exceed a depth of 5 to 10 feet.

4.No rock in excess of 12 inches in maximum dimension may be placed in any fill within 10 feet of finish grade.

This update to GEO No. 2525 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2525 is hereby accepted for planning purposes.

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - GEO02525 ACCEPTED (cont.) (cont.) RECOMMND

Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 24 MAP - PDA05011 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 5011 submitted for this project (GPA01163, SP00312A2, TR37053, CZ07898) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I and II Cultural Resources Assessment for the French Valley Specific Plan Project, French Valley, Riverside County, California", dated January 11, 2017.

PDA05011 concludes: The French Valley SP Project will potentially affect four recorded cultural resources. One of these resources (RIV-6505) has been evaluated as CEQA significant, while the remaining three (RIV-6506, RIV-6570/H, and P-33-011259) were evaluated as not CEQA-significant. The significant resource, RIV-6505, will be protected within an open space lot (PA 40/Lot 775). Sites RIV-6506, RIV-6507/H, and P-33-011259 will be directly impacted; however, because these resources are not CEQA-significant, they are not Historical Resources as defined by CEQA and therefore do not require specific measures to mitigate direct impacts.

PDA05011 recommends: a Cultural Resource Monitoring Program (CRMP) due to the potential to encounter additional cultural resources.

10.PLANNING. 25 MAP - UNANTICIPATED RESOURCES RECOMMND

In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the

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10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

10.PLANNING. 26 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:
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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.
Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:
The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment.

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10. GENERAL CONDITIONS

10.PLANNING. 26

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

Record the site with the commission or the appropriate Information Center.

Utilize an open-space or conservation zoning designation or easement. (3)Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. 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. 27 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004 and the design standards and guidelines of the SPECIFIC PLAN. If the two conflict, the design standards and guidelines of the SPECIFIC PLAN shall take precedence.

10.PLANNING. 28 MAP - CULT MM 4.5-7 RES DISP RECOMMND

If any cultural material is discovered on the property, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards and the Project Applicant shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The collections and associated records shall be transferred, including title, to the Western Science Center, a Riverside County curation facility, to be accompanied by payment of the fees necessary for permanent curation, or, the artifacts may be delivered to the Native American representative if that is recommended by the lead agency. Evidence of compliance with this mitigation measure shall be provided to Riverside County in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

10.PLANNING. 29 MAP - ALUC LETTER RECOMMND

The following requirements come from a letter by the ALUC Dated January 24, 2017.

1.Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655, as applicable. Lights must be downward facing.

2.The following uses/activities are not included in the proposed project and shall be prohibited at this site:

(a)Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial

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10. GENERAL CONDITIONS

10.PLANNING. 29

MAP - ALUC LETTER (cont.)

RECOMMND

straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b)Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfers stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal and incinerators.)

(d)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e)Children's schools, hospitals, and nursing homes in the portion of the site within Compatibility Zone D.

3.A notice shall be provided to all potential purchasers of the proposed lots located wholly or partially within the Airport Influence Area and to the tenants of the homes thereon, and shall be recorded as a deed notice. See the project file and/or ALUC for a copy of the notice.

4.Any new ground-level or aboveground water detention basin or facilities within the Airport Influence Area shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5.Some part of the park will include an area sufficient to meet the ALUC open space requirements of 75 by 280 feet. (This condition was added at the Commission meeting).

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10. GENERAL CONDITIONS

10.PLANNING. 29 MAP - ALUC LETTER (cont.) (cont.) RECOMMND

This condition implements SPECIFIC PLAN condition
30.PLANNING.10

10.PLANNING. 30 MAP - PALEO MM 4.12-3 RECOMMND

If a paleontological resource is discovered on the property, discovered fossils or samples of such fossils shall be collected and identified by a qualified paleontologist. Preparation of recovered specimens to a point of identification and permanent preservation, including screen-washing of sediments to recover small invertebrates and vertebrates, if indicated by the results of test sampling. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils. Any and all fossils encountered during Project grading activities will be deposited at the Western Science Center Museum on Searl Parkway in Hemet, Riverside County, California. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the Project Applicant. The Project Applicant shall provide evidence of compliance with this mitigation measure to Riverside County prior the issuance of any certificate of occupancy if such resources are found on-site.

This condition implements Mitigation Measure 4.12-2 of the EIR.

SURVEY DEPARTMENT

10.SURVEY. 1 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Lasker Lane (Keller Road to Pat Road) exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 2 (cont.) RECOMMND

of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 5 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6 MAP - 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.

Murrieta Oaks Avenue (NS) at:
Clinton Keith Road (EW)

McElwain Road (NS) at:
Clinton Keith Road (EW)

I-215 Southbound Ramps (NS) at:
Scott Road (EW)
Clinton Keith Road (EW)

I-215 Northbound Ramps (NS) at:
Scott Road (EW)
Clinton Keith Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - TS/CONDITIONS (cont.)

RECOMMND

Antelope Road (NS) at:
Scott Road (EW)

Menifee Road (NS) at:
Scott Road (EW)

Whitewood Road (NS) at:
Clinton Keith Road (EW)

Menifee Road (NS) at:
Clinton Keith Road (EW)

Briggs Road (NS) at:
Scott Road (EW)
Keller Road (EW)
Pat Road (EW)
Baxter Road (EW)

Spencer's Crossing Parkway (NS) at:
Keller Road (EW)
Street C (EW)
Street B (EW)
Street A (EW)
Baxter Road (EW)

Leon Road (NS) at:
Scott Road (EW)
Keller Road (EW)
Hilton Road (EW)
Street B (EW)
Street A (EW)
Baxter Road (EW)
Briggs Road-Max Gilliss Road (EW)
Clinton Keith Road (EW)

Winchester Road (SR-79) (NS) at:
Scott Road-Washington Street (EW)
Keller Road (EW)
Jean Nicholas Road-Skyview Road (EW)
Max Gilliss Blvd.-Thompson Road (EW)
Benton Road (EW)
Via Mira Mosa-Auld Road (EW)
Hunter Road (EW)
Murrieta Hot Springs Road (EW)
Willows Avenue (EW)
Nicolas Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - TS/CONDITIONS (cont.) (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.

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

10.WASTE. 3 MAP - LANDSCAPE PRACTICES RECOMMND

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

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

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 32 SP - GEO STUDY REQUIRED

MET

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

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

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

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1

MAP - WATER & SEWER WILL SERVE

RECOMMND

Provide a current "Will-Serve" letter or Plan of Service Summary for water and sewer from EMWD.

50.E HEALTH. 2

MAP - SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 2 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates shall be minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 3 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 4 MAP-#6-ECS WATER CERTIFICATION RECOMMND

Ecs map msut be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provde written cerification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 5 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 6 MAP-#47-SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

50.FIRE. 7 MAP*-#70-ECS-ADDRESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Building addresses will be clearly visible from public roadway. A permanent monument may be provided for the address. Address numbers will be minimum 3 inch letter height, 3/8 inch stroke, reflectorized contrasting with the background colors of the sign. Address shall be displayed horizontally.

50.FIRE. 8 MAP*-#59-ECS-HYDR REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way or in vacated right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within road right of way or dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 6 MAP OBTAIN PONDING EASEMENT RECOMMND

The proposed drainage concept consists of a perimeter v-ditch channel and could potentially pond water on the upstream adjacent property owner(s). The developer shall obtain a written authorization letter and a drainage easement from the affected property owner(s) for the ponding of storm flows. A copy of the signed letter and the recorded drainage easement shall be submitted to the District for review prior to the issuance of permits for the project. If such permission cannot be obtained, then the project shall be redesigned to collect stormwater runoff onsite in a manner that perpetuates the existing natural drainage patterns and conditions where any potential ponding occurs onsite and will not adversely impact the surrounding property owner(s).

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 8

MAP ADP FEES

RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Warm Springs Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP ADP FEES (cont.)

RECOMMND

Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 9 MAP ZONE 7 PRESENT WORTH MAINT

RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

50.FLOOD RI. 10 MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval. If a Community Facilities District (CFD) will be the maintenance entity of any proposed BMPs, then the design of the BMPs shall be reviewed and approved by the CFD prior to the approval of the final WQMP being issued.

50.FLOOD RI. 11 MAP HYDROMODIFICATION MODEL

RECOMMND

Priority projects in the Santa Margarita Region are required to follow the Santa Margarita Region Hydromodification Management Plan (SMRHMP), which specifies the use of the hydrology model developed by Clear Creek Solutions. No other hydrology model has been approved. However, other hydrology models may be allowed on a case by case basis with the approval of the co-permittee. In the case that approval is granted for an alternate hydrology model, a full and detailed description of the model must be included in the study, including but not limited to descriptions for the input, processing, output, and post processing. All electronic files for the hydrology model

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 11 MAP HYDROMODIFICATION MODEL (cont.) RECOMMND

and post processing must be provided to the District as well as supporting information for the model input (e.g. stage, storage, discharge, rating curve calculations). If spreadsheets are used, they must be accompanied with a complete and detailed description of the calculations within the spreadsheet and may not contain hidden formulas.

PLANNING DEPARTMENT

50.PLANNING. 2 PRJ - SP AG/DAIRY NOTICE RECOMMND

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

This condition implements condition 30.PLANNING.18 of the SPECIFIC PLAN.

50.PLANNING. 3 PRJ - SP FINAL ZONING MAP RECOMMND

PRIOR TO MAP RECORDATION, 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 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 with this land division application along with a legal description defining the boundaries of the planning area[s] affected by this land division application. The applicant will not be changing the allowed uses or standards in the existing zone but will merely be providing an accurate legal description of the affected planning areas. This change of zone shall be approved and adopted by the Board of Supervisors.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 PRJ - SP FINAL ZONING MAP (cont.) RECOMMND

This condition implements condition 30.PLANNING.19 of the SPECIFIC PLAN.

50.PLANNING. 4 PRJ - SP COMMON AREA MAIN RECOMMND

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

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

b. Unless otherwise provided for in these conditions of 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.

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

50.PLANNING. 5 PRJ - SP CC&R PUB COMM AREA RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 PRJ - SP CC&R PUB COMN AREA (cont.)

RECOMMND

Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review 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,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 PRJ - SP CC&R PUB COMN AREA (cont.) (cont.) RECOMMND

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

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

This condition implements condition 30.PLANNING.21 of the SPECIFIC PLAN.

50.PLANNING. 6 PRJ - SP CC&R PRI COMN AREA RECOMMND

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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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6

PRJ - SP CC&R PRI COMN 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 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, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6 PRJ - SP CC&R PRI COMN AREA (cont.) (cont.) RECOMMND

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.

This condition implements condition 30.PLANNING.22 of the SPECIFIC PLAN.

50.PLANNING. 7 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. 8 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 9 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

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50.PLANNING. 9 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All residential lots on the FINAL MAP shall have a minimum lot size of 5,000 square feet in Planning Areas 24 and 34; 5,500 square feet in Planning Areas 22, 26, 31, 33, and 39; 6,000 square feet in Planning Areas 23, 27, 30, and 38; and 7,000 square feet in Planning Areas 32, 35, and 36.

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 numbered lots on the FINAL MAP.

50.PLANNING. 10 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1163, Specific Plan No. 312 Amendment No. 2, and Change of Zone No. 7898 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 zones ultimately applied to the property.

50.PLANNING. 12 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-Wide Recreation and Parks District.

50.PLANNING. 13 MAP - QUIMBY FEES (1) RECOMMND

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

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50.PLANNING. 13 MAP - QUIMBY FEES (1) (cont.) RECOMMND

Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 17 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 RIGHT-TO-FARM RECOMMND

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

"Lot Nos. 14-15, 27-46, 146-158, 174-180, and 228-229, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the

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50.PLANNING. 19 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 25 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. 30 MAP - ECS NOTE AIRPORT RECOMMND

The following environmental constraints note shall be placed on the ECS:

"This land division is within 2 miles of the French Valley Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the French Valley Airport maintained operations to the south of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the French Valley Airport."

50.PLANNING. 32 MAP - COMPLY WITH ORD 457 RECOMMND

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

50.PLANNING. 34 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.

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50.PLANNING. 37 MAP - PA 28 DEDICATION OFFER RECOMMND

Prior to the recordation of any phase/map associated with the TENTATIVE MAP, an irrevocable offer of dedication to Valley-Wide Parks and Recreation District will be provided for lot 755 (Planning Area 28 Public Park) of the TENTATIVE MAP.

50.PLANNING. 38 MAP - ECS SHEET CULTURAL RECOMMND

Prior to final map approval the developer/ permit applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirement for avoidance of CA-RIV-06505.

This condition implements Mitigation Measure 4.5-4 of the EIR.

50.PLANNING. 39 MAP - LONG TERM PRESERV. PLAN RECOMMND

Prior to recordation of a map, a Long Term Preservation Plan for site CA-RIV-6505 is required due to its cultural and archaeological importance. The Plan shall be developed by the Pechanga Band of Luiseno Indians and the Land Owner/Applicant. The County Archaeologist shall review and provide comments on the Plan. The Plan shall take into account the known site and shall be flexible enough to incorporate any additional resources requiring preservation and long-term protection that may be identified during earthmoving activities. A CD and wet signed paper copy of the Plan must be submitted to the County. Upon the County's receipt of the fully executed Plan, this condition can be cleared by the County."

"Prior to any ground disturbances within 100 feet of CA-RIV-6505, a Long Term Preservation Plan for this site is required due to its cultural and archaeological importance. The Plan shall be developed by the Pechanga Band of Luiseno Indians and the Land Owner/Applicant. The County Archaeologist shall review and provide comments on the Plan. A CD and wet signed paper copy of the plan must be submitted to the County. Upon the County's receipt of the fully executed Plan, this condition can be cleared by the County.

This condition implements SPECIFIC PLAN condition

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 39 MAP - LONG TERM PRESERV. PLAN (cont.) RECOMMND

30.PLANNING.39.

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.SURVEY. 2 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Leon Road, Keller Road, and Spencer's Crossing Parkway, Hilton Road, "VV" and "DDDD" streets and so noted on the final map.

50.SURVEY. 3 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation/abandonment of the existing full-width dedicated rights-of-way along Lasker Lane (from Pat Road to Keller Road). Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

TRANS DEPARTMENT

50.TRANS. 1 MAP - TRANSPORTATION BENEFIT 1 RECOMMND

Prior to recordation of the tract map, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,250 per unit for 106 units or a total of \$238,500. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to

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50.TRANS. 1 MAP - TRANSPORTATION BENEFIT 1 (cont.) RECOMMND

any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE: 60.TRANS.3 is a separate condition that outlines a separate contribution to be made prior to issuance of a grading permit.

50.TRANS. 2 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 3 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR32290 and TR30696.

50.TRANS. 4 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 5 MAP - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 6 MAP - OFF-SITE ACCESS 2 RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for off-site paved access roads to a paved and maintained road. Said access roads shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - OFF-SITE ACCESS 2 (cont.) RECOMMND

improvement plans.

Said off-site access road shall be the southerly extension of Spencer's Crossing Parkway to Baxter Road.

Said off-site access road shall be the easterly extension of "DDDD" Street (Silky Lupine Drive) to a paved County maintained Leon Road.

Said off-site access road shall be the easterly extension of Keller Road to County Maintained Leon Road (for TR37053-F, as long as it is not needed for secondary access for a phase prior to TR37053-F).

50.TRANS. 7 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 8 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Keller Road, Spencer's Crossing Parkway, Hilton Road, Leon Road, park side ("W" Street, "X" Street, "BB" Street, "DDDD" Street, "II" Street, "VV" Street, and Silky Lupine Drive).
- (2) Streetlights.
- (3) Traffic signals located on 90.TRANS.7 and 90.TRANS.8.
- (4) Graffiti abatement of walls and other permanent structures.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (5) Street sweeping,
- (6) Bio-swailes and/or fossil filters within Spencer's Crossing Parkway.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE or other electric provider.

50.TRANS. 9 MAP - EXISTING MAINTAINED RECOMMND

Leon Road along project boundary including frontage of APN: 480-020-041 is a paved County maintained road designated MAJOR HIGHWAY and shall be improved with 8" concrete curb and gutter located 38 feet from survey centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59 foot half-width (from survey centerline) dedicated right-of-way in accordance with County Standard No. 93. (38'/59') (Modified)

- NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line.
2. Construct transition lane with AC pavement to the north project boundary per 55 mph design limit for Major Highway.

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50.TRANS. 10 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 11 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping (and/or trail) requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Keller Road, Spencer's Crossing Parkway, Hilton Road, Leon Road, "VV" Street, park side ("W" Street, "X" Street, "BB" Street, "DDDD" Street, "II" Street, and Silky Lupine Drive.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 12 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 14 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 15 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 16 MAP - SIGNING & STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

50.TRANS. 17 MAP - SUFFICIENT R-O-W RECOMMND

Sufficient right-of-way along Keller Road (from Spencer's Crossing Parkway to west project boundary) shall be dedicated for public use to provide for a 50 foot half-width right-of-way per Standard No. 94, Ordinance 461.

50.TRANS. 18 MAP - DEDICATIONS RECOMMND

Spencer's Crossing Road (from Keller Road to "DDDD" Street) along project boundary is designated COLLECTOR ROAD and shall be improved with 44' full-width AC pavement, 6" concrete curb, gutter, and sidewalk within 84' full-width dedicated right-of-way in accordance with County Standard

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18

MAP - DEDICATIONS (cont.)

RECOMMND

No. 103, Section "A". (Modified for increased right-of-way from 74' to 84', and easterly sidewalk to be at the curb line, and westerly sidewalk to be meandering.)

NOTE: 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 16' parkway (east side) and meandering sidewalk on the west side of the centerline.

2. Bio-swale shall be constructed within the road right-of-way.

Spencer's Crossing Road (from "DDDD" Street to southern project boundary) is designated COLLECTOR ROAD and shall be improved with 44' full-width AC pavement, 6" concrete curb, gutter, and sidewalks within 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (Modified for sidewalk to be adjacent to the curb line.)

NOTE: 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 15' parkway.

"H" Street is designated LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb, and gutter, and sidewalk, within the 56' full-width dedicated right-of-way within additional 15' trail easement in accordance with County Standard No. 105, Section "C", Ordinance 461 and per Amended Exhibit No. 2, dated 10/24/2016. (36'/56') (Modify sidewalk to be adjacent to the curb-line.)

NOTE: 1. A 5' concrete sidewalk shall be constructed adjacent to the curb line within the 10' parkway.

2. A 8' d.g. trail, (south side, outside the road right-of-way) shall be constructed per Amended Exhibit No. 2, dated 10/24/2016.

"VV" Street (between Spencer's Crossing Parkway to Leon Road), and "DDDD" Street (between Spencer's Crossing to "II" Street) along project boundary is designated COLLECTOR ROAD and shall be improved with 44' full-width AC pavement, 6" concrete curb, gutter, and sidewalk within 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461.

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50.TRANS. 18

MAP - DEDICATIONS (cont.) (cont.)

RECOMMND

NOTE: A 5' concrete sidewalk shall be constructed 3' from the right-of-way line within the 15' parkway.

Hilton Street (between Spencer's Crossing Parkway to east project boundary), "W" Street (between "X" Street to "TT" Street) and "BB" Street (between "Y" Street to Spencer's Crossing Parkway), along project boundary (park/future school side) is designated ENHANCED LOCAL STREET and shall be improved with 44' full-width AC pavement, 6" concrete curb, gutter, and sidewalk within 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A", Ordinance 461. (Modified sidewalk to be adjacent the curb-line.)

NOTE: 1. An 11' concrete sidewalk shall be constructed adjacent the curb-line (along the park/school side) within the 11' parkway.

2. A 5' concrete sidewalk shall be constructed adjacent to the curb-line (other side of park side) within the 11' parkway.

Hilton Street (between east project boundary to Leon Road) is designated LOCAL STREET and shall be improved with 36' full-width AC pavement, 6" concrete curb, gutter, and sidewalk within 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (Modified for sidewalk to be adjacent the curb line and increased right-of-way from 56' to 60'.)

- NOTE: 1. 5' concrete sidewalks (both sides) shall be constructed adjacent the curb line within the 12' parkway.
2. Parkway 2:1 slope shall be outside the existing road right-of-way.

All other interior streets are designated LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb, gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56') (Modified sidewalk to be adjacent to curb-line.)

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50.TRANS. 18 MAP - DEDICATIONS (cont.) (cont.) (cont.) RECOMMND

NOTE: A 5' concrete sidewalk shall be constructed adjacent to the curb line within the 10' parkway.

50.TRANS. 19 MAP - PART-WIDTH RECOMMND

Keller Road (from Spencer's Crossing Parkway to east project boundary (Lot 754)) is designated SECONDARY HIGHWAY and shall be improved with 46' part-width AC pavement (33' on project side and 13' on the opposite side of the survey centerline), 6" concrete curb & gutter (project side), and sidewalk within 55' to 83' part-width dedicated right-of-way minimum (39' on the project side and 16'- 44' on the opposite side of the centerline) in accordance with County Standard No. 94, Ordinance 461. (Modified for reducing half-width right-of-way from 50' to 39' (project side), and sidewalk to be adjacent to the curb-line.)

- NOTE: 1. A 6' concrete sidewalk (project side) shall be constructed adjacent to the curb line within the 6' parkway.
2. The required offsite grading, construction, and ponding easements shall be obtained and recorded prior to final map approval or start of construction whichever comes first.
3. The road crown location will correspond to County Standard No. 94, Ordinance 461, located 32' from the project side curb and gutter.

Keller Road (from east project boundary (Lot 754)) to Leon Road is designated SECONDARY HIGHWAY and shall be improved with 46' part-width AC pavement (33' on the south side and 13' on the north side of the survey centerline), 6" concrete curb & gutter (project side), and sidewalk within 88' full-width dedicated right-of-way (44' on the south side and 44' on the north side of the centerline) in accordance with County modified Standard No. 94, Ordinance 461. (Modified for reducing interim half-width right-of-way from 50' to 44' (both sides), and sidewalk to be adjacent to the curb line.)

- NOTE: 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 11' parkway.
2. The required offsite grading, construction, and

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - PART-WIDTH (cont.) RECOMMND

 ponding easements shall be obtained and recorded
 prior to final map approval or start of
 construction whichever comes first.

 3. The road crown location will correspond to County
 Standard No. 94, Ordinance 461, located 32' from
 the south side curb and gutter.

 or as approved by the Director of Transportation.

50.TRANS. 20 MAP - TS/DESIGN PHASE 1 RECOMMND

 Phase 1 will develop 307 dwelling units.

 The project proponent shall be responsible for the design
 of traffic signal(s) at the intersections of:

 Briggs Road-Max Gillis Blvd. (NS) at Leon Road (EW) (signal
 modification)

 or as approved by the Transportation Department.

 For improvements eligible for fee credit, the project
 proponent shall contact the Transportation Department and
 enter into an agreement for signal mitigation fee credit or
 reimbursement prior to start of construction of the signal.

 All work shall be pre-approved by and shall comply with
 the requirements of the Transportation Department and the
 public contract code in order to be eligible for fee credit
 or reimbursement.

50.TRANS. 21 MAP - TS/DESIGN PHASE 2 RECOMMND

 Phase 2 will develop 446 dwelling units.

 The project proponent shall be responsible for the design
 of traffic signal(s) at the intersections of:

 Signal eligible for fee credit if installed in the ultimate
 location:

 Leon Road (NS) at Scott Road (EW)

 or as approved by the Transportation Department.

 For improvements eligible for fee credit, the project
 proponent shall contact the Transportation Department and

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21 MAP - TS/DESIGN PHASE 2 (cont.) RECOMMND

enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

50.TRANS. 22 MAP - TS/GEOMETRICS PHASE 1 RECOMMND

Phase 1 will develop 307 dwelling units.

The intersection of Briggs Road-Max Gillis Blvd. (NS) at Leon Road (EW) shall be improved to provide the following geometrics:

- Northbound: two left-turn lanes, two through lanes
 - Southbound: two left-turn lanes, two through lanes
 - Eastbound: two left-turn lanes, two through lanes, one right-turn lane with overlap
 - Westbound: two left-turn lanes, two through lanes
- NOTE: Traffic signal modification required to provide right-turn overlap.

or as approved by the Transportation Department.

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

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

50.TRANS. 23 MAP - TS/GEOMETRICS PHASE 2 RECOMMND

Phase 2 will develop 446 dwelling units.

The intersection of Leon Road (NS) at Scott Road (EW) shall be improved to provide a traffic signal and the following geometrics:

- Northbound: one left-turn lane, one through lane
- Southbound: one left-turn lane, one through lane
- Eastbound: one left-turn lane, one through lane
- Westbound: one left-turn lane, one through lane

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50. PRIOR TO MAP RECORDATION

50.TRANS. 23 MAP - TS/GEOMETRICS PHASE 2 (cont.) RECOMMND

or as approved by the Transportation Department.

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

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

50.TRANS. 24 MAP - BRIGGS ROAD BRIDGE RECOMMND

The condition applies to the second phase (final phase) of TR37053. The second phase is to develop 446 dwelling units.

Prior to recordation of the second phase final map (308th to 446th dwelling unit), the applicant shall provide its fairshare contribution towards the ultimate future bridge on Briggs Road. Since there are no existing funding programs to cover the costs of the ultimate bridge, and because the project's traffic study shows 10% of the project traffic utilizing Briggs Road, it is estimated that the project's fairshare contribution is \$265,000. The applicant shall pay its contribution prior to recordation of any phase of the map. The fairshare contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

or as approved by the Director of Transportation.

50.TRANS. 25 MAP - OFF-SITE CONTRIBUTION RECOMMND

The condition applies to the second phase (final phase) of TR37053. The second phase is to develop 446 dwelling units.

In order to mitigate its cumulative impacts to off-site intersections, the project shall provide its fairshare contribution. Based on an estimate provided by the project's engineer, the total contribution is estimated to be \$228,920. The applicant shall pay its fairshare contribution prior to recordation of any phase of the final map or as approved by the Director of Transportation.

The applicant shall modify the signal at the intersection

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50. PRIOR TO MAP RECORDATION

50.TRANS. 25 MAP - OFF-SITE CONTRIBUTION (cont.) RECOMMND

of Max Gillis Blvd. and Leon Road to provide right-turn overlap as required by conditions 50.TRANS.20 and 50.TRANS.22. This improvement is necessary to mitigate a cumulative impact of the project. The costs associated with this signal modification shall be deducted from the fairshare contribution above, \$228,920.

The fairshare contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

or as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP - GRADING SECURITY (cont.) RECOMMND
yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15 MAP - 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.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) 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. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (cont.)

RECOMMND

compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

60.EPD. 2 EPD - 30-DAY BURROWING OWL

RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 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. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

This condition implements Mitigation Measure 4.4-1 of the EIR.

60.EPD. 3 EPD - MITIGATION CREDITS

RECOMMND

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits (0.34 acres) have been purchased in accordance with the mitigation measures described in the document entitled "Determination of Biologically Equivalent or Superior Preservation for Impacts to Riparian/Riverine Resources

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD - MITIGATION CREDITS (cont.) RECOMMND

dated October 2016 prepared by Glenn Lukos Associates, Inc.

In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to: time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

This condition implements Mitigation Measure 4.4-3 of the EIR.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 5 MAP OBTAIN PONDING EASEMENT

RECOMMND

The proposed drainage concept consists of a perimeter v-ditch channel and could potentially pond water on the upstream adjacent property owner(s). The developer shall obtain a written authorization letter and a drainage easement from the affected property owner(s) for the ponding of storm flows. A copy of the signed letter and the recorded drainage easement shall be submitted to the District for review prior to the issuance of permits for the project. If such permission cannot be obtained, then the project shall be redesigned to collect stormwater runoff onsite in a manner that perpetuates the existing natural drainage patterns and conditions where any potential ponding occurs onsite and will not adversely impact the surrounding property owner(s).

60.FLOOD RI. 6 MAP PHASING

RECOMMND

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

60.FLOOD RI. 7 MAP ADP FEES

RECOMMND

Tract Map 37053 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.
If a Community Facilities District (CFD) will be the maintenance entity of any proposed BMPs, then the design of the BMPs shall be reviewed and approved by the CFD prior to the approval of the final WQMP being issued.

60.FLOOD RI. 9 MAP HYDROMODIFICATION MODEL

RECOMMND

Priority projects in the Santa Margarita Region are required to follow the Santa Margarita Region Hydromodification Management Plan (SMRHMP), which specifies the use of the hydrology model developed by Clear Creek Solutions. No other hydrology model has been approved. However, other hydrology models may be allowed on a case by case basis with the approval of the co-permittee. In the case that approval is granted for an alternate hydrology model, a full and detailed description of the model must be included in the study, including but not limited to descriptions for the input, processing, output, and post processing. All electronic files for the hydrology model and post processing must be provided to the District as well as supporting information for the model input (e.g. stage, storage, discharge, rating curve calculations). If spreadsheets are used, they must be accompanied with a complete and detailed description of the calculations within the spreadsheet and may not contain hidden formulas.

PLANNING DEPARTMENT

60.PLANNING. 3 PRJ - SP GENERAL M/M PROGRAM

RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

This condition implements condition 30.PLANNING.25 of the SPECIFIC PLAN.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 PRJ - SP SKR FEE CONDITION RECOMMND

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, the applicant shall comply with the provisions of iverside 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 214.43 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This condition implements 30.PLANNING.28 of the SPECIFIC PLAN.

60.PLANNING. 18 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 19 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 ounty T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 22 MAP - NPDES COMPLIANCE (2) RECOMMND

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - NPDES COMPLIANCE (2) (cont.) RECOMMND

Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 23 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1163, Specific Plan No. 312 Amendment No. 2, and Change of Zone No. 7898 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 24 MAP - PALEO PRIMP/MONITOR RECOMMND

County Paleontological Report (PDP) No. 1546, prepared by Brian F. Smith and Associates, Inc. concluded the project's potential to impact significant paleontological resources is high. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

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

2.Description of the level of monitoring required for all

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

MAP - PALEO PRIMP/MONITOR (cont.)

RECOMMND

earth-moving activities in the project area.

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

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

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

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

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

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

9. Fossil identification and curation procedures to be employed.

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

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP - PALEO PRIMP/MONITOR (cont.) (cont.) RECOMMND

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. One original signed copy 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.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

This condition implements SPECIFIC PLAN condition 30.PLANNING.24 and Mitigation Measure 4.12-1.

60.PLANNING. 26 MAP - FEAT.RELOCATION/ANALYSIS RECOMMND

Site(s) CA-RIV-006506 AND P-33-011259 cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor, Project Archaeologist and the Tribe shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start and using professional archaeological methods, any visible artifacts shall be recovered and recorded, photo documentation of each feature in situ shall occur. Special Studies Analysis shall be completed for specific bedrock milling feature(s) at these two sites. These include the following: at CA-RIV-06506, Feature B, D and F. At P-33-011259, Feature A. Specimens will be submitted to an appropriate facility for residue analysis. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information and special studies results shall be included in the Phase IV Monitoring Report.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 MAP - FEAT.RELOCATION/ANALYSIS (cont.) RECOMMND

This condition implements Mitigation Measure 4.5-2 of the EIR.

60.PLANNING. 29 MAP - CRMP REQUIRED RECOMMND

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. These measures shall include, but shall not be limited to, the following: Archaeological Monitoring, Cultural Sensitivity Training, Unanticipated resources, Artifact disposition, Feature relocation, controlled grading, and temporary fencing,

This condition implements SPECIFIC PLAN condition 30.PLANNING.43 and Mitigation Measure 4.5-2 of the EIR.

60.PLANNING. 30 MAP - CULTURAL SENSITIV, TRN RECOMMND

The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 30 MAP - CULTURAL SENSITIV, TRN (cont.) RECOMMND

earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

This condition implements Mitigation Measure 4.5-3 of the EIR.

60.PLANNING. 31 MAP - FEATURE RELOCATION RECOMMND

Prior to the start of grading, prehistoric milling features within the grading envelope shall be reviewed by the Native American representative, the applicant's representative, the project archaeologist, and the grading contractor to identify which features can be relocated. The County of Riverside will be provided a brief summary of the milling feature review process and a map of the features identified as likely candidates to be relocated. The grading of the project will include direct impacts to prehistoric sites RIV-6506 and P-33-011259. Within each of these sites, prehistoric milling features have been recorded. The relocation of milling features is constrained by the size of the bedrock or boulder and the condition of the rock. The pre-grading review of the milling features in the grading envelope will lead to the consensus of which features are good candidates to be relocated and which are not due to the size and condition of the rock. Upon completion of the review if the features and agreement of which can be relocated, the grading contractor, under the direction of the archaeologist and Native American monitor, will proceed to relocate the features into the open space parcels designated as PA 40 or PA 41. The specific placement of the relocated features shall be determined by the applicant and the Native American representative at the time of the review of the features. Once the features are relocated, the archaeologist shall record their locations and prepare an archaeological site update form to register these features with the EIC at UCR.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 32 MAP - CONTROLLED GRADING RECOMMND

The bedrock milling features at cultural site CA-RIV-006506 and P-33-011259 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading plan will be developed by the Project Archaeologist. The controlled grading plan shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV monitoring report.

This condition implements Mitigation Measure 4.5-5 of the EIR.

60.PLANNING. 33 MAP - TEMPORARY FENCING RECOMMND

Temporary fencing shall be required for the protection of cultural site(s) CA-RIV-006505 during any grading activities within one hundred feet (100'). Prior to commencement of grading or brushing, the project archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the site(s). Upon approval of buffers, the applicant shall direct the installation of fencing under the supervision of the project archaeologist. The fencing can be removed only after grading operations have been completed.

60.PLANNING. 34 MAP - NATIVE MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with and retain a Native American Monitor from the appropriate tribe.

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 and trenching, . In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 34 MAP - NATIVE MONITOR (cont.)

RECOMMND

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

60.PLANNING. 35 MAP - AQ MM 4.3-1 - TIER 3

RECOMMND

Prior to grading permit issuance, the County shall verify that the following note is included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.

"During grading activity, all construction equipment (>150 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better. The construction contractor shall keep a log of all construction equipment greater than 150 horsepower demonstrating compliance with this requirement, and the log shall be made available for inspection by Riverside County upon request."

60.PLANNING. 36 MAP - NOISE MM 4.11-6

RECOMMND

Prior to issuance of any grading and building permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.

a) All construction activities and haul truck deliveries shall adhere to County of Riverside Municipal Code, Section 9.52.020 (I), which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays.

b) All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with manufacturer's standards. The construction contractors shall place all stationary equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 36 MAP - NOISE MM 4.11-6 (cont.) RECOMMND

c) Construction equipment staging areas shall be located such that a minimum distance of 100 feet is maintained between construction-related noise sources and noise-sensitive receptors nearest the Project site (i.e., to the west) during all phases of construction.

d) The construction contractor shall design a haul route exhibit that includes delivery routes that minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May, with no activity on Sundays and Federal holidays).

60.PLANNING. 37 MAP - NOISE MM 4.11-7 RECOMMND

Prior to issuance of any grading and building permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.

a) During Project construction, the construction contractor shall ensure that the operation of construction equipment that generates high levels of vibration, such as large bulldozers, jack hammers, and loaded trucks, are prohibited within 100 feet of the off-site single-family residences at the western Project site boundary (south of Pat Road). Instead, small rubber-tired bulldozers shall be used within the 100-foot boundary during grading operations at the western site boundary.

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - SUBMIT GRADING PLAN (cont.) RECOMMND

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 2 MAP - CREDIT/REIMBURSEMENT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Rad-and-Bridge-Benefit-District-RBBD>

60.TRANS. 3 MAP - TRANSPORTATION BENEFIT 2 RECOMMND

Prior to issuance of a grading permit, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,250 per unit for 106 units or a total of \$238,500. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE: This condition outlines a separate contribution from

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 MAP - TRANSPORTATION BENEFIT 2 (cont.) RECOMMND
the contribution identified in 50.TRANS.1.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 USE - PLNTLGST CERTIFIED (2) RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

This condition implements Mitigation Measure 4.12-2 of the EIR.

70.PLANNING. 4 MAP - ARTIFACT DISPOSITION RECOMMND

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following method:
Curation will be required at the Western Science Center, a Riverside County Curation facility that meets federal

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 4 MAP - ARTIFACT DISPOSITION (cont.) RECOMMND

standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members 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.

70.PLANNING. 5 MAP - PHASE IV CULTURAL RPT RECOMMND

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted 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 include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

This condtion implements SPECIFIC PLAN condition 30.PLANNING.44.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

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.

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA REPORT RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that

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14:52

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM (cont.) RECOMMND

financial arrangements have been made to provide them.
Also a map or APN page showing the location of the fire
hydrant and access to the property.

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

80.FIRE. 3 MAP - SECONDARY/ALTER ACCESS RECOMMND

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

80.FIRE. 4 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract Map 37053 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval. If a Community Facilities District (CFD) will be the maintenance entity of any proposed BMPs, then the design of the BMPs shall be reviewed and approved by the CFD prior to the approval of the final WQMP being issued.

80.FLOOD RI. 5 MAP HYDROMODIFICATION MODEL RECOMMND

Priority projects in the Santa Margarita Region are required to follow the Santa Margarita Region Hydromodification Management Plan (SMRHMP), which specifies the use of the hydrology model developed by Clear Creek Solutions. No other hydrology model has been approved. However, other hydrology models may be allowed on a case by case basis with the approval of the co-permittee. In the case that approval is granted for an alternate hydrology model, a full and detailed description of the model must be included in the study, including but not limited to descriptions for the input, processing, output, and post processing. All electronic files for the hydrology model

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 5 MAP HYDROMODIFICATION MODEL (cont.)

RECOMMND

and post processing must be provided to the District as well as supporting information for the model input (e.g. stage, storage, discharge, rating curve calculations). If spreadsheets are used, they must be accompanied with a complete and detailed description of the calculations within the spreadsheet and may not contain hidden formulas.

PLANNING DEPARTMENT

80.PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 17 PRJ - SCHOOL MIT - MUSD RECOMMND

PRIOR TO BUILDING PERMITS, impacts to the Menifee Union School District (all projects north of Baxter) shall be mitigated in accordance with state law.

This condition implements condition 30.PLANNING.31 of the SPECIFIC PLAN.

80.PLANNING. 19 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. 20 MAP - FRONT YARD LANDSCAPING RECOMMND

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

80.PLANNING. 21 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 27 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32 MAP - SUBMIT BUILDING PLANS RECOMMND

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

80.PLANNING. 33 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. 35 MAP - FNL SITE DEV PLOT 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 Countywide Design Standards and Guidelines and the SPECIFIC PLAN design standards and guidelines. If these conflict, the SPECIFIC PLAN shall take precedence.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 35 MAP - FNL SITE DEV PLOT PLAN (cont.) RECOMMND

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.

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. 36 MAP - LANDSCAPE PLOT PLAN RECOMMND

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation 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, Sections 19.300 through 19.304., APPROVED EXHIBIT L and the TENTATIVE MAP conditions of approval.

When the proposal is located within the Valley-Wide Recreation and Park District, prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the Valley-Wide Recreation and Parks District has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 36

MAP - LANDSCAPE PLOT PLAN (cont.)

RECOMMND

2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 36 MAP - LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

80.PLANNING. 37 MAP - WALLS/FENCING PLOT PLAN 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, APPROVED EXHIBIT W, and the TENTATIVE MAP conditions of approval.

1. 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.

2. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

3. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 37 MAP - WALLS/FENCING PLOT PLAN (cont.) RECOMMND

4. All wood fence posts shall be steel set in concrete.

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 WALL/FENCING PLAN condition of approval shall be cleared individually.

80.PLANNING. 38 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 39 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 40 PRJ - SCHOOL MIT - PUHSD RECOMMND

PRIOR TO BUILDING PERMITS, impacts to the Perris Union High School District and the Menifee Valley Unified School District will be mitigated in accordance with state law.

This condition implements condition 30.PLANNING.38 of the SPECIFIC PLAN.

80.PLANNING. 41 MAP - MM GHG 4.7-1 CAP MEASURS RECOMMND

Prior to issuance of each building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include the following measures from the County of Riverside Climate Action Plan (December 2015) Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points:

-Measure E1.A.1: Modestly Enhanced Insulation (walls R-13, roof/attic R-38) - 12 points

-Measure E1.A.2: Modestly Enhanced Window (0.4 U-Factor, 0.32 SHGC) - 7 points

oMeasure E1.A.3: Modest cool roof (CRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance) -10 points

-Measure E1.A.4: Air barrier applied to exterior walls, calking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent) - 10 points

-Measure E1.A.4: Blower Door HERS Verified Envelop Leakage or equivalent) - 8 points

-Measure E1.B.1: Modest Duct Insulation (R-6) - 7 points

-Measure E1.B.1: Distribution loss reduction with Inspection (HERS Verified Duct Leakage or equivalent) - 12 points

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 41 MAP - MM GHG 4.7-1 CAP MEASURS (cont.) RECOMMND

-Measure E1.B.2: Very High Efficiency HVAC (SEER 16/80% AFUE or 9 HSPF) - 9 points

-Measure E1.B.3: High Efficiency Water Heater (0.72 Energy Factor) - 15 points

-Measure E1.B.4: All rooms daylighted - 2 points

-Measure E1.B.5: Very High Efficiency Lights (100% of in-unit fixtures are high efficacy) - 2 points

-Measure E1.B.6: Energy Star Dish Washer (new) - 1 point

-Measure E2.A.1: Solar Ready Homes (sturdy roof and electric hookups) - 1 point.

Alternatively, the Project Applicant may demonstrate that other Implementation Measures from Appendix F of the County's CAP have been incorporated into the building permit application and/or plans to achieve the required minimum of 100 points.

80.PLANNING. 42 MAP - NOISE MMS 4.11-3-4.11-5 RECOMMND

Prior to issuance of building permits, the County of Riverside shall verify that final building plans require second-story windows with a minimum STC rating of 34 be installed at all homes abutting Leon Road. During the final building inspection, the County of Riverside Building Inspector shall ensure that the windows were installed in adherence with the requirements stated herein, as well as the design specifications shown on the final approved building plans.

Prior to issuance of building permits, the County of Riverside shall verify that final building plans require second-story windows with a minimum STC rating of 27 be installed at all homes adjacent to Leon Road, Spencer's Crossing Parkway, Keller Road, VV Street, and DDDD Street. During the final building inspection, the County of Riverside Building Inspector shall ensure that the windows were installed in adherence with the requirements stated herein, as well as the design specifications shown on the final approved building plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 42

MAP - NOISE MMS 4.11-3-4.11-5 (cont.)

RECOMMND

Prior to the issuance of building permits, the County of Riverside shall verify that final building plans require the following construction requirements:

a) Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick.

Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

b) All exterior doors, for all lots, shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.

c) At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and penetrating object shall be caulked or filled with mortar to form and airtight seal.

d) Attic vents shall be oriented away from Leon Road when possible. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.

e) Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

80.PLANNING. 43

MAP - NOISE MM 4.11-6

RECOMMND

Prior to issuance of any grading and building permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.

a) All construction activities and haul truck deliveries shall adhere to County of Riverside Municipal Code, Section 9.52.020 (I), which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays.

b) All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 43 MAP - NOISE MM 4.11-6 (cont.)

RECOMMND

consistent with manufacturer's standards. The construction contractors shall place all stationary equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.

c) Construction equipment staging areas shall be located such that a minimum distance of 100 feet is maintained between construction-related noise sources and noise-sensitive receptors nearest the Project site (i.e., to the west) during all phases of construction.

d) The construction contractor shall design a haul route exhibit that includes delivery routes that minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May, with no activity on Sundays and Federal holidays).

80.PLANNING. 44 MAP - NOISE MM 4.11-7

RECOMMND

Prior to issuance of any grading and building permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.

a) During Project construction, the construction contractor shall ensure that the operation of construction equipment that generates high levels of vibration, such as large bulldozers, jack hammers, and loaded trucks, are prohibited within 100 feet of the off-site single-family residences at the western Project site boundary (south of Pat Road). Instead, small rubber-tired bulldozers shall be used within the 100-foot boundary during grading operations at the western site boundary.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Keller Road, Spencer's Crossing Parkway, Hilton Road, Leon Road, park side ("W" Street, "BB" Street, "DDDD" Street, "II" Street, "VV" Street, and Silky Lupine Drive).
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.7 and 90.TRANS.8.
- (4) Graffiti abatement of walls and other permanent structures,
- (5) Street sweeping.
- (6) Bio-swales and/or fossil filters within Spencer's Crossing Parkway.

WASTE DEPARTMENT

80.WASTE. 1 MAP - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 MAP - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION (cont.) RECOMMND

treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

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.

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.

FIRE DEPARTMENT

90.FIRE. 1 MAP - FIRE SPRINKLER SYSTEM INEFFECT

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.)

RECOMMND

Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4 MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the recorded map until the new drainage system is constructed and deemed functional.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI

RECOMMND

The land divider/permit holder shall construct an eight (8) foot high decorative block wall on all residential lots along Leon Road. The land divider/permit holder shall construct a six (6) foot high decorative block wall on all other residential lots along the project perimeter, Spencer's Crossing Parkway, Silky Lupine Drive, and "VV Street". The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1

MAP - BLOCK WALL ANTIGRAFFITI (cont.)

RECOMMND

walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

The County of Riverside shall verify that final building plans require the construction of sound barriers with the following requirements. Barriers shall be constructed so the top of the wall extends the recommended height above the pad elevation of the lot it is shielding. If the road at this point is elevated above the pad, the barrier shall extend the recommended height above the highest point between the home and the road.

The barrier shall provide a weight of at least four (4) pounds per square foot with no decorative cutouts of line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) shall be filled with grout or caulking.

Barriers shall be constructed using one of the following materials:

- I) Masonry Block;
- II) Stucco veneer over wood framing (or foam core), or one inch thick tongue and groove wood of sufficient weight per square foot;
- III) Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot;
- IV) Earth berm; and/or
- V) Any combination of these materials.

During the final building inspection, the County of Riverside Building Inspector shall ensure that the sound barriers were constructed to adhere to the requirements stated herein, as well as the design specifications shown on the final approved building plans.

This condition implements Mitigation Measures 4.11-1 and 4.11-2 of the EIR.

90.PLANNING. 5

MAP - LANDSCAPING COMPLIANCE

RECOMMND

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - LANDSCAPING COMPLIANCE (cont.) RECOMMND

Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

90.PLANNING. 6 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley-Wide Recreation and Park District.

90.PLANNING. 7 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 8 MAP - WALL/FENCING COMPLIANCE RECOMMND

Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 14 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. 551.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 15 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 4 MAP - R & B B D RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the "Southwest" Road and Bridge Benefit District.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - 80% COMPLETION

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

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Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - 80% COMPLETION (cont.)

RECOMMND

Written confirmation of acceptance from sewer purveyor is required.

- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 6 MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Keller Road, Spencer's Crossing Parkway, Hilton Road, Leon Road, park side ("W" Street, "X" Street, "BB" Street, "VV" Street, "DDDD" Street, "II" Street, and Silky Lupine Drive.

90.TRANS. 7 MAP - TS/INSTALLATION PH1

RECOMMND

Phase 1 will develop 307 dwelling units.

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Briggs Road-Max Gillis Blvd. (NS) at Leon Road (EW) (signal modification)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 8 MAP - TS/INSTALLATION PH2

RECOMMND

Phase 2 will develop 446 dwelling units.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

MAP - TS/INSTALLATION PH2 (cont.)

RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signal eligible for fee credit if installed in the ultimate location:

Leon Road (NS) at Scott Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

WASTE DEPARTMENT

90.WASTE. 1

MAP - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: April 27, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section

Board of Supervisors - Supervisor: Chuck
Washington
Planning Commissioner: Ruthanne Berger

SPECIFIC PLAN NO. 312 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 1163, CHANGE OF ZONE NO. 7898, AND TENTATIVE TRACT MAP NO. 37053– EA: 42868 – Applicant: Riverside Mitland 03, LLC – Engineer/Representative: T&B Planning, Inc. – Third Supervisorial District – French Valley Zoning District – Southwest Area Plan – Rural Community: Low Density Residential (RC:LDR)(for area to be added to the SP), and Rural Community: Medium Density Residential (RC: MDR), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), Rural: Rural Residential (RR) as reflected in the Specific Plan - Location: Northerly of Winchester Road, southerly of Keller Road, easterly of Briggs Road, westerly of Leon Road- Zoning: Rural: Rural Residential (RR)(for area to be added to the SP), Light Agricultural – 10 acre minimum (A-1-10), One-Family Dwelling (R-1), Open Area Combining Zone Residential Developments (R-5), Residential Agricultural – 5 acre minimum (R-A-5), Rural Residential (R-R), SP Zone (SP) as reflected in the Specific Plan- **REQUEST:** The **SPECIFIC PLAN AMENDMENT** proposes to modify the Specific Plan by increasing the acreage from 605.7 to 628.5 acres; increase the target residential unit count from 1,671 to 1,877, reconfigures the majority of the Planning Areas north of Baxter Road, relocates and expands the school site, increases the total recreational open space acreage north of Baxter road by 3.4 acres, and relocates and reduces the Public Park acreage from 6.4 to 5 acres. The **GENERAL PLAN AMENDMENT** proposes to change the existing land use designations for a portion to be added to the Specific Plan from Community Development: Medium Density Residential (CD: MDR) to Medium High Density Residential (CD: MHDR) and Open Space Recreation and Public Facility (CD:PF) as reflected in the Specific Plan Land Use Plan; and change the existing Medium Density Residential (CD: MDR) to Medium High Density Residential (CD: MHDR). The **CHANGE OF ZONE** proposes to modify the planning area boundaries of SP00312 to incorporate an additional 22.8 acres. The **TENATIVE TRACT MAP** is a schedule "A" subdivision of 628.5 acres into 753 residential units, 117.7 acres of recreation, water quality basis and drainage, conservation, and one school. APN's: 480-670-031, 480-660-016, 480-020-035, 480-020-032, 480-020-021, 480-010-026, 480-010-025, 480-020-014, 480-010-024, 480-020-013, 480-010-023, 480-010-022, 480-020-011, 480-020-010, 480-010-019, 480-020-009, 480-010-018, 480-010-017, and all existing homes in the Specific Plan. **BBID: 452-533-269 UPROJ CASE: TR37053**

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.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC comment on November 17, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Russell Brady, Project Planner, at (951) 955-3025 or e-mail at rbrady@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: 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.



South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

March 9, 2016

Russel Brady, Contract Planner
County of Riverside, Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**Initial Project Consultation for the
SP No. 312; Amend No. 2; General Plan Amend No. 1163; Change of Zone No. 7898; and
TT Map No. 37053 – EA: 42868 Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned project. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the CEQA document. Please forward a copy of the CEQA document directly to SCAQMD at the address in our letterhead. **In addition, please send with the CEQA document all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that

the Lead Agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment (“*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*”) can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board’s *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB’s Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD’s CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA’s *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD’s Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD’s Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD’s Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD’s webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact Gordon Mize, Air Quality Specialist by e-mail at gmize@aqmd.gov or by phone at (909) 396-3302.

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.
Program Supervisor
Planning, Rule Development & Area Sources



March 9, 2016

SINCE 1950

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Randy A. Record

Legal Counsel

Lemieux & O'Neill

Mr. Russell Brady
Riverside County Planning Department - Riverside
P.O. Box 1409
Riverside, CA 92502-1409

Subject: SP No. 312, GPA No. 1163, CZ No. 7898, TTM No. 37053
APNS: 480-670-031, 480-660-016, 480-020-035, 480-020-032, 480-020-021,
480-010-025, 480-020-014, 480-010-024, 480-020-013, 480-010-023, 480-010-
022, 480-020-011, 480-020-010, 480-010-019, 480-020-009, 480-010-018, 480-
010-017, and all existing homes w/in SP

The subject project requires water and sewer services from EMWD with the potential requirement for on-site and offsite facilities and associated easements to adequately serve the project demands from existing EMWD facilities. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent.

To that end, EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one-hour complimentary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" web page, under the "Businesses" tab, at www.emwd.org. This meeting will offer the following benefits:

1. Describe EMWD's development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, a POS will need to be developed by the developer's engineer, and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The POS process will provide the following:

1. Technical evaluation of the project's preliminary design
2. Defined facility and easement requirements, i.e. approved POS
3. Potential facility oversizing and cost estimate of EMWD's participation
4. Exception: for feasibility evaluation of a purchase acquisition, only a conceptual facilities assessment may be developed.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

Maroun El-Hage, M.S., P.E., Senior Civil Engineer
Business Phone: 951-928-3777 Extension x4468
e-mail: El-hagem@emwd.org

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

Armando forwarded to Emn 3-2-16

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL**

**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

**RECEIVED
FEB 26 2016
EMWD - MAIL ROOM**

DATE: February 11, 2015

TO:

- | | | |
|--|--------------------------------------|--|
| Riv. Co. Transportation Dept. | Riv. Co. Landscape | Southern California Edison Co. |
| Riv. Co. Environmental Health Dept. | Riverside Transit Agency | Southern California Gas Co. |
| Riv. Co. Flood Control District | Riv. Co. Sheriff's Department | San Diego Regional Water Quality Control Board |
| Riv. Co. Fire Department | Riv. Co. Waste Resources Management | South Coast Air Quality Management District |
| Riv. Co. Fire- Strategic Planning Bureau | Riv. Co. Airport Land Use Commission | California Department of Fish and Game |
| Riv. Co. Building & Safety - Grading | French Valley Airport | U.S. Fish and Wildlife Service |
| Riv. Co. Environmental Programs Division | City of Murietta | Pecharanga |
| Riv. Co. Geology Section | Menifee School District | 3rd District Supervisor |
| Riv. Co. Archaeology Section | Perris Union High School District | 3rd District Planning Commissioner |
| Riv. Co. Regional Parks & Open Space | Eastern Municipal Water District | |

628.3 ac
20.6 ac (+20)
648.9

SPECIFIC PLAN NO. 312 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 1163, CHANGE OF ZONE NO. 7898, AND TENTATIVE TRACT MAP NO. 37083 - EA: 42868 - Applicant: Riverside Midland 03, LLC - Engineer/Representative: T&B Planning, Inc. - Third Supervisorial District - French Valley Zoning District - Southwest Area Plan - Rural Community: Low Density Residential (RC:LDR)(for area to be added to the SP), and Rural Community: Medium Density Residential (RC: MDR), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), Rural: Rural Residential (RR) as reflected in the Specific Plan - Location: Northerly of Winchester Road, southerly of Keller Road, easterly of Briggs Road, westerly of Leon Road- Zoning: Rural: Rural Residential (RR)(for area to be added to the SP), Light Agricultural - 10 acre minimum (A-1-10), One-Family Dwelling (R-1), Open Area Combining Zone Residential Developments (R-5), Residential Agricultural - 5 acre minimum (R-A-5), Rural Residential (R-R), SP Zone (SP) as reflected in the Specific Plan- **REQUEST: The SPECIFIC PLAN AMENDMENT** proposes to modify the Specific Plan by increasing the acreage from 605.7 to 628.3 acres; increase the target residential unit count from 1,871 to 1,814; reconfigures most Planning Areas north of Baxter Road; relocate and expand the school site; increase the total recreational space by 3.1 acres; and relocates and reduces the public park acreage from 6.5 to 5.8 acres. **The GENERAL PLAN AMENDMENT** proposes to change the existing land use designations for a portion to be added to the Specific Plan from Community Development: Low Density Residential (CD: LDR) to Public Facilities (CD: PF) and Medium Density Residential (CD: MDR) as reflected in the Specific Plan Land Use Plan; and change the existing Medium Density Residential (CD: MDR) to Medium High Density Residential (CD: MHDR). **The CHANGE OF ZONE** proposes to modify the planning area boundaries of SP00312 to incorporate an additional 20.6 acres. **The TENTATIVE TRACT MAP** is a Schedule "A" subdivision of 214.43 acres into seven hundred and forty-seven (747) single-family residential lots, eighty-four (84) open space lots, and two (2) basins. APNs for the entire Specific Plan are: 480-670-031, 480-680-018, 480-020-035, 480-020-032, 480-020-021, 480-010-026, 480-010-025, 480-020-014, 480-010-024, 480-020-013, 480-010-023, 480-010-022, 480-020-011, 480-020-010, 480-010-019, 480-020-009, 480-010-018, 480-010-017 and all existing homes in the Specific Plan

LDC staff members and other listed Riverside County Agencies, Departments, and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on March 10, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:
Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at: <http://planning.rcfima.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx>
Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact Russel Brady, (951) 955-0548, Contract Planner, or e-mail at RBrady@rcfima.org/ MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: FC: 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.

me section

V-W



**VALLEY-WIDE RECREATION
AND PARK DISTRICT
GoRecreation.org**

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May 4, 2016

Adrian Peters
Brookfield Residential
3200 Park Center Drive, Suite 1000
Costa Mesa, CA 92626

RE: TM NO. 32990-1 – SPENCER’S CROSSING - MAINTENANCE EXHIBIT - REVISED

Dear Mr. Peters:

Valley-Wide Recreation and Park District has received your request to process the maintenance exhibit for the above referenced project.

We are willing to commence review and provide comments and/or approval for this tract's maintenance exhibit that is not consistent with the current approved specific plan. This is provided that Brookfield understands that our review and/or approval is conditional, pending ultimate approval of your proposed specific plan amendment that relocates the park shown at PA22. Additionally, Brookfield would be financially responsible for any changes related to further reviews of any revised maintenance exhibit and subsequent assessments.

Moreover, the conditions of our approval are as such:

1. Before recordation, Brookfield must make a *revocable* offer to dedicate the (currently numbered) PA 24 for a park and secure a bond for the cost of construction.
2. Before any building permits may be pulled in (currently numbered) PA 25 [phase 2 of TM 32290-1], ***an adequately sized parcel (presently estimated at 5.6 acres)*** of land must be *irrevocably* offered for dedication as an active recreation park built to Valley-Wide standards north of Baxter and corresponding construction bonds must be secured. The ***park*** will include the proposed PA 28, or, if SPA2 is not approved, other land north of Baxter as approved by the County and Valley-Wide.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,

Dean Wetter, General Manager
Valley-Wide Recreation and Park District

AGREED TO:

Adrian Peters, VP of Forward Planning
Brookfield Residential

Cc: Shaun Bowen via email at shaun.bowen@brookfieldrp.com



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

January 24, 2017

CHAIR

Simon Housman
Rancho Mirage

Mr. Russell Brady, Project Planner
County of Riverside Planning Department

VICE CHAIRMAN

Rod Ballance
Riverside

4080 Lemon Street, 12th Floor
Riverside CA 92501

(VIA HAND DELIVERY)

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

John Lyon
Riverside

File No.: ZAP1071FV16

Related File Nos.: GPA01163 (General Plan Amendment), SPA312A2 (Specific Plan Amendment), CZ07898 (Change of Zone), TR37053 (Tentative Tract Map)

Glen Holmes
Hemet

Steve Manos
Lake Elsinore

APNs: 480-010-017, 480-010-018, 480-010-019, 480-010-022, 480-010-023, 480-010-024, 480-010-025, 480-010-026, 480-020-009, 480-020-010, portion of 480-020-011, 480-020-013, 480-020-014, portion of 480-020-021, portion of 480-020-032, portion of 480-020-035, 480-660-016, portion of 480-670-031

Russell Betts
Desert Hot Springs

STAFF

Dear Mr. Brady:

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

On January 12, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. GPA01163 (General Plan Amendment), a proposal to amend the General Plan (Southwest Area Plan) land use designation of 17.3 acres within the Community Development Foundation Component from Low Density Residential (CD:LDR) to Public Facilities (CD:PF) on 8.55 acres located southerly of Keller Road, northerly of Hilton Road, and easterly of Abby Place and to Medium Density Residential (CD:MDR) on 8.75 acres located southerly of Hilton Road, northerly of Flossie Way, and easterly of Abby Place, and from Medium Density Residential (CD:MDR) to Medium High Density Residential (CD:MHDR) on a 0.69-acre linear strip extending southerly from the easterly terminus of Pat Road, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), as amended in 2011. (Only the 0.69-acre linear strip is located within the Airport Influence Area.)

On January 12, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CZ07898, a proposal to change the zoning of the 17.3-acre area cited above from R-R (Rural Residential) to SP (Specific Plan), to change the zoning of the 0.69-acre area from R-5 (Open Area Combining Zone – Residential) to SP, and to change the zoning of an additional 2.61 acres from R-1, R-5, and/or R-R to SP, **CONSISTENT** with the 2007 FVALUCP, as amended in 2011.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this change of zone. Both the existing and proposed zoning provide

AIRPORT LAND USE COMMISSION

for uses that require additional evaluation as to consistency with the FVALUCP when applied to properties in Compatibility Zones D and E, such as the portions of the above site within the Airport Influence Area.

On January 12, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. SP312A2 (Specific Plan Amendment), a proposal to amend French Valley (Spencer's Crossing) Specific Plan No. 312 (SP00312A1) that would (a) increase the area of the Specific Plan by 22.8 acres (from 605.7 acres to 628.5 acres); (b) increase the total number of residential units within the Specific Plan by 149 units (from 1,671 to 1,820 units); (c) increase the residential densities of Planning Area 24 and 33 to above 5.0 dwelling units per acre; (d) renumber and reconfigure the Planning Areas north of Baxter Road (except Planning Areas 14, 20/21, 23 and 25) to accommodate the 149 units referenced above, with the number of residential units north of Baxter Road increasing from 854 to 1,003 units, modifying the Specific Plan Land Use designations of these Planning Areas, and (e) relocate the elementary school site to the northeast corner of the Specific Plan (Planning Area 42) outside the Airport Influence Area, and increasing the size of the school site by 1.2 acres (from 10.4 acres to 11.6 acres), **CONSISTENT** with the 2007 FVALUCP, as amended in 2011, pursuant to Policy 3.3.6 of the Countywide Policies based on the special Findings specified below.

On January 12, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. TR37053 (Tentative Tract Map No. 37053), a proposal to subdivide 214.6 gross acres within the portion of the Specific Plan northerly of Baxter Road into 753 single family residential lots, plus 74 to 87 lots for landscaping, drainage, open space, trail basin, park and school uses, **CONSISTENT** with the 2007 FVALUCP, as amended in 2011, pursuant to Policy 3.3.6 of the Countywide Policies based on special Findings specified below and subject to the conditions included herein.

FINDINGS FOR A DETERMINATION OF CONSISTENCY PURSUANT TO POLICY 3.3.6 OF THE COUNTYWIDE POLICIES OF THE 2004 RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN:

1. The Specific Plan Amendment proposes to relocate the elementary school site outside the Airport Influence Area entirely, thus avoiding a discouraged use in Compatibility Zone D.
2. The Specific Plan Amendment proposes to increase the residential density of Planning Areas 24 and 33 to above 5.0 dwelling units per acre, bringing them into consistency with Compatibility Zone D density criteria.
3. Only 20 percent of the area within the proposed tentative tract is located within Compatibility Zone D.
4. The proposed residential subdivisions immediately adjacent to or near the subject site to the northwest, east, and south were found consistent by the ALUC under the previous plan, the 1997 French Valley Airport Comprehensive Land Use Plan. The proposed residential development immediately northeast of the site was found consistent by the ALUC under the new RCALUCP for French Valley Airport.
5. Approximately 60% to 70% of the surrounding property adjacent or near adjacent to the site will include previously approved and fully vested or existing residential development

AIRPORT LAND USE COMMISSION

similar to the proposed development.

6. The proposed site is outside the current and near future 55 CNEL noise contour for the airport.
7. The proposed project, as submitted, will not create an undue safety hazard to people on the ground or aircraft in flight, and is not expected to result in excessive noise exposure, in light of previously approved and fully vested, or existing, development.
8. **The project is impacted by a natural water course. (This finding was added at the Commission meeting).**

CONDITIONS (applicable to the proposed Tentative Tract Map):

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655, as applicable. Lights must be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfers stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, hospitals, and nursing homes in the portion of the site within Compatibility Zone D.
3. The attached notice shall be provided to all potential purchasers of the proposed lots located wholly or partially within the Airport Influence Area and to the tenants of the homes thereon, and shall be recorded as a deed notice.

AIRPORT LAND USE COMMISSION

4. Any new ground-level or aboveground water detention basin or facilities within the Airport Influence Area shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. **Some part of the park will include an area sufficient to meet the ALUC open space requirements of 75 by 280 feet. (This condition was added at the Commission meeting).**

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

PR/JJGJG

Attachment: Notice of Airport in Vicinity

cc: Adrian Peters, Riverside Mitland 03, LLC (applicant/property owner)
T&B Planning Inc., Grant Henninger (representative)
Tim Miller, Aviation Director, Riverside County EDA – Aviation Division
Valley-Wide Recreation and Park District
James and Dorothy Murdock (additional property owner)
Steven, Kelley, and John Pollock (additional property owners)
KB Home Coastal (additional property owner)
ALUC Case File

Y:\AIRPORT CASE FILES\French Valley\ZAP1071FV16\ZAP1071FV16LTR.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)

Legend

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Boundary Lines**
- Airport Property Line
 - - - City Limits
 - Ⓜ Height Review Overlay Zone

Note

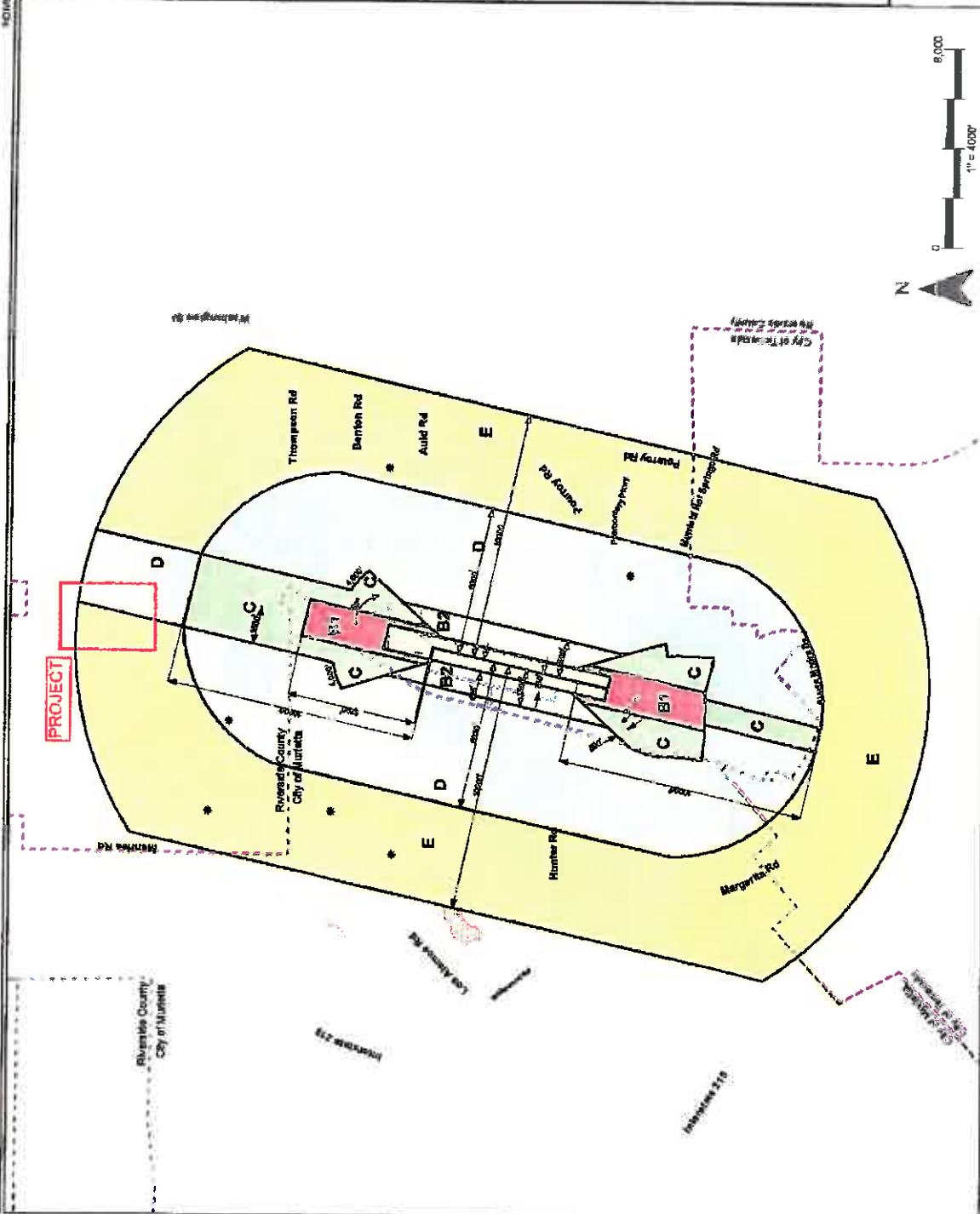
Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A from compatibility criteria associated with this map.

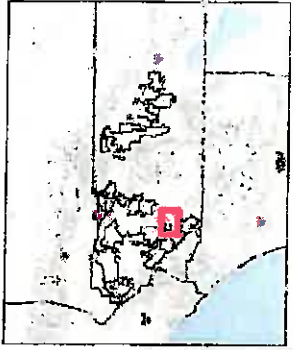
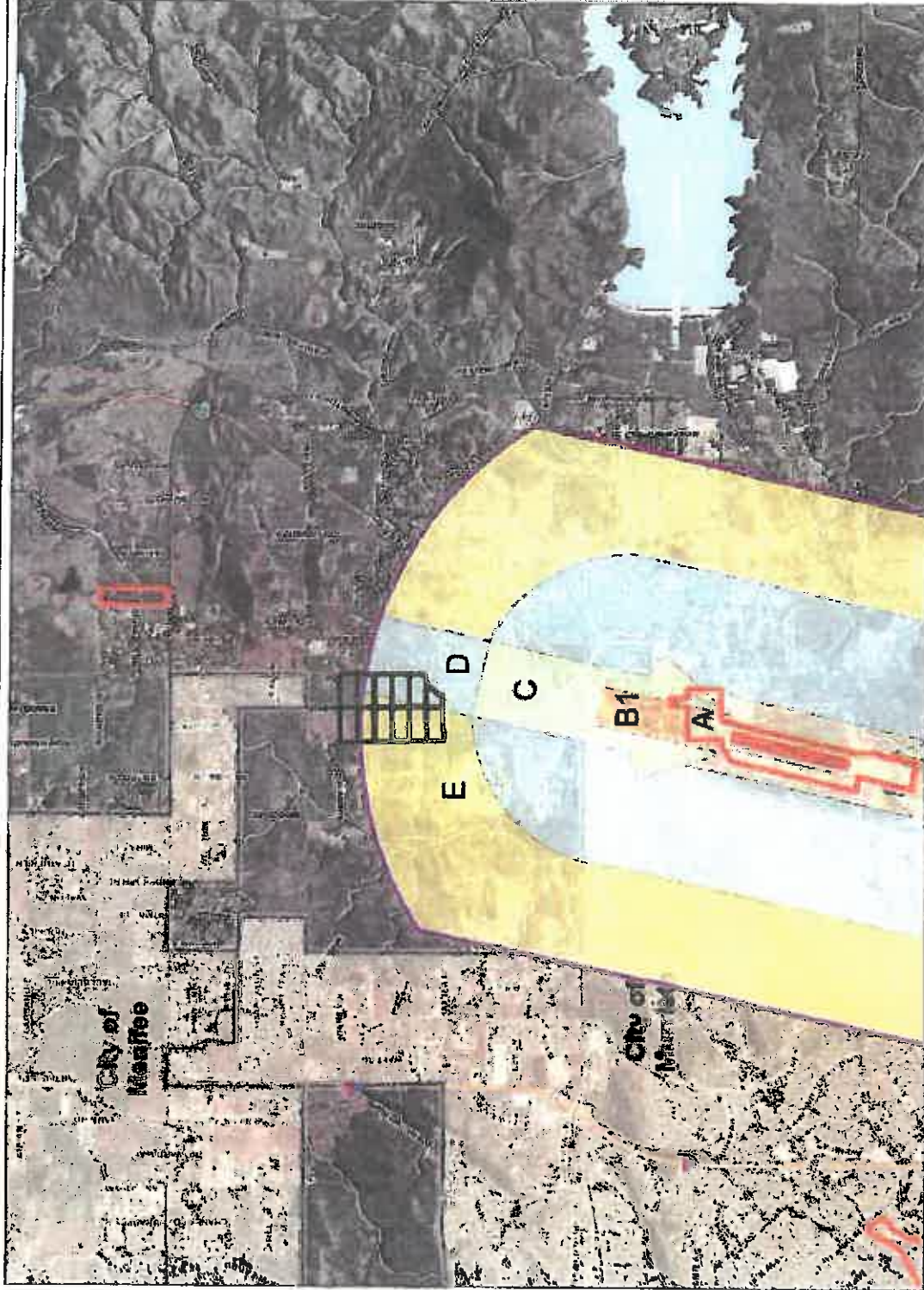
Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document

(April 2010)

Map F-1
Compatibility Map
 French Valley Airport



My Map



Legend

	Airports
	AIA
	Airport Compatibility
	OTHER ZONE
	A
	A-EXC1
	B1
	B1-APZ I
	B1-APZ I-EXC1
	B1-APZ II
	B1-APZ II-EXC1
	B1-EXC1
	B2
	B2-EXC1
	C
	C1
	C1-EXC1
	C1-EXC3
	C1-EXC4
	C1-HIGHT
	C2
	C2-EXC1
	C2-EXC2
	C2-EXC3
	C2-EXC5
	C2-EXC6
	C2-HIGHT

Notes

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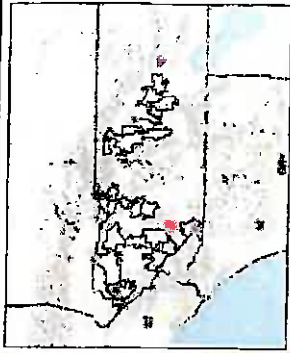
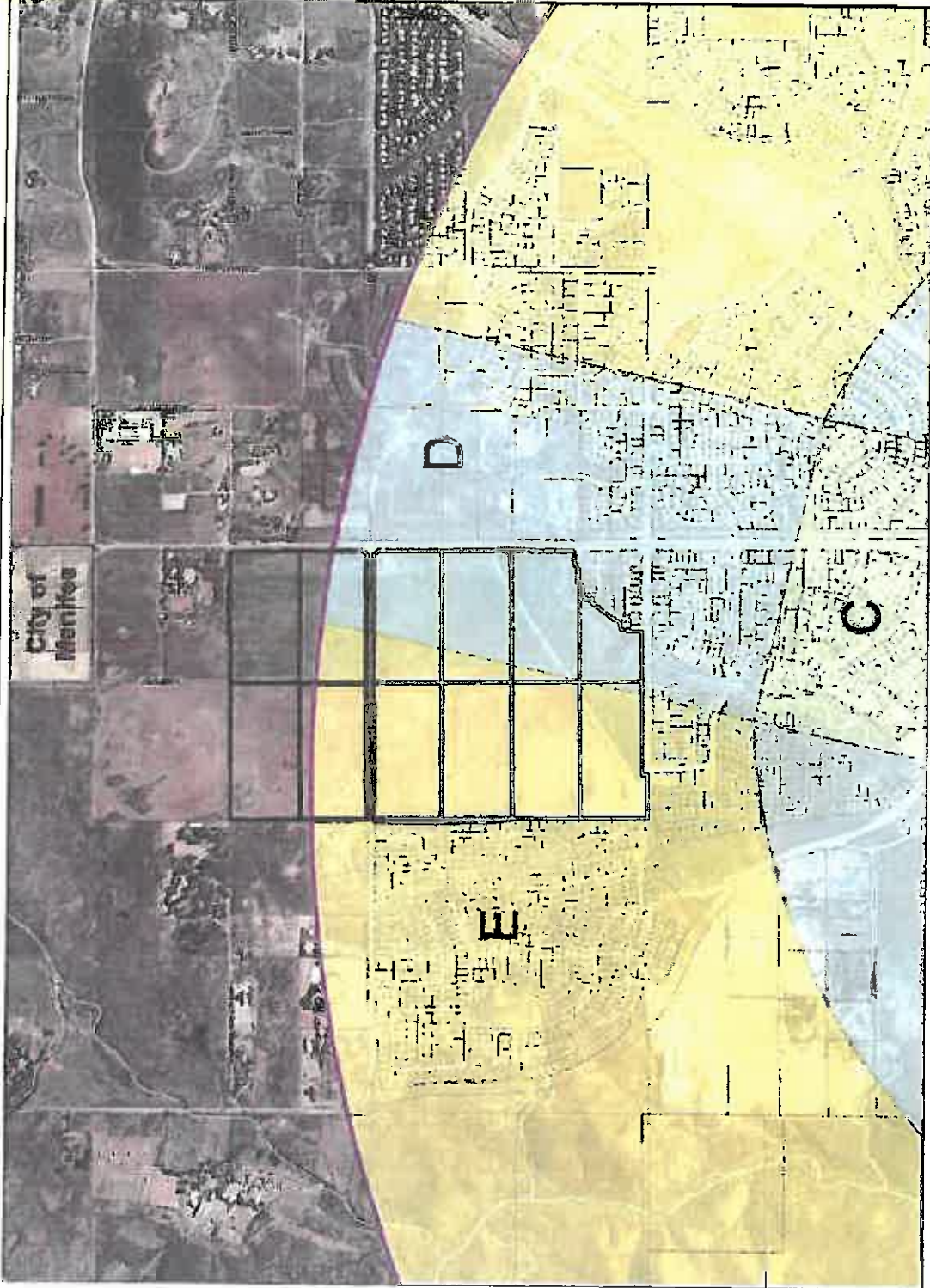
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My Map



- Legend**
- Display Parcels
 - Airports
 - AIA
 - Airport Compatibility**
 - OTHER ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC8

Notes

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0 1,780

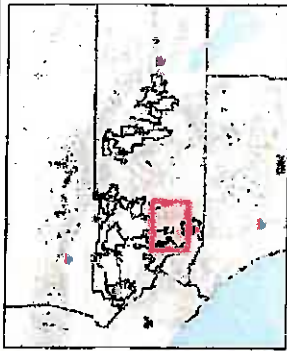
3,561 Feet



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My Map



Legend

- City Boundaries
- Cities
- adjacent_highways
- Interstate
- Interstate 3
- State Highways: 60
- State Highways 3
- US HWY
- OUT
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- counties
- cities

Notes

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.



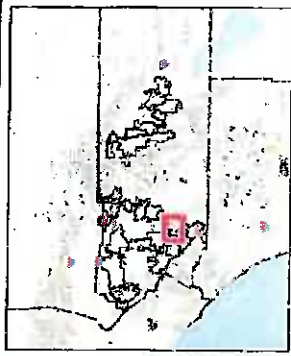
0 14,243 28,486 Feet



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My Map



- Legend**
- City Boundaries
 - Cities
 - highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
 - majorroads
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 - cities

Notes

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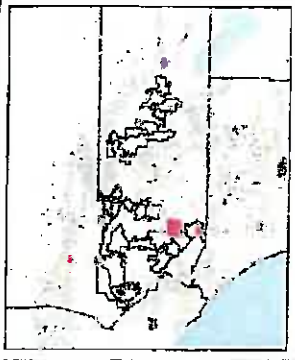


0 7,122 14,243 Feet



© Riverside County RCIT GIS

My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Aerial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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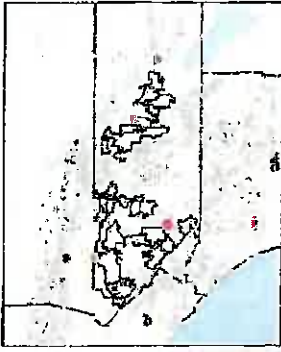
0 3,561 7,122 Feet



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My Map



Legend

- Display Parcels
- City Boundaries
- Cities**
- roads
- highways
- highway
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- CNFRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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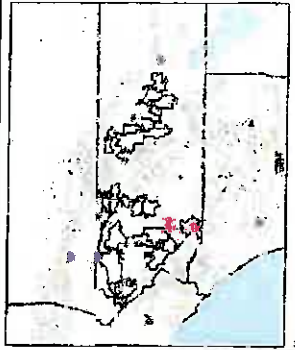
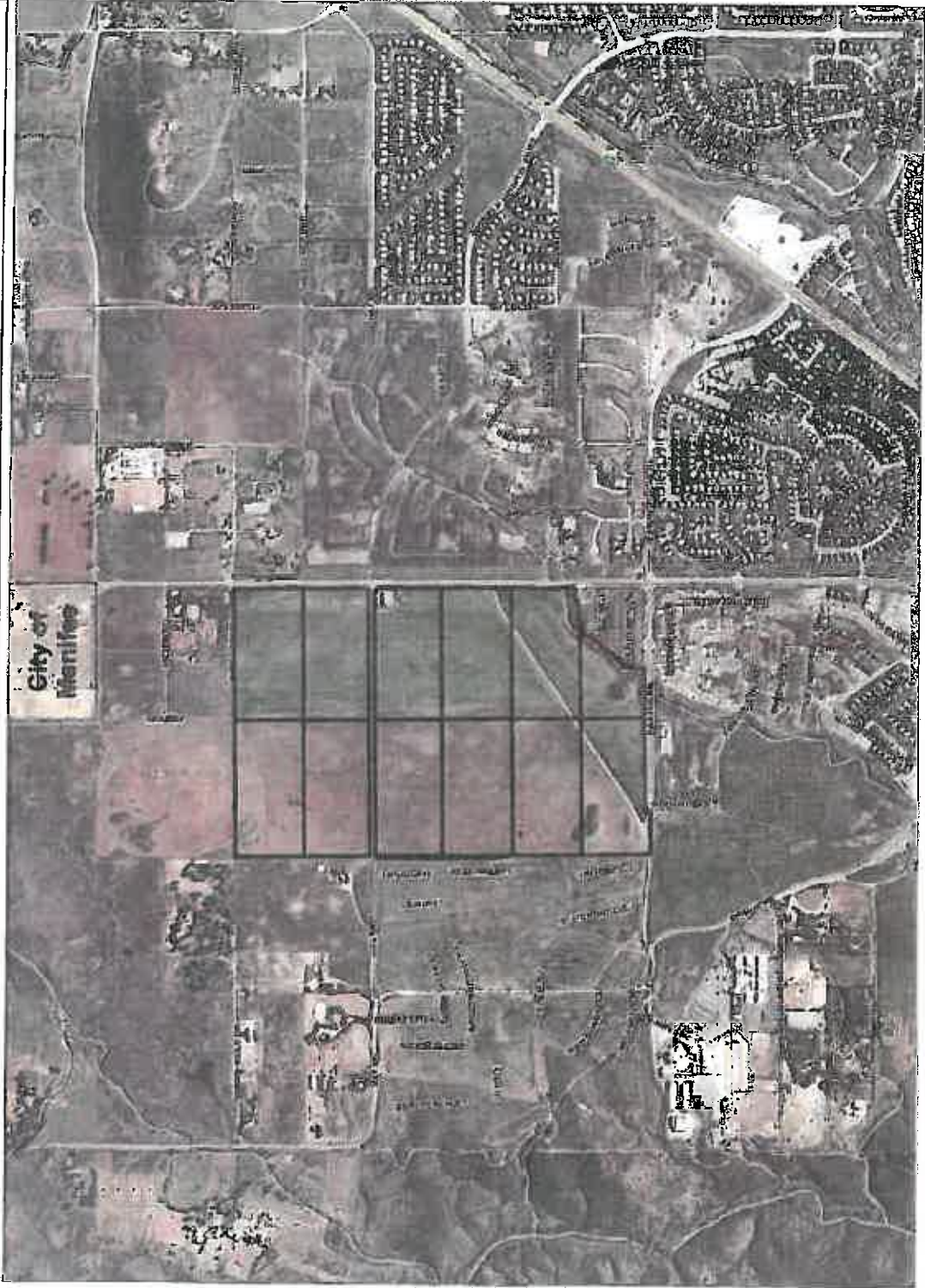
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REPORT PRINTED ON... 7/5/2016 12:50:51 PM

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My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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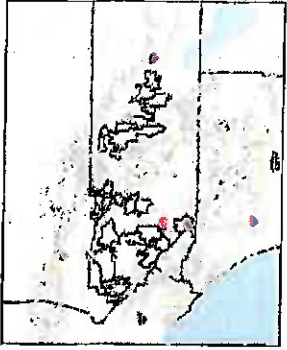
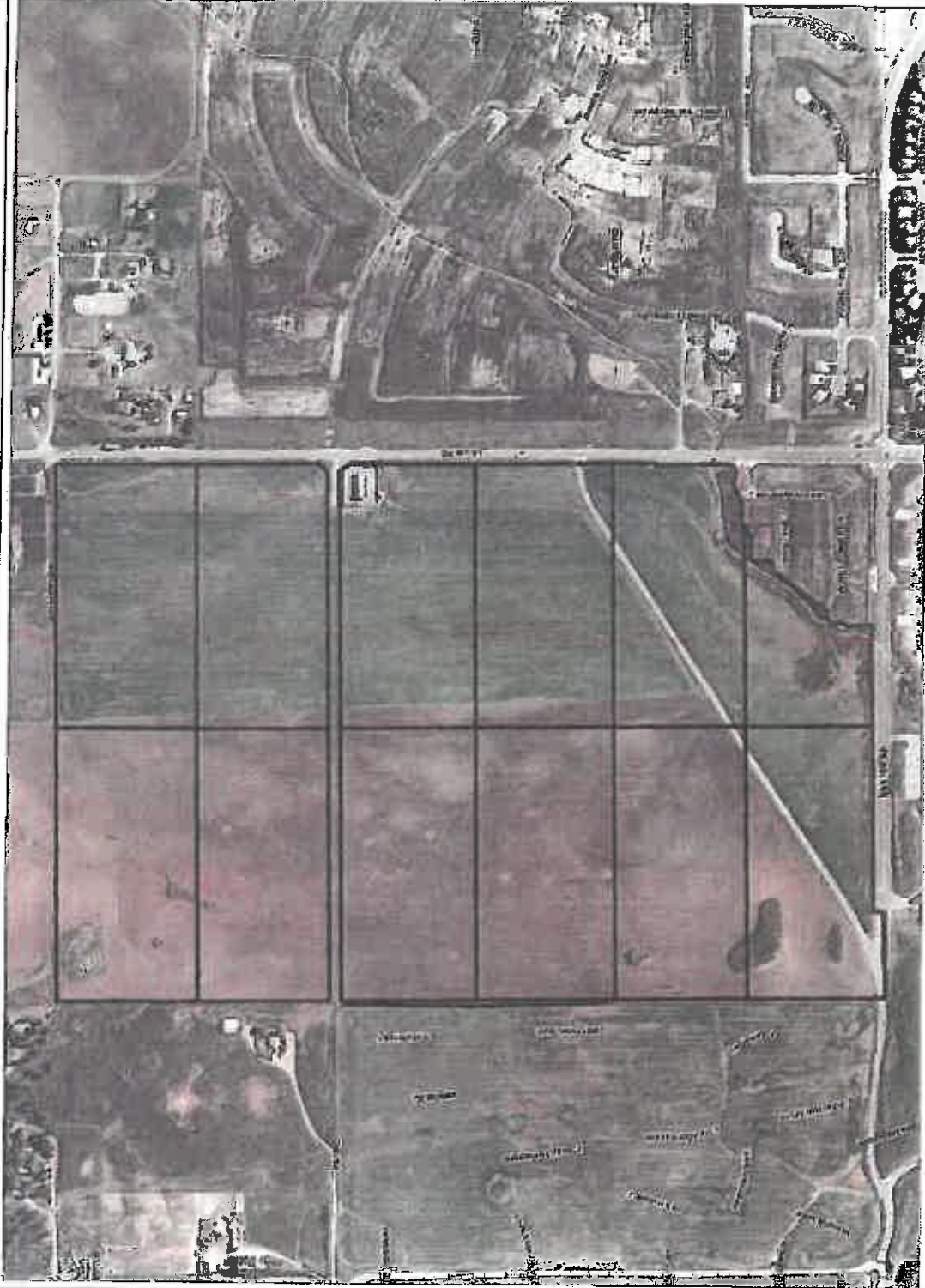
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My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- countries
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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0 890 1,780 Feet



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MEMORANDUM

To: John Guerin
Principal Planner
Riverside County Airport Land Use Commission
4080 Lemon Street, 14th Floor
Riverside, CA 92501

From: Grant Henninger

Re: FRENCH VALLEY (SPENCER'S CROSSING) SP 312 AMENDMENT 2 ALUC JUSTIFICATION

Date: May 27, 2016

Riverside Mitland 03, LLC has submitted an application to the County of Riverside for Amendment No. 2 to the French Valley Specific Plan No. 312 (known as Spencer's Crossing). The Specific Plan is located within the Airport Influence Area of the French Valley Airport and is subject to review by the Riverside County Airport Land Use Commission.

As illustrated on the attached *French Valley Airport Influence Area* map, SP 312 is located within three Airport Compatibility Zones: Zone C, Zone D, and Zone E. The southern portion of the Specific Plan area, including the entirety of the area located within Zone C, is not being modified by the proposed Specific Plan Amendment and is largely built-out.

The proposed Specific Plan Amendment enhances SP 312's consistency with the Riverside County Airport Land Use Compatibility Plan because it reduces the acreage of land uses incompatible with the ALUP and relocates a proposed elementary school site entirely outside of the Airport Influence Area. Therefore, we believe that the Airport Land Use Commission can make the necessary findings under ALUC Policy 3.3.6 that the proposed Amendment No. 2 to the French Valley Specific Plan No. 312 is consistent with the Airport Land Use Compatibility Plan.

The approved Specific Plan Land Use Plan was found to be consistent with the Airport Land Use Compatibility Plan by the Airport Land Use Commission in June 2012 pursuant to ALUC Policy 3.3.6. The approved Land Use Plan includes an elementary school site and Medium Density Residential uses within Airport Compatibility Zones D and E, which are uses that are discouraged by the Airport Land Use Compatibility Plan. The Airport Land Use Commission found that Specific Plan Amendment No. 1 was an improvement over the original Specific Plan that had been approved prior to the adoption of the Airport Land Use Compatibility Plan.

The proposed Specific Plan Amendment No. 2 further improves the Specific Plan's compatibility with the Airport Land Use Compatibility Plan because Amendment No. 2 includes revisions to the land use locations, densities, and



FRENCH VALLEY (SPENCER'S CROSSING) SP 312 AMENDMENT 2 ALUC JUSTIFICATION

May 27, 2016

Page 2 of 2

unit counts of the Specific Plan Area north of Baxter Road, as shown on the attached *Land Use Plan Revisions*. Specifically, Amendment No. 2:

1. Relocates the proposed elementary school site outside of the Airport Influence Area entirely; and
2. Increases the density of two residential uses located within Zone D to above 5.0 du/ac (Planning Areas 24 and 33).

While the proposed Specific Plan Amendment continues to include uses that do not strictly conform to the Airport Land Use Compatibility Plan (specifically the Medium Density Residential land uses within Planning Areas 22, 27, 30, 31, and 32), compared to the approved Specific Plan, the proposed plan brings the land uses into closer conformance with the Airport Land Use Compatibility Plan. Therefore, we respectfully request that the Airport Land Use Commission make the necessary findings that Amendment No. 2 to French Valley Specific Plan No. 312 is consistent with the Airport Land Use Compatibility Plan pursuant to ALUC Policy 3.3.6.

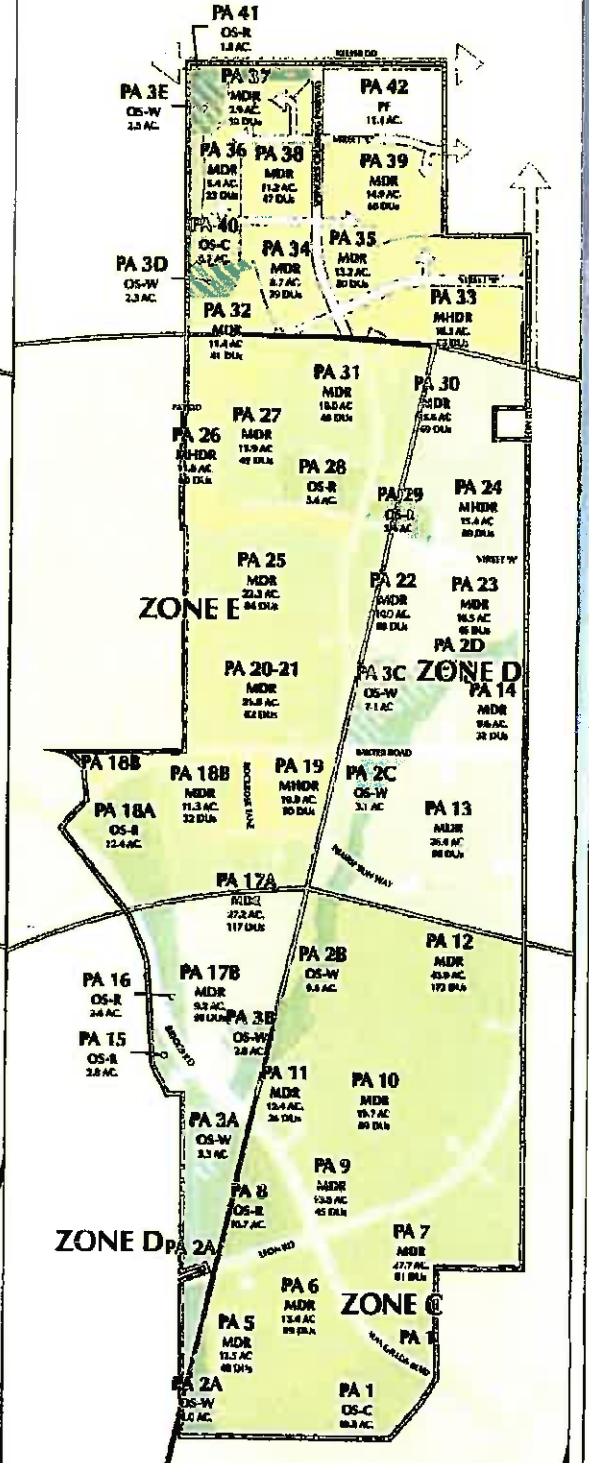
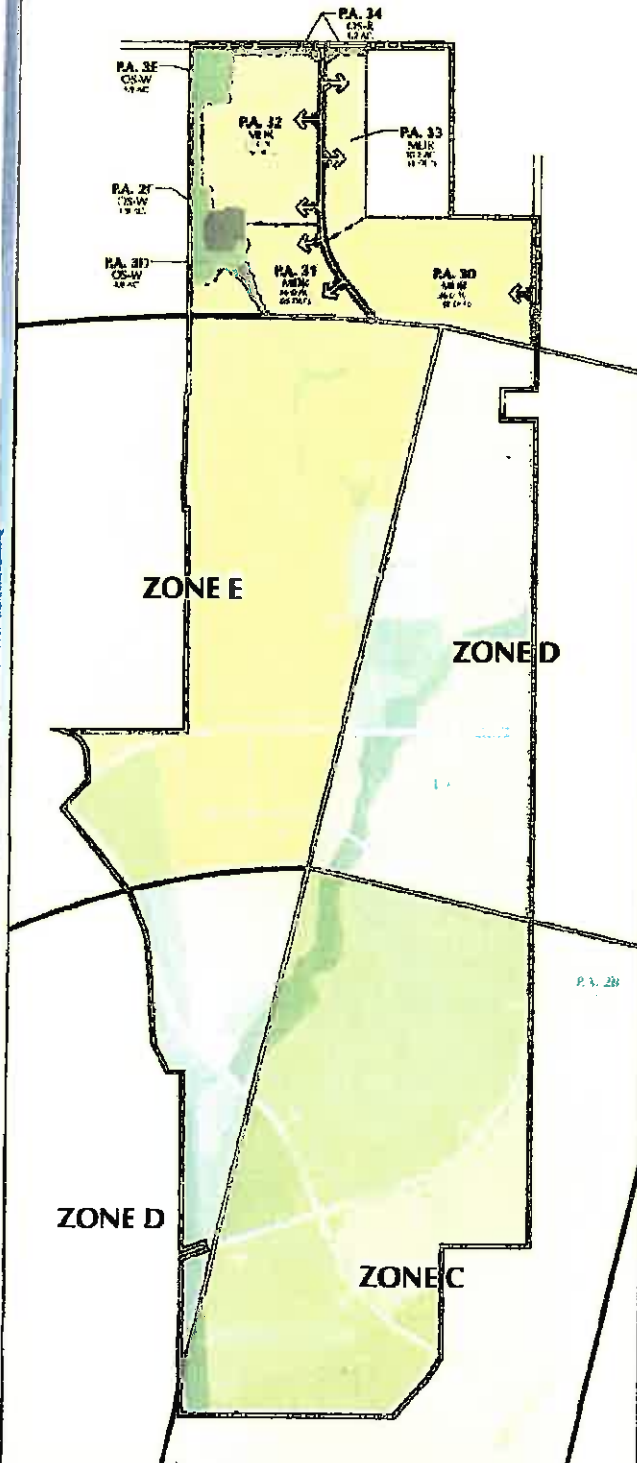
Attachments: French Valley Airport Influence Area
Land Use Plan Revisions

APN's for French Valley Specific Plan No. 312 Amendment # 2 within Airport Influence Area

480-010-023	480-010-024	480-010-025	480-010-026	480-020-009
480-020-010	480-020-011	480-020-013	480-020-014	480-020-021
480-020-032	480-020-035	480-660-016	480-670-031	

APPROVED SP312, A1

PROPOSED SP312, A2



LEGEND
Airport Compatibility Zones

- Zone B1
- Zone C
- Zone D
- Zone E

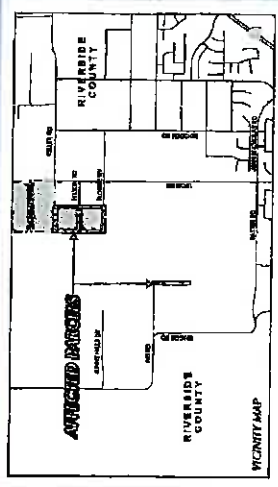
LEGEND
Airport Compatibility Zones

- Zone B1
- Zone C
- Zone D
- Zone E

SP 312, A2 ALUC APPLICATION

LAND USE PLAN REVISIONS





APPLICANT:
 Riverside Mixed 03 LLC
 2200 Park Center Drive, #1000
 Costa Mesa, CA 92626
 (714) 427-8698

PROPOSED GENERAL PLAN DESIGNATIONS:
 MDR Medium Density Residential
 MDR Medium Density Residential
 MDR Medium Density Residential
 PF Public Facility (School)

THOMAS BROS. MAP NAME:
 207 800, 800 and Riverside Counties
 Page 879, 828 B, C and 84

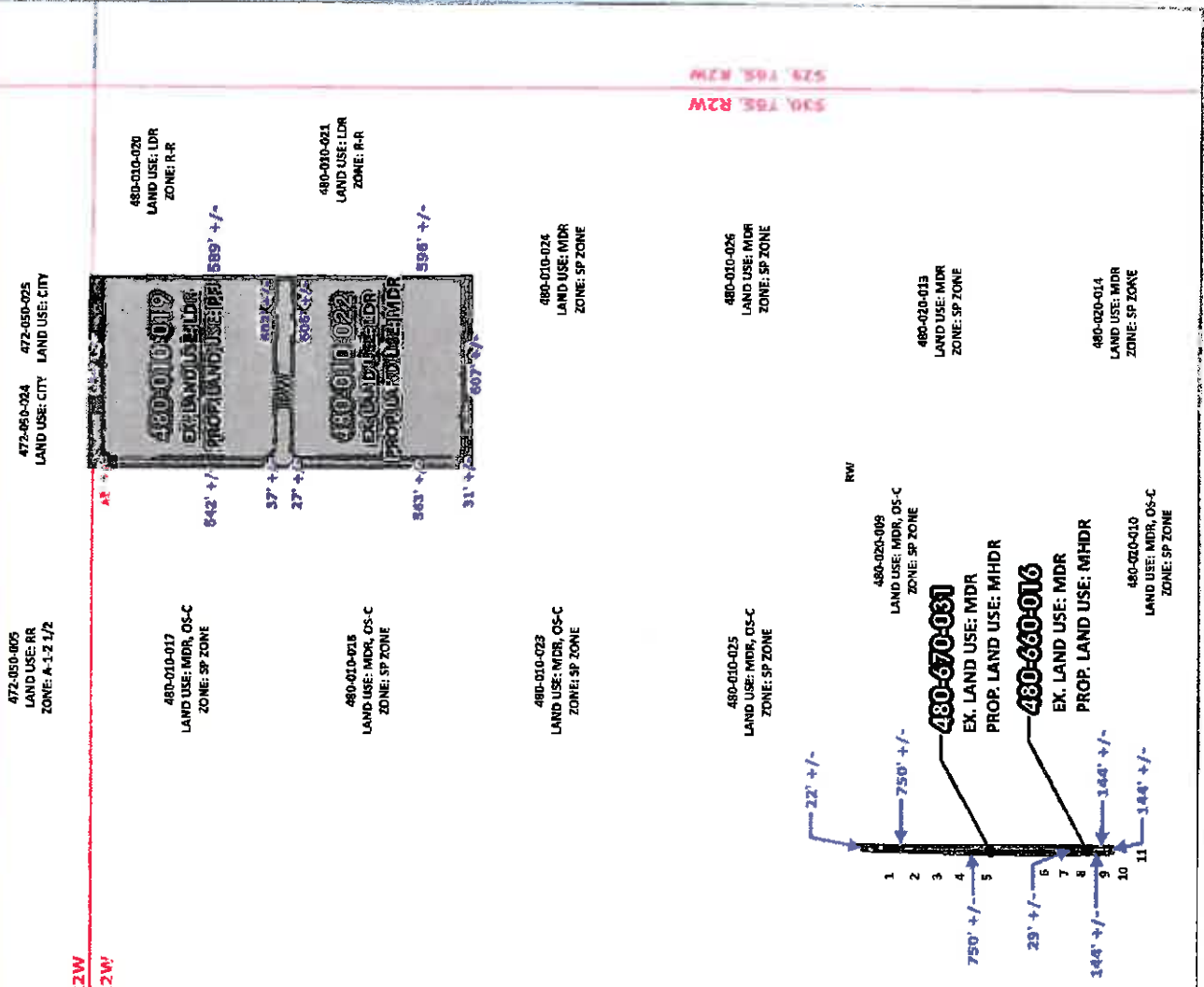
UNITED:
 Water: Southern Municipal Water District
 Sewer: Southern Municipal Water District
 Gas: Southern California Gas Company
 Electric: Southern California Edison Company
 Telephone: Laramar Telephone Company
 Cable TV: Time Warner

ADJACENT DISTRICTS:
 Park Union School District
 Menlo Union School District

FEASIBILITY STUDY:
 FEMA Flood Zone X: Areas determined to be outside 100 year flood plain per map 80555C20052
 August 26, 2008.

General Plan Amendment Site Plan SPENCER'S CROSSING (FRENCH VALLEY SP 312 A-2)

Riverside County
 Date: 07-26-2016



472-050-009
 LAND USE: RR
 ZONE: A-1 1/2 ZONE

472-050-024
 LAND USE: CITY
 LAND USE: CITY

480-010-020
 LAND USE: LDR
 ZONE: R-R

480-010-021
 LAND USE: LDR
 ZONE: R-R

480-010-025
 LAND USE: MDR, OS-C
 ZONE: SP ZONE

480-010-026
 LAND USE: MDR, OS-C
 ZONE: SP ZONE

480-010-023
 LAND USE: MDR, OS-C
 ZONE: SP ZONE

480-010-025
 LAND USE: MDR, OS-C
 ZONE: SP ZONE

480-020-013
 LAND USE: MDR
 ZONE: SP ZONE

480-020-014
 LAND USE: MDR
 ZONE: SP ZONE

480-020-009
 LAND USE: MDR, OS-C
 ZONE: SP ZONE

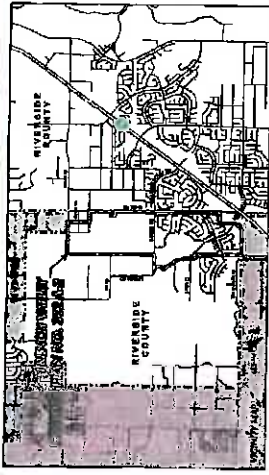
480-010-023
 LAND USE: MDR, OS-C
 ZONE: SP ZONE

480-010-025
 LAND USE: MDR, OS-C
 ZONE: SP ZONE

Surrounding Parcels - Western Edge of Project Site, North of Eastern Rd.

1	480-010-020	LAND USE: MDR	ZONE: R-R
2	480-010-021	LAND USE: MDR	ZONE: R-R
3	480-010-025	LAND USE: MDR, OS-C	ZONE: SP ZONE
4	480-010-026	LAND USE: MDR, OS-C	ZONE: SP ZONE
5	480-010-023	LAND USE: MDR, OS-C	ZONE: SP ZONE
6	480-010-025	LAND USE: MDR, OS-C	ZONE: SP ZONE
7	480-020-013	LAND USE: MDR	ZONE: SP ZONE
8	480-020-014	LAND USE: MDR	ZONE: SP ZONE
9	480-020-009	LAND USE: MDR, OS-C	ZONE: SP ZONE
10	480-010-023	LAND USE: MDR, OS-C	ZONE: SP ZONE
11	480-010-025	LAND USE: MDR, OS-C	ZONE: SP ZONE

As shown on 07/26/16, 10:00 AM, 2016



APPLICANT:
 Riverside Midland Oil LLC
 3200 Park Center Drive, #1000
 Costa Mesa, CA 92626
 (714) 427-6868

LAND OWNER:
 Riverside Midland Oil LLC
 3200 Park Center Drive, #1000
 Costa Mesa, CA 92626
 (714) 427-6868

PREPARED LAND USE:
 MDR Medium Density Residential
 MDR Medium High Density Residential
 P Public Facility (School)
 O-2 Open Space - Recreation
 O-3 Open Space - Water (Water Quality)
 O-4 Open Space - Water (Drainage)
 C-10 Conservation

EXISTING ZONING:
 S-1 Zone Specific Run
 R-2 Rural Residential
 R-5 Clean-Vue Combining Zone Residential
 Developments

PROPOSED ZONING:
 Specific Plan (SP) Zoned

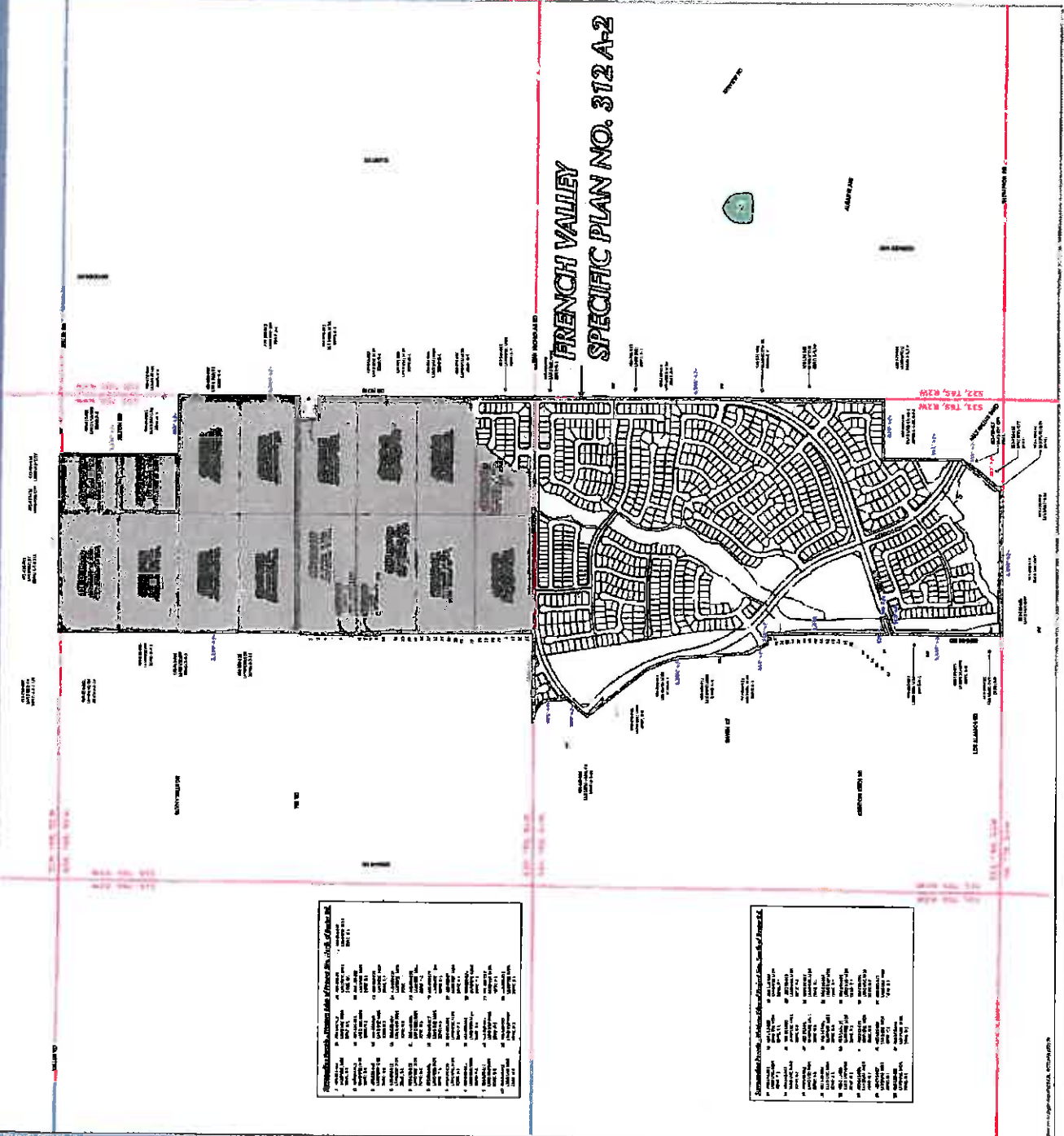
TOWNSHIP AND RANGE:
 2007 San Bernardino and Riverside Counties
 Page 879, Grid B-3, B-4, B-5, B-6 and B-7

UTILITY:
 Water: Western Municipal Water District
 Sewer: Eastern Municipal Water District
 Gas: Southern California Gas Company
 Electric: Southern California Edison Company
 Telephone: Sprint Telephone Company
 Cable TV: Time Warner

SCHOOL DISTRICT:
 Riverside Union School District

FEMA FLOOD ZONE DESIGNATION:
 FEMA Flood Zone "X", Areas determined to be
 subject to 1% annual flood risk per map 0605520014C,
 August 28, 2005.

Change of Zone
SPENCER'S CROSSING
(FRENCH VALLEY SP 312 A-2)
 Riverside County
 Date: 01-26-2016



Proposed Lots - Addressed Lots of French Valley Specific Plan No. 312 A-2

Lot No.	Area (sq. ft.)	Area (ac.)	Proposed Use
1	10,000	0.23	Residential
2	10,000	0.23	Residential
3	10,000	0.23	Residential
4	10,000	0.23	Residential
5	10,000	0.23	Residential
6	10,000	0.23	Residential
7	10,000	0.23	Residential
8	10,000	0.23	Residential
9	10,000	0.23	Residential
10	10,000	0.23	Residential
11	10,000	0.23	Residential
12	10,000	0.23	Residential
13	10,000	0.23	Residential
14	10,000	0.23	Residential
15	10,000	0.23	Residential
16	10,000	0.23	Residential
17	10,000	0.23	Residential
18	10,000	0.23	Residential
19	10,000	0.23	Residential
20	10,000	0.23	Residential
21	10,000	0.23	Residential
22	10,000	0.23	Residential
23	10,000	0.23	Residential
24	10,000	0.23	Residential
25	10,000	0.23	Residential
26	10,000	0.23	Residential
27	10,000	0.23	Residential
28	10,000	0.23	Residential
29	10,000	0.23	Residential
30	10,000	0.23	Residential
31	10,000	0.23	Residential
32	10,000	0.23	Residential
33	10,000	0.23	Residential
34	10,000	0.23	Residential
35	10,000	0.23	Residential
36	10,000	0.23	Residential
37	10,000	0.23	Residential
38	10,000	0.23	Residential
39	10,000	0.23	Residential
40	10,000	0.23	Residential
41	10,000	0.23	Residential
42	10,000	0.23	Residential
43	10,000	0.23	Residential
44	10,000	0.23	Residential
45	10,000	0.23	Residential
46	10,000	0.23	Residential
47	10,000	0.23	Residential
48	10,000	0.23	Residential
49	10,000	0.23	Residential
50	10,000	0.23	Residential
51	10,000	0.23	Residential
52	10,000	0.23	Residential
53	10,000	0.23	Residential
54	10,000	0.23	Residential
55	10,000	0.23	Residential
56	10,000	0.23	Residential
57	10,000	0.23	Residential
58	10,000	0.23	Residential
59	10,000	0.23	Residential
60	10,000	0.23	Residential
61	10,000	0.23	Residential
62	10,000	0.23	Residential
63	10,000	0.23	Residential
64	10,000	0.23	Residential
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66	10,000	0.23	Residential
67	10,000	0.23	Residential
68	10,000	0.23	Residential
69	10,000	0.23	Residential
70	10,000	0.23	Residential
71	10,000	0.23	Residential
72	10,000	0.23	Residential
73	10,000	0.23	Residential
74	10,000	0.23	Residential
75	10,000	0.23	Residential
76	10,000	0.23	Residential
77	10,000	0.23	Residential
78	10,000	0.23	Residential
79	10,000	0.23	Residential
80	10,000	0.23	Residential
81	10,000	0.23	Residential
82	10,000	0.23	Residential
83	10,000	0.23	Residential
84	10,000	0.23	Residential
85	10,000	0.23	Residential
86	10,000	0.23	Residential
87	10,000	0.23	Residential
88	10,000	0.23	Residential
89	10,000	0.23	Residential
90	10,000	0.23	Residential
91	10,000	0.23	Residential
92	10,000	0.23	Residential
93	10,000	0.23	Residential
94	10,000	0.23	Residential
95	10,000	0.23	Residential
96	10,000	0.23	Residential
97	10,000	0.23	Residential
98	10,000	0.23	Residential
99	10,000	0.23	Residential
100	10,000	0.23	Residential

Proposed Lots - Unaddressed Lots of French Valley Specific Plan No. 312 A-2

Lot No.	Area (sq. ft.)	Area (ac.)	Proposed Use
101	10,000	0.23	Residential
102	10,000	0.23	Residential
103	10,000	0.23	Residential
104	10,000	0.23	Residential
105	10,000	0.23	Residential
106	10,000	0.23	Residential
107	10,000	0.23	Residential
108	10,000	0.23	Residential
109	10,000	0.23	Residential
110	10,000	0.23	Residential
111	10,000	0.23	Residential
112	10,000	0.23	Residential
113	10,000	0.23	Residential
114	10,000	0.23	Residential
115	10,000	0.23	Residential
116	10,000	0.23	Residential
117	10,000	0.23	Residential
118	10,000	0.23	Residential
119	10,000	0.23	Residential
120	10,000	0.23	Residential
121	10,000	0.23	Residential
122	10,000	0.23	Residential
123	10,000	0.23	Residential
124	10,000	0.23	Residential
125	10,000	0.23	Residential
126	10,000	0.23	Residential
127	10,000	0.23	Residential
128	10,000	0.23	Residential
129	10,000	0.23	Residential
130	10,000	0.23	Residential
131	10,000	0.23	Residential
132	10,000	0.23	Residential
133	10,000	0.23	Residential
134	10,000	0.23	Residential
135	10,000	0.23	Residential
136	10,000	0.23	Residential
137	10,000	0.23	Residential
138	10,000	0.23	Residential
139	10,000	0.23	Residential
140	10,000	0.23	Residential
141	10,000	0.23	Residential
142	10,000	0.23	Residential
143	10,000	0.23	Residential
144	10,000	0.23	Residential
145	10,000	0.23	Residential
146	10,000	0.23	Residential
147	10,000	0.23	Residential
148	10,000	0.23	Residential
149	10,000	0.23	Residential
150	10,000	0.23	Residential

STATISTICAL SUMMARY

5,000 MIN. LOT SIZE

LOT #	AREA	TYPE	USE	DATE	OWNER	REMARKS
1
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4
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5,000 MIN. LOT SIZE

LOT #	AREA	TYPE	USE	DATE	OWNER	REMARKS
101
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6,000 MIN. LOT SIZE

LOT #	AREA	TYPE	USE	DATE	OWNER	REMARKS
201
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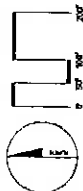
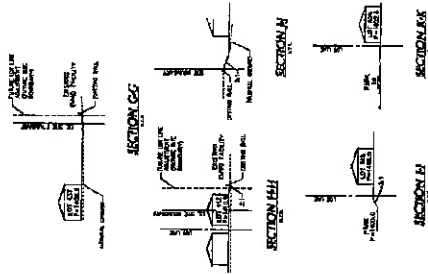
7,000 MIN. LOT SIZE

LOT #	AREA	TYPE	USE	DATE	OWNER	REMARKS
251
252
253
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275	

LEGEND

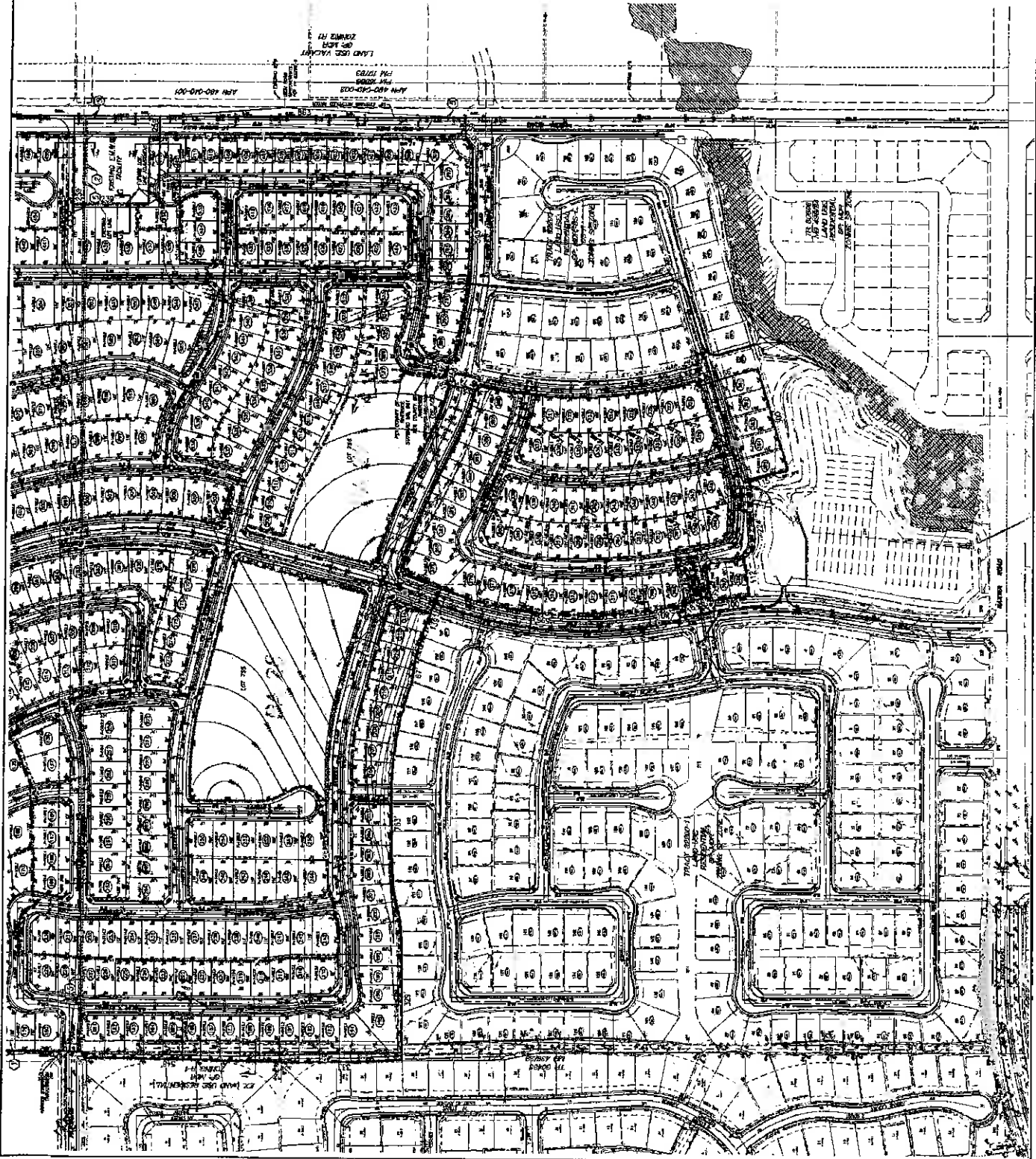
1" = 100'	PROPOSED DRIVE
2" = 100'	PROPOSED DRIVE
3" = 100'	PROPOSED DRIVE
4" = 100'	PROPOSED DRIVE
5" = 100'	PROPOSED DRIVE
6" = 100'	PROPOSED DRIVE
7" = 100'	PROPOSED DRIVE
8" = 100'	PROPOSED DRIVE
9" = 100'	PROPOSED DRIVE
10" = 100'	PROPOSED DRIVE
11" = 100'	PROPOSED DRIVE
12" = 100'	PROPOSED DRIVE
13" = 100'	PROPOSED DRIVE
14" = 100'	PROPOSED DRIVE
15" = 100'	PROPOSED DRIVE
16" = 100'	PROPOSED DRIVE
17" = 100'	PROPOSED DRIVE
18" = 100'	PROPOSED DRIVE
19" = 100'	PROPOSED DRIVE
20" = 100'	PROPOSED DRIVE
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French Valley

Specific Plan No. 312 Amendment No. 2

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~~May-October 2016~~

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I. SUMMARY

A. PROJECT HISTORY

On June 5, 2001, the County of Riverside approved FRENCH VALLEY Specific Plan No. 312 and certified its Environmental Impact Report (EIR) No. 411. The originally approved Specific Plan provided for the development of the 607.8-acre site with 1,793 residential units; a 1.7-acre commercial site; two school sites on 20 acres; 16.0 acres of parks; 79.4 acres of open space, greenbelts and detention areas; and 41.3 acres of major roadways.

On March 21, 2006, the County of Riverside approved Substantial Conformance No. 1 to Specific Plan No. 312. The Substantial Conformance reflected a number of changes that were made to Planning Area boundaries and dwelling unit allocations during preparation of five (5) implementing subdivision maps (TR 30694, TR 30695, TR 30696, TR 32289, and TR 32290). The approved pattern of land use and total Specific Plan acreage did not change as part of Substantial Conformance No. 1. The total number of dwelling units permitted within the Specific Plan Area did not change as part of Substantial Conformance No. 1; however, the allocation of dwelling units within individual residential Planning Areas and the physical boundaries of many of the residential Planning Areas were adjusted to match the implementing subdivision maps. In addition, Substantial Conformance No. 1 increased park land within the Specific Plan Area from 16.0 acres to 17.1 acres; decreased the area reserved for open space, greenbelts, and detention from 79.4 acres to 70.6 acres; and increased the area reserved for schools from 20.0 acres to 20.4 acres.

On December 3, 2013, the Riverside County Board of Supervisors approved Amendment No. 1 (SPA No.1) to the FRENCH VALLEY Specific Plan, which decreased the site acreage by 2.1 acres from 607.8 acres to 605.7 acres and reduced the total number of homes within the Specific Plan Area by 122 units, from 1,793 to 1,671. SPA No.1 modified the Specific Plan boundaries to reflect changes in ownership and revised the Land Use Plan to reduce development intensity, reconfigure Planning Area boundaries, and adjust the range of residential lot sizes to be consistent with approved subdivision maps and subdivision maps processed concurrently with Amendment No. 1 (IR 32289M1 and TR 36418), and reflect market conditions at the time. SPA No. 1 also reduced the acreage reserved for schools from 20.4 acres to 10.4 acres, increased the acreage reserved for parks from 17.1 acres to 37.0 acres, and reduced the area designated for stormwater drainage and detention facilities from 50.8 acres to 48.8 acres. Additionally, SPA No.1 removed a 1.7-acre parcel designated Commercial Retail (formerly Planning Area 4) that had been located in the southeastern corner of the Specific Plan Area, due to the annexation of the parcel into the City of Murrieta which resulted in this area being removed from County of Riverside jurisdiction. SPA No. 1 also modified the nomenclature used for land use designations throughout the document to be consistent with the adopted Riverside County General Plan.

This Amendment No. 2 (SPA No. 2) to Specific Plan No. 312 reflects changes to the approved Amendment No. 1 to the Specific Plan No. 312 document.

B. SUMMARY OF CHANGES

Amendment No. 2 to the FRENCH VALLEY Specific Plan (Specific Plan No. 312) modifies the Specific Plan by increasing the acreage from 605.7 to 628.5 acres (reconfiguring the Specific Plan boundaries adjacent to Keller Road), and increasing the target residential unit count by 147 units, from 1,671 to ~~1,818~~ 1,820 (1,877 if the school site in PA 42 is not developed as a school). Amendment No. 2 also reconfigures the majority of the Planning Areas north of Baxter Road, relocates and expands the school site, increases the total recreational

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open space acreage north of Baxter Road by 3.4 acres (including the addition of a new 3.5-acre Private Recreation Facility), and relocates and reduces the Public Park acreage from 6.4 to ~~5.65.5~~ acres. The increase in unit count recaptures the originally approved 1,793 units and accommodates additional units associated with the 22.8-acre increase of the Specific Plan boundary.

A summary of the land uses implemented by SPA No. 2 is provided in Table II-1, *Specific Plan No. 312, Amendment No. 2 – Land Use Summary*.

Specifically, FRENCH VALLEY SPA No. 2 provides the following substantive modifications to the approved Land Use Plan:

- The Specific Plan boundary has been increased by 22.8 acres from 605.7 acres to 628.5 acres.
- The total number of residential units within the Specific Plan Area has increased by ~~147~~ 149 units, from 1,671 to ~~1,818~~ 1,820 units (1,877 if the school site in PA 42 is not developed as a school).
- The Planning Areas north of Baxter Road (except Planning Areas 14, 20/21, 23 and 25) have been reconfigured and renumbered to accommodate eight new Planning Areas. The number of residential units north of Baxter Road has been increased from 854 to ~~1,001~~ 1,003.
- The Land Use Designations of the Planning Areas north of Baxter Road (except Planning Areas 14, 20/21, 23 and 25) have been modified.
- The elementary school site has been relocated to the northeast corner of the Specific Plan Area (Planning Area 42), and increased by 1.2 acres, from 10.4 acres to 11.6 acres.
- The acreage of Planning Area 3C has been increased from 6.4 acres to 7.1 acres to address changes in Water Quality Management requirements, and the land use designation been changed from “Open Space – Recreation” (OS-R) to Open Space – Water (Drainage) (OS-W).

II. INTRODUCTION

A. DOCUMENT PURPOSE

This document is a Specific Plan that has been prepared for the purpose of establishing guidelines for a mixed-use land development plan for FRENCH VALLEY. Authorized by California Government Code §65450 et seq., a Specific Plan is a tool that is used for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. As such, this document provides the County of Riverside with a defined set of plans, policies, and regulations to ensure efficient, orderly development of the subject property in accordance with the County's adopted General Plan.

The FRENCH VALLEY Specific Plan establishes guidelines for the development of a master planned community in the French Valley area of unincorporated Riverside County, California. This Specific Plan provides information relative to land uses, site planning, and building intensity, as well as design guidelines that are intended to allow for innovation in architecture, landscaping and building arrangements as future tentative maps and site plans are proposed to implement the Specific Plan. All future implementing actions (development plans, tract maps, site plans, and other similar entitlements) for property located within the boundaries of this Specific Plan are required to be consistent with the standards and guidelines set forth in this document and with all applicable County regulations. Furthermore, all regulations, conditions, standards and guidelines contained herein shall be deemed distinct and independent provisions of the Specific Plan. If any section, clause, phrase, or portion of this document is for any reason to be invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan.

This document serves as the Second Amendment to the FRENCH VALLEY Specific Plan (Specific Plan No. 312), which was originally adopted by the Riverside County Board of Supervisors on June 5, 2001 and subsequently amended on December 3, 2013. Amendment No. 2 to the FRENCH VALLEY Specific Plan preserves the concept and overall density of the FRENCH VALLEY Specific Plan, while increasing the acreage and total dwelling units included in the Specific Plan Area.

1. Specific Plan Format

This FRENCH VALLEY Specific Plan is divided into the following sections: 1) Introduction; 2) Specific Plan; 3) Development Standards; 4) Design Guidelines; and 5) Zoning Ordinance. This Specific Plan has been prepared pursuant to the provisions of the California Government Code §65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan for the purpose of establishing systematic methods of implementation of the agency's General Plan. California Government Code §65450 through §65454 establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan. According to §65450, a Specific Plan shall include text and a diagram or diagrams which specify all of the following details:

- The distribution, location, and extent of the uses of land within the area covered within the specific plan area;
- The distribution, location, extent, and intensity of major circulation and utility services to be located within the plan area or that will be needed to service the specific plan area;

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- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- A schematic program of implementation measures indicating how public services will be financed; and
- A statement of the specific plan's relationship to the general plan.

California state law also provides for the inclusion of any other subject that, in the judgment of the local planning agency, is deemed necessary or desirable to implement the General Plan, such as architectural or landscape design guidelines.

In response to government requirements, this Specific Plan has been prepared to provide the essential link to the policies of the County of Riverside General Plan. By functioning as a regulatory document, the FRENCH VALLEY Specific Plan provides a means of implementing and detailing the General Plan and tailoring its policies to the subject property. In this regard, all future development plans or other entitlement applications are required to substantially conform to the standards and guidelines set forth in this document, as well as all applicable County regulations. This Specific Plan is designed to address site specific issues such as building setbacks and visual appearance, as well as community-wide concerns such as vehicular and non-vehicular circulation, landscaping, and the provision of utilities. The FRENCH VALLEY Specific Plan also ensures that new development meets or exceeds County standards for environmental protection, infrastructure, site planning, and aesthetic quality.

B. PROJECT SUMMARY

FRENCH VALLEY Specific Plan Amendment No. 2 (SPA No. 2) provides for the development of ~~1,818~~1,820 single-family dwelling units in 31 residential Planning Areas on ~~455.34~~55.1 acres, an elementary school site on 11.6 acres (with an additional 57 single-family dwelling units if the school site is not developed as a school), parks and open space on ~~40.44~~0.1 acres (gross acreage), stormwater drainage and detention facilities on ~~43.84~~3.4 acres, and ~~53.35~~4.1 acres of community roadways. In addition, SPA No. 2 provides for the conservation of ~~24.12~~4.2 acres as natural open space. A summary of the land uses implemented by SPA No. 2 is provided in Table II-1, *Specific Plan No. 312, Amendment No. 2 – Land Use Summary*.

FRENCH VALLEY residents will enjoy a wide range of amenities in this master planned residential community. Infrastructure and other public facilities are planned to accommodate the build-out requirements of the FRENCH VALLEY Specific Plan and will anticipate the needs of other off-site developments. As part of the Specific Plan, Briggs, Leon, Baxter and Keller Roads would be improved as intended by the General Plan Circulation Element. In addition, Specific Plan design elements including land use compatibility, architecture, landscaping and signage will be consistently applied to assure a varied, yet fully integrated community.

Development of the Specific Plan includes three parks and one school site. A 10.7-acre park is located in Planning Area 8, a 15.0-acre park is provided in Planning Areas 16 and 18A, and a ~~5.55~~6-acre park is located in Planning Area 28. A private ~~3.53~~2-acre recreation facility is located in Planning Area 29, in the north-central portion of the site. These parks, with the exception of the private recreation facility in Planning Area 29, will be available for use both by residents of FRENCH VALLEY and the surrounding off-site areas.

Table II-1 GENERAL LAND USE SUMMARY

Land Use	Acres	Density (du/ac)	Dwelling Units
Residential			
Medium Density Residential	399.7399.8	3.8	1,531.533
Medium-High Density Residential	55.655.3	5.2	287
<i>Residential Sub-Totals</i>	<i>455.3455.1</i>	--	<i>1,818.820</i>
Non-Residential			
Public Facility (School)	11.6	--	57--
Open Space - Recreation (Parks)	40.440.1*	--	--
Open Space - Water (Water Quality Basin)	48.317.9	--	--
Open Space - Water (Drainage)	25.5	--	--
Open Space - Conservation	24.124.2	--	--
Major Roads	53.354.1	--	--
<i>Non-Residential Sub-Totals</i>	<i>173.2173.4</i>	--	--
<i>Specific Plan No. 312, Amendment No. 2 Totals</i>	<i>628.5</i>	<i>2.9</i>	<i>1,818.820</i>

¹du/ac = dwelling units per acre

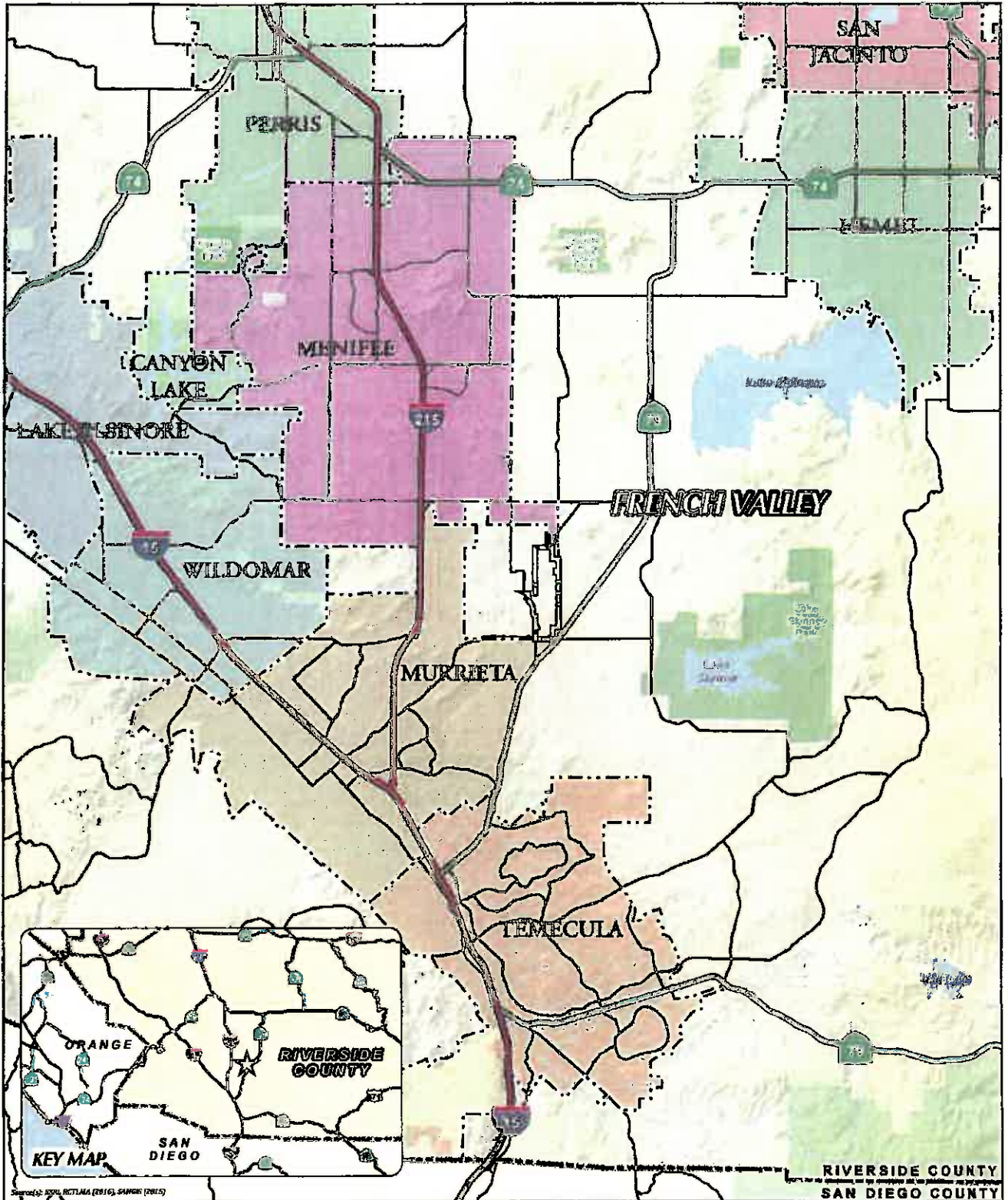
* = gross acreage

The FRENCH VALLEY Specific Plan is phased in a logical sequence in response to market demands. A total of three (3) development phases are planned to be implemented over a ten-year period. Timing of the school facility will be determined by the Menifee Union School District which currently serves the project site. Development of the on-site parks will occur concurrently with residential development according to the Public Facilities Plan section in the Specific Plan.

C. PROJECT LOCATION AND SETTING

1. Project Location

The 628.5-acre FRENCH VALLEY community is located in the "French Valley" area of unincorporated Riverside County. French Valley is located within the southwestern portion of Riverside County and is defined by scattered unnamed hills on the west and the Tualota Hills on the east. The southern end of French Valley opens into the Murrieta Valley which is enclosed by the Elsinore and Agua Tibia Mountains. The mountains physically separate western Riverside County from Orange County and the Pacific coast (see Figure II-1, *Regional Map*).



Regional Map

Figure II-1

French Valley SP 312 A-2

T&B PLANNING
 2932 East 17th Street, Suite 300, Temecula, CA 92592
 (951) 261-1111
 www.tbplanning.com

Scale: 0 0.75 1.5 3 Miles

RS
RINCON BAND OF LUISEÑO INDIANS
Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082
(760) 297-2635 Fax:(760) 749-2639



March 17, 2016

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: Specific Plan No. 312 Amendment No. 2, General Plan Amendment No. 1163

Dear Ms. Thomson:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding the Specific Plan No. 312 Amendment No. 2, General Plan Amendment No. 1163 Project and we thank you for the continued consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory is Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people but, is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer this project to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are located closer to your project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

A handwritten signature in black ink, appearing to read "Vincent Whipple". The signature is fluid and cursive, with a large initial "V" and "W".

Vincent Whipple
Manager
Rincon Cultural Resources Department

Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

March 28, 2016

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Mary Bear Magee
Evie Gerber
Darlene Miranda
Richard B. Searce, III
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Heather Thomson
County Archaeologist
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the GPA 1163

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated March 3, 2016 and received in our office March 10, 2016.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Payómkawichum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 RE GPA 1163
March 28, 2016
Page 2


extensive Payómkawichum 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 our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at ahoover@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

2/25/16

April 5, 2016

Attn: Heather Thomson, County Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: SB 18 Consultation; General Plan Amendment No. 1163, Specific Plan No. 312A2

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes, and is considered to be culturally sensitive by the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseño Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continue to be a consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
ontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

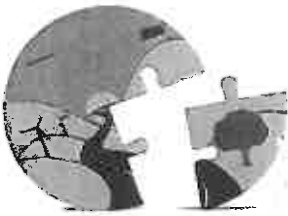
E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00312A32

DATE SUBMITTED: 1/20/2014

APPLICATION INFORMATION

Applicant's Name: Riverside Mitland 03 LLC

E-Mail: _____

Mailing Address: 3200 Park Center Drive #1000

_____	<i>Street</i>	_____
_____	<i>Costa Mesa</i>	<i>CA</i>
_____	<i>City</i>	<i>92626</i>
_____	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (714) 427-8868

Fax No: (_____) _____

Engineer/Representative's Name: T&B Planning, Inc. (Joel Morse)

E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E. 17th St., Suite 100

_____	<i>Street</i>	_____
_____	<i>Tustin</i>	<i>CA</i>
_____	<i>City</i>	<i>92780</i>
_____	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (714) 505-6360 x105

Fax No: (_____) _____

Property Owner's Name: See attached pages

E-Mail: _____

Mailing Address: _____

_____	<i>Street</i>	_____
_____	<i>City</i>	<i>State</i>
_____	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (_____) _____

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 SPECIFIC PLAN LAND USE

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

See attached pages.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

See attached pages.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

See attached pages.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): **See attached pages.**

Section: 30 and 31 Township: 6 South Range: 2 West

Approximate Gross Acreage: 628.3

General location (nearby or cross streets): North of Winchester Road, South of Keller Road, East of Briggs Road, West of Leon Road.

APPLICATION FOR SPECIFIC PLAN LAND USE

Thomas Brothers map, edition year, page number, and coordinates: _____

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

1. Residential uses by product type, number of units and acreage;
2. Commercial uses with proposed acreage;
3. Industrial uses with proposed acreage;
4. Open space/recreational uses with proposed acreage;
5. Public facilities with proposed acreage, etc.

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NUMBER OF UNITS</u> <small>(RESIDENTIAL ONLY)</small>
Medium Density Res.	399.6	1,528
Medium-High Density Res.	55.5	286
Public Facility	11.5	
Open Space - Recreation	40.4	
Open Space - Water (WQB)	18.0	
Open Space - Water (Drainage)	25.5	
Open Space - Conservation	24.5	
Circulation	53.3	

The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

**FILING INSTRUCTIONS FOR
SPECIFIC PLAN APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.

APPLICATION FOR SPECIFIC PLAN LAND USE

3. An 8½" x 11" vicinity map showing the location and names of adjoining streets.
4. One (1) recent (less than one-year old) aerial photograph (minimum size 8½" x 11") of the entire Project Site with the boundary of the site delineated.
5. An 8½" x 11" topographic map (U.S. Geological Survey quadrangle map) with the site boundaries clearly delineated.
6. Three (3) copies of a Project Description.
7. Three (3) copies of an 8½" x 11" black and white Land Use Plan exhibit.
8. Three (3) copies of a Land Use Table delineating the proposed land uses.
9. The Project Description shall be provided in an electronic format (Microsoft Word.) Digital images of the aerial photograph and the U.S.G.S. quadrangle map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF.) The data shall be submitted on either compact disc (CD) or floppy disk(s).
10. Applicable deposit-based fees.

SPECIFIC PLAN AMENDMENT

In addition to the items describe above in the Specific Plan Filing package requirements, Specific Plan Amendment applications must clearly delineate and describe the extent of the proposed modifications to the adopted Specific Plan. An Amended Land Use Plan and Table shall be prepared, identifying all of the existing entitlements by Planning Area, together with the proposed amendment (expansion or reduction of the Specific Plan and/or Planning Areas, and/or the creation of new Planning Areas, or modifications to policies or development standards set forth in the adopted Specific Plan.

If, during the Preliminary Review of the Specific Plan project, in accordance with California Code of Regulations, Title 14, Chapter 3, Section 15060), or at the conclusion of an initial study [Environmental Assessment] (Sections 15063 and 15064) for the project, it is determined that the proposed Specific Plan has the potential to create a significant impact upon the environment; an Environmental Impact Report (EIR) shall be prepared (Section 15081 et seq.) In accordance with Riverside County Board of Supervisors policy, the applicant shall select an EIR Consultant from the County's List of Qualified EIR Consultants to prepare the EIR. The project applicant, the EIR Consultant, and the County shall enter into a Memorandum of Understanding (MOU) in regards to the preparation and handling of said EIR. The list of Qualified of Environmental Impact Report Consultants can be viewed and downloaded from the Planning Department's web page.

The EIR Consultant, in coordination with the Planning Department, shall then begin preparation of the CEQA document and a screen-check specific plan document, along with Technical Appendices, to be submitted to the Planning Department for review by the various County Departments and Agencies involved in the development review process.



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Director of Transportation and Land Management Agency

Carolyn Syms Luna
Director,
Planning Department

Patricia Romo
Assistant Director,
Transportation Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Interim Code Enforcement Official,
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 Riverside Mitland 03 LLC hereafter "Applicant" and Riverside Mitland 03 LLC "Property Owner".

Description of application/permit use:

TTM 37053, General Plan Amendment, Specific Plan Amendment and Change of Zone

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: 480-010-017, -018,-023,-024,-025,-026; 480-020-009,010-016; portion of 480-020-011

Assessors Parcel Number(s): 480-020-013, 014, Portions of 480-020-021, 032, and 035, 480-010-019, 022, Portions of 480-660-016,031

Property Location or Address:

N/O of Baxter Road, S/O of Keller Road, E/O Briggs Road, W/O Leon Road

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Dave Bartlett Phone No.: (714) 427-6868

Firm Name: Riverside Mitland 03 LLC Email: _____

Address: 3200 Park Center Drive, Ste. 1000
Costa Mesa, CA 92626

3. APPLICANT INFORMATION:

Applicant Name: Dave Bartlett Phone No.: (714) 200-1603

Firm Name: Riverside Mitland 03 LLC Email: Dave.Bartlett@brookfield.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 1/19/16

Print Name and Title: Dave Bartlett, Vice President

Signature of Property Owner: see attached Date: _____

Print Name and Title: _____

Signature of the County of Riverside, by  Date: 1/28/16

Print Name and Title: CATHERINE THOMAS LAND USE TECH II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>GPA01163, SPO0312A2, CZ0789B, TR30753</u>
Set #:	<u>CO06720</u>
Application Date:	<u>1/20/16</u>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Tract 37053

DATE SUBMITTED: 1/28/16

APPLICATION INFORMATION

Applicant's Name: Riverside Mitland 03 LLC

E-Mail: Dave.Bartlett@brookfield.com

Mailing Address: 3200 Park Center Drive, Suite 1000

	<i>Street</i>	
<u>Costa Mesa</u>	<u>CA</u>	<u>92626</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (714) 200-1603 Fax No: (714) 200-1861

Engineer/Representative's Name: Hunsaker & Associates Irvine, Inc. E-Mail: bhay@hunsaker.com

Mailing Address: 3 Hughes

	<i>Street</i>	
<u>Irvine</u>	<u>CA</u>	<u>92618</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (949) 583-1010 Fax No: (949) 583-0759

Property Owner's Name: Riverside Mitland 03 LLC E-Mail: Dave.Bartlett@brookfield.com

Mailing Address: 3200 Park Center Drive, Suite 1000

	<i>Street</i>	
<u>Costa Mesa</u>	<u>CA</u>	<u>92626</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (714) 427-6868 Fax No: (714) 200-1861

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 · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

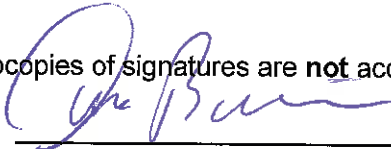
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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Dave Bartlett



PRINTED NAME OF APPLICANT

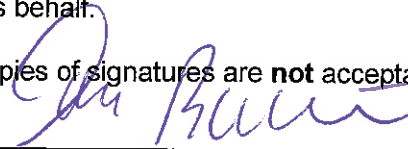
SIGNATURE OF APPLICANT

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.

Dave Bartlett



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION: 480-010-017, -018,-023,-024,-025,-026; 480-020-009,010-016; Portion of 480-020-011

Assessor's Parcel Number(s): 480-020-013, 014, Portions of 480-020-021, 032, and 035, 480-010-019, 022, Portions of 480-660-016,031

Section: 30 Township: 6S Range: 2W

Approximate Gross Acreage: 214.43

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Baxter Road, South of Keller Road, East of Briggs Road, West of Leon Road

Thomas Brothers map, edition year, page number, and coordinates: Riverside County, Pg. 899, B-3-5

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):

TTM 37053 proposes 747 residential lots, 84 open space lots (includes landscape, water quality swales, trails, natural open space, parks, equestrian staging area and water quality basins). TTM 37053 shall follow Schedule "A" subdivision requirements per Ordinance 460.151.

Related cases filed in conjunction with this request:

GPA, SPA and CZ

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

If yes, provide Case No(s). TR 32290, SP 312, CZ 6383, GPA 472, GEO 1379 (Parcel Map, Zone Change, etc.)

EA No. (if known) _____ EIR No. (if applicable): EIR 411

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

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

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 1,600,875

Estimated amount of fill = cubic yards 1,600,875

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

N/A

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) TBD sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *Alan Butler* Date 1/19/16

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region		
Project File No.	N/A	
Project Name:	N/A	
Project Location:	N/A	
Project Description:	N/A	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input type="checkbox"/>
¹ Land area is based on acreage disturbed		
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.	



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Carolyn Syms Luna
Director,
Planning Department

Patricia Romo
Assistant Director,
Transportation Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Interim Code Enforcement Official,
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 Riverside Mitland 03 LLC hereafter "Applicant" and Riverside Mitland 03 LLC "Property Owner".

Description of application/permit use:

TTM 37053, General Plan Amendment, Specific Plan Amendment and Change of Zone

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: 480-010-017, -018, -023, -024, -025, -026; 480-020-009, 010-016; portion of 480-020-011

Assessors Parcel Number(s): 480-020-013, 014, Portions of 480-020-021, 032, and 035, 480-010-019, 022, Portions of 480-660-016, 031

Property Location or Address:

N/O of Baxter Road, S/O of Keller Road, E/O Briggs Road, W/O Leon Road

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Dave Bartlett Phone No.: (714) 427-6868

Firm Name: Riverside Mitland 03 LLC Email: _____

Address: 3200 Park Center Drive, Ste. 1000
Costa Mesa, CA 92626

3. APPLICANT INFORMATION:

Applicant Name: Dave Bartlett Phone No.: (714) 200-1603

Firm Name: Riverside Mitland 03 LLC Email: Dave.Bartlett@brookfield.com

Address (if different from property owner)

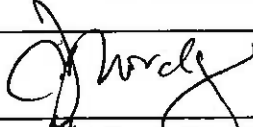
4. SIGNATURES:

Signature of Applicant:  Date: 1/19/16

Print Name and Title: Dave Bartlett, Vice President

Signature of Property Owner: see attached Date: _____

Print Name and Title: _____

Signature of the County of Riverside, by  Date: 1/28/16

Print Name and Title: CATHERINE THOMAS LAND USE TECH II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>GPA01163, SPO0312A2, C201898, TR30753</u>
Set #:	<u>C006720</u>
Application Date:	<u>1/20/16</u>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00312A32

DATE SUBMITTED: 1/28/2014

APPLICATION INFORMATION

Applicant's Name: Riverside Mitland 03 LLC

E-Mail: _____

Mailing Address: 3200 Park Center Drive #1000

City State ZIP
Costa Mesa CA 92626
City State ZIP

Daytime Phone No: (714) 427-6868 Fax No: (____) _____

Engineer/Representative's Name: T&B Planning, Inc. (Joel Morse) E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E. 17th St., Suite 100

City State ZIP
Tustin CA 92780
City State ZIP

Daytime Phone No: (714) 505-6360 x105 Fax No: (____) _____

Property Owner's Name: See attached pages E-Mail: _____

Mailing Address: _____

City State ZIP

Daytime Phone No: (____) _____ 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
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APPLICATION FOR SPECIFIC PLAN LAND USE

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

See attached pages.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

See attached pages.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

See attached pages.

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SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): **See attached pages.**

Section: **30 and 31** Township: **6 South** Range: **2 West**

Approximate Gross Acreage: **628.3**

General location (nearby or cross streets): North of **Winchester Road**, South of **Keller Road**, East of **Briggs Road**, West of **Leon Road**

APPLICATION FOR SPECIFIC PLAN LAND USE

Thomas Brothers map, edition year, page number, and coordinates: _____

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

1. Residential uses by product type, number of units and acreage;
2. Commercial uses with proposed acreage;
3. Industrial uses with proposed acreage;
4. Open space/recreational uses with proposed acreage;
5. Public facilities with proposed acreage, etc.

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NUMBER OF UNITS</u> <small>(RESIDENTIAL ONLY)</small>
Medium Density Res.	399.6	1,528
Medium-High Density Res.	55.5	286
Public Facility	11.5	
Open Space - Recreation	40.4	
Open Space - Water (WQB)	18.0	
Open Space - Water (Drainage)	25.5	
Open Space - Conservation	24.5	
Circulation	53.3	

The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

**FILING INSTRUCTIONS FOR
SPECIFIC PLAN APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Carolyn Syms Luna
Director,
Planning Department

Patricia Romo
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Property Location or Address:

N/O of Baxter Road, S/O of Keller Road, E/O Briggs Road, W/O Leon Road

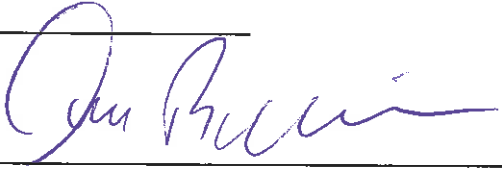
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Property Owner Name: Dave Bartlett Phone No.: (714) 427-6868
 Firm Name: Riverside Mitland 03 LLC Email: _____
 Address: 3200 Park Center Drive, Ste. 1000
Costa Mesa, CA 92626

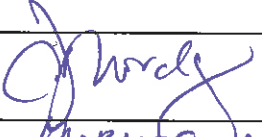
3. APPLICANT INFORMATION:

Applicant Name: Dave Bartlett Phone No.: (714) 200-1603
 Firm Name: Riverside Mitland 03 LLC Email: Dave.Bartlett@brookfield.com
 Address (if different from property owner) _____

4. SIGNATURES:

Signature of Applicant:  Date: 1/19/16
 Print Name and Title: Dave Bartlett, Vice President

Signature of Property Owner: see attached Date: _____
 Print Name and Title: _____

Signature of the County of Riverside, by  Date: 1/20/16
 Print Name and Title: CATHERINE MORRIS, COUNTY ENGINEER TECH II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>GPA01163, SPO0312A2, C207898, TR30753</u>
Set #:	<u>C006720</u>
Application Date:	<u>1/20/16</u>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01163 DATE SUBMITTED: 1/28/2014

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Riverside Mitland 03 LLC E-Mail: _____

Mailing Address: 3200 Park Center Drive #1000

Costa Mesa CA 92626
City State ZIP

Daytime Phone No: (714) 427-6868 Fax No: ()

Engineer/Representative's Name: T&B Planning, Inc. (Joel Morse) E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E. 17th St., Suite 100

Tustin City State ZIP

Daytime Phone No: (714) 505-6360 x105 Fax No: ()

Property Owner's Name: See attached pages. E-Mail: _____

Mailing Address: _____

City State ZIP

Daytime Phone No: () Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Winchester Road, South of Keller Road, East of Briggs Road, West of Leon Road.

Thomas Brothers map, edition year, page number, and coordinates: _____

Existing Zoning Classification(s): R-1 and Rural Residential (R-R)

Existing Land Use Designation(s): LDR, MDR

Proposal (describe the details of the proposed general plan amendment):
See attached project description.

Related cases filed in conjunction with this request:
Amendment #2 to Specific Plan 312, Change of Zone, Tentative Tract Map 37053

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

Case Nos. SP 312 A1, TTM 37053

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): 411

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	
		Yes	No
Electric Company	Southern California Edison	X	
Gas Company	SoCal Gas	X	
Telephone Company	AT&T	X	
Water Company/District	Eastern Municipal Water District	X	
Sewer District	Eastern Municipal Water District	X	

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Carolyn Syms Luna
Director,
Planning Department

Patricia Romo
Assistant Director,
Transportation Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Interim Code Enforcement Official,
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 Riverside Mitland 03 LLC hereafter "Applicant" and Riverside Mitland 03 LLC "Property Owner".

Description of application/permit use:

TTM 37053, General Plan Amendment, Specific Plan Amendment and Change of Zone

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: 480-010-017, -018,-023,-024,-025,-026; 480-020-009,010-016; portion of 480-020-011

Assessors Parcel Number(s): 480-020-013, 014, Portions of 480-020-021, 032, and 035, 480-010-019, 022, Portions of 480-660-016,031

Property Location or Address:

N/O of Baxter Road, S/O of Keller Road, E/O Briggs Road, W/O Leon Road

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Dave Bartlett Phone No.: (714) 427-6868

Firm Name: Riverside Mitland 03 LLC Email: _____

Address: 3200 Park Center Drive, Ste. 1000
Costa Mesa, CA 92626

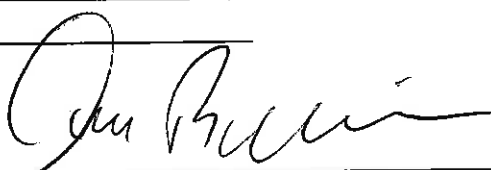
3. APPLICANT INFORMATION:

Applicant Name: Dave Bartlett Phone No.: (714) 200-1603

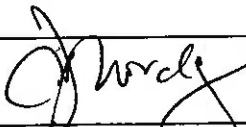
Firm Name: Riverside Mitland 03 LLC Email: Dave.Bartlett@brookfield.com

Address (if different from property owner)

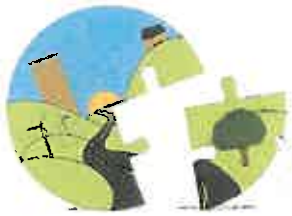
4. SIGNATURES:

Signature of Applicant:  Date: 1/19/16
Print Name and Title: Dave Bartlett, Vice President

Signature of Property Owner: see attached Date: _____
Print Name and Title: _____

Signature of the County of Riverside, by  Date: 1/20/16
Print Name and Title: CATHERINE MORALES, LAND USE TECH II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>GPA01103, SPO0312A2, C201898, TR30753</u>
Set #:	<u>0006720</u>
Application Date:	<u>1/20/16</u>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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: C207898

DATE SUBMITTED: 1/20/10

APPLICATION INFORMATION

Applicant's Name: Riverside Mitland 03 LLC

E-Mail: _____

Mailing Address: 3200 Park Center Drive #1000

_____ Street
Costa Mesa CA 92626
City State ZIP

Daytime Phone No: (714) 427-6868 Fax No: (____) _____

Engineer/Representative's Name: T&B Planning, Inc. (Joel Morse) E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100

_____ Street
Tustin CA 92780
City State ZIP

Daytime Phone No: (714) 505-6360 x105 Fax No: (____) _____

Property Owner's Name: See attached pages E-Mail: _____

Mailing Address: _____

_____ Street
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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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 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.

See attached pages

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.

Dave Bartlett, Vice President

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): **See attached pages**

Section: **30 and 31** Township: **6 South** Range: **2 West**

Approximate Gross Acreage: **628.3**

General location (nearby or cross streets): North of **Winchester Road**, South of **Keller Road**, East of **Briggs Road**, West of **Leon Road**

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: _____

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Please see attached project description

Related cases filed in conjunction with this request:

General Plan Amendment, Tentative Tract Map 37053



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Carolyn Syms Luna
Director,
Planning Department

Patricia Romo
Assistant Director,
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Mike Lara
Building Official,
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Description of application/permit use:

TTM 37053, General Plan Amendment, Specific Plan Amendment and Change of Zone

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- 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.
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1. PROPERTY INFORMATION: 480-010-017, -018, -023, -024, -025, -026; 480-020-009, 010-016; portion of 480-020-011

Assessors Parcel Number(s): 480-020-013, 014, Portions of 480-020-021, 032, and 035, 480-010-019, 022, Portions of 480-660-016, 031

Property Location or Address:

N/O of Baxter Road, S/O of Keller Road, E/O Briggs Road, W/O Leon Road

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Dave Bartlett Phone No.: (714) 427-6868

Firm Name: Riverside Mitland 03 LLC Email: _____

Address: 3200 Park Center Drive, Ste. 1000
Costa Mesa, CA 92626

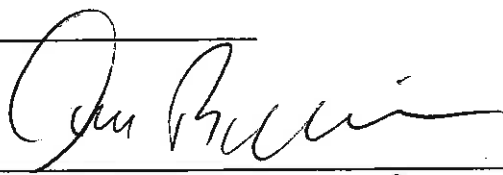
3. APPLICANT INFORMATION:

Applicant Name: Dave Bartlett Phone No.: (714) 200-1603

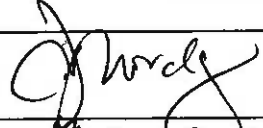
Firm Name: Riverside Mitland 03 LLC Email: Dave.Bartlett@brookfield.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 1/19/16
Print Name and Title: Dave Bartlett, Vice President

Signature of Property Owner: see attached Date: _____
Print Name and Title: _____

Signature of the County of Riverside, by  Date: 1/28/16
Print Name and Title: CATHERINE THOMAS, COUNTY CLERK TECH II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>GPA01163, SPO0312A2, C201898, TR30753</u>
Set #:	<u>C006720</u>
Application Date:	<u>1/20/16</u>

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. 312 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 1163, CHANGE OF ZONE NO. 7898, AND TENTATIVE TRACT MAP NO. 37053, ENVIRONMENTAL IMPACT REPORT NO. 551 – Intent to Certify an Environmental Impact Report – Applicant: Riverside Mitland 03, LLC – Representative: T&B Planning, Inc. – Engineer: Hunsaker & Associates, Inc. – Third Supervisorial District – French Valley Zoning District – Southwest Area Plan – Rural Community: Low Density Residential (RC-LDR) (for area to be added to the SP) – Rural Community: Medium Density Residential (RC-MDR) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural: Rural Residential (RR) as reflected in the Specific Plan – Location: Northwesterly of Winchester Road, southerly of Keller Road, easterly of Briggs Road, and westerly of Leon Road – Zoning: Rural: Rural Residential (RR) (for area to be added to the SP), Open Area Combining Zone, Residential Developments (R-5), SP Zone (SP) as reflected in the Specific Plan – **REQUEST:** The Specific Plan Amendment proposes to modify the Specific Plan by increasing the acreage from 605.7 to 628.5 acres; increase the target residential unit count from 1,671 to 1,877, reconfigures the majority of the Planning Areas north of Baxter Road, relocates and expands the school site, increases the total recreational open space acreage north of Baxter road by 3.4 acres, and relocates and reduces the Public Park acreage from 6.4 to 5 acres. The General Plan Amendment proposes to incorporate an additional 22.8 acres into the Specific Plan boundaries and alter the land use designations of this additional 22.8 acre area and other areas in the northern portion of the Specific Plan as reflected in the Specific Plan Land Use Plan. Specifically for the 22.8 acre addition, the General Plan Amendment proposes to change the land use designation from Community Development: Low Density Residential (CD-LDR) to Community Development: Public Facilities (CD-PF) and Community Development: Medium Density Residential (CD-MDR). The Change of Zone proposes to (1) change the zoning classification of accessor parcel numbers (APNs) 480-010-019 and 480-010-022 from Rural Residential (R-R) to Specific Plan zone (SP 312); (2) change the zoning classification of APNs 480-670-031 and 480-660-016 from Open Area Combining Zone, Residential Developments (R-5) to Specific Plan zone (SP 312); and (3) modify the permitted uses and development standards within the Specific Plan zoning ordinance for all Planning Areas located within the boundaries of the French Valley Specific Plan No. 312, including the 22.8 acres proposed to be added to the Specific Plan to be consistent with the 2nd Amendment to Specific Plan No. 312. The Tentative Tract Map is a Schedule “A” Subdivision of 628.5 acres into 753 residential units, 117.7 acres of recreation, water quality basis and drainage, conservation, and one school in two phases. The Environmental Impact Report studies the impacts of the project.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **MAY 17, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Russell Brady at (951) 955-3025 or e-mail rbrady@rivco.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. 551, 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: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/21/2017

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers SPO0312A2 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

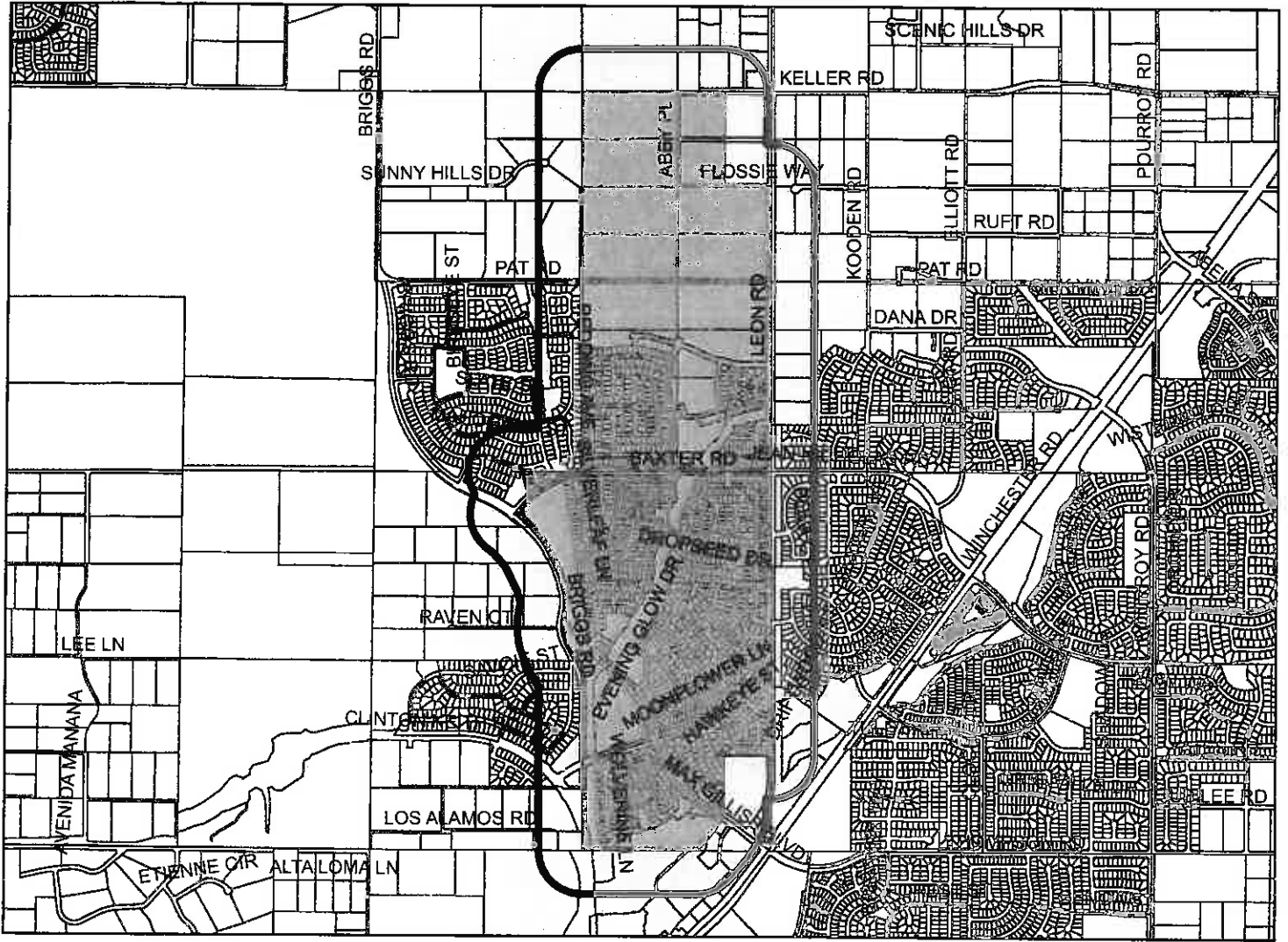
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

SP00312A2 (600 feet buffer)



Selected Parcels

480-523-010	480-511-031	480-010-021	480-220-016	480-710-011	480-790-005	480-590-008	480-511-001	480-581-003	480-500-002
480-560-020	480-591-022	480-671-004	480-511-013	480-690-008	480-220-012	480-780-027	480-560-024	480-610-020	480-650-002
480-580-028	480-142-011	480-602-018	480-641-008	480-203-001	480-581-011	480-142-010	480-490-004	480-481-016	480-602-060
480-570-008	480-490-016	480-602-037	480-030-010	480-511-037	480-602-026	480-523-008	480-800-007	480-572-017	480-220-035
480-810-015	480-200-005	480-010-016	480-501-002	480-220-024	480-500-011	480-641-011	480-541-016	480-581-044	480-560-025
480-541-005	480-610-053	480-141-003	480-211-011	480-491-004	480-580-032	480-610-007	480-580-012	480-612-002	480-602-044
480-650-021	480-140-008	480-590-010	480-491-003	480-143-006	480-560-017	480-221-001	480-541-020	480-811-004	480-481-010
480-480-018	480-611-012	480-220-021	480-610-043	480-811-009	480-141-002	480-602-041	480-602-055	480-570-005	480-220-003
480-610-021	480-800-010	480-581-038	480-130-025	480-652-006	480-591-017	480-602-031	480-610-010	480-030-013	480-040-068
480-040-002	480-040-066	480-040-001	480-040-008	480-490-001	480-610-017	480-511-032	480-811-012	480-580-015	480-220-033
480-610-027	480-810-002	480-612-001	480-612-004	480-220-009	480-591-009	480-670-024	480-612-013	480-643-011	480-601-013
480-602-008	480-602-034	480-541-014	480-502-011	480-502-002	480-650-001	480-770-007	480-580-030	480-511-008	480-481-009

First 120 parcels shown



2,400 1,200 0 2,400 Feet

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

ASMT: 472050019, APN: 472050019
MARTHA TIRABASSSI, ETAL
24335 VICTORY BLVD NO A
WEST HILLS CA 91307

ASMT: 480010004, APN: 480010004
YANCY RICHARDSON, ETAL
C/O YANCY RICHARDSON
30330 SUNNHILLS DR
MENIFEE, CA. 92584

ASMT: 472050023, APN: 472050023
GUOWEI JIN
30817 LA RAY LN
WINCHESTER, CA. 92596

ASMT: 480010005, APN: 480010005
ROBIN BORDERS
30420 SUNNY HILLS DR
MENIFEE, CA. 92584

ASMT: 472050024, APN: 472050024
JANET CEBULA, ETAL
30808 KELLER RD
WINCHESTER, CA. 92596

ASMT: 480010006, APN: 480010006
JULIE VAN GAALE, ETAL
26772 DESERT LOCUST ST
MURRIETA CA 92562

ASMT: 472050026, APN: 472050026
MARY CUPP, ETAL
6225 CAMINITO JUANICO
SAN DIEGO CA 92111

ASMT: 480010016, APN: 480010016
CINDY DOMENIGONI, ETAL
31851 WINCHESTER RD
WINCHESTER CA 92596

ASMT: 472050027, APN: 472050027
SANDRA WILSON, ETAL
30928 KELLER RD
WINCHESTER, CA. 92596

ASMT: 480010019, APN: 480010019
DOROTHY BOONE MURDOCK
37988 SILVER FOX CT
MURRIETA CA 92562

ASMT: 472050028, APN: 472050028
SHALYN WARRINGTON
30980 KELLER RD
WINCHESTER, CA. 92596

ASMT: 480010020, APN: 480010020
THE 8 ACRES
C/O EUGENIA KIOUFTIS
6915 RUTGERS DR
ANAHEIM CA 92807

ASMT: 480010002, APN: 480010002
WESTERN RIVERSIDE COUNTY REG CON AUT
P O BOX 1667
RIVERSIDE CA 92502

ASMT: 480010021, APN: 480010021
GRACIELA MORALES, ETAL
34235 LEON RD
WINCHESTER, CA. 92596

ASMT: 480010022, APN: 480010022
STEVEN POLLOCK, ETAL
5871 TERRIER DR
HUNTINGTON BEACH CA 92649

ASMT: 480090011, APN: 480090011
HENDRIKA MONTELEONE, ETAL
35245 BRIGGS RD
MURRIETA CA 92563

ASMT: 480020041, APN: 480020041
EMWD
P O BOX 858
HEMET CA 92343

ASMT: 480090012, APN: 480090012
ANNEKE MOSSA, ETAL
35205 BRIGGS RD
MURRIETA CA 92563

ASMT: 480030007, APN: 480030007
FERNANDO DELGADILLO
4475 HOLLYVALE LN
HEMET CA 92545

ASMT: 480090013, APN: 480090013
STEVEN DRENNAN, ETAL
35405 BRIGGS RD
MURRIETA, CA. 92563

ASMT: 480030008, APN: 480030008
JENNIE CHIEM
P O BOX 8505
MORENO VALLEY CA 92552

ASMT: 480090014, APN: 480090014
MARY ORR, ETAL
30370 RAVEN CT
MURRIETA, CA. 92563

ASMT: 480030009, APN: 480030009
SHARILYN SHORES, ETAL
31085 FLOSSIE WAY
WINCHESTER, CA. 92596

ASMT: 480090021, APN: 480090021
GAIL PATTON, ETAL
P O BOX 130
BEATTY OR 97621

ASMT: 480030010, APN: 480030010
AMANDA WARREN
31125 FLOSSIE WAY
WINCHESTER, CA. 92596

ASMT: 480090065, APN: 480090065
MURRIETA VALLEY UNIFIED SCHOOL DIST
41870 MCALBY CT
MURRIETA CA 92562

ASMT: 480040068, APN: 480040068
BEAZER HOMES HOLDING CORP
1800 E IMPERIAL HWY NO 200
BREA CA 92821

ASMT: 480090086, APN: 480090086
SPENCERS CROSSING MASTER ASSN
C/O ASSOCIA
11860 PIERCE ST STE 100
RIVERSIDE CA 92505



ASMT: 480100014, APN: 480100014
TERESA SANDEZ, ETAL
34650 LOS ALAMOS RD
MURRIETA, CA. 92563

ASMT: 480130025, APN: 480130025
BARBARA FELICIANO
30400 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480100015, APN: 480100015
WENDY LESOVSKY
17364 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 480130026, APN: 480130026
NATHAN GOLDSTEIN
30412 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480100071, APN: 480100071
RIVERSIDE MITLAND 03
3200 PARK CENTER DR 1000
COSTA MESA CA 92626

ASMT: 480130027, APN: 480130027
VICKIE SANTOS, ETAL
30424 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480100075, APN: 480100075
RICHARD FAMILY TRUST
C/O EDWARD RICHARD
38260 VIA TAFFIA
MURRIETA CA 92563

ASMT: 480130028, APN: 480130028
RYAN RITSCHER, ETAL
30435 LARUNS ST
MURRIETA, CA. 92563

ASMT: 480100076, APN: 480100076
JOHN OLSEN
30180 LOS ALAMOS RD
MURRIETA, CA. 92562

ASMT: 480130029, APN: 480130029
JOSE AMEZQUITA
30423 LARUNS ST
MURRIETA, CA. 92563

ASMT: 480100077, APN: 480100077
SPENCERS CROSSING MASTER ASSN
C/O DENNIS J CHAPMAN
3090 BRISTOL ST STE 220
COSTA MESA CA 92626

ASMT: 480130030, APN: 480130030
GLENDA CALUB, ETAL
30411 LARUNS ST
MURRIETA, CA. 92563

ASMT: 480130024, APN: 480130024
TAEJA GALBRAITH, ETAL
30388 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480130031, APN: 480130031
RENEE SPINKS, ETAL
30399 LARUNS ST
MURRIETA, CA. 92563



ASMT: 480130032, APN: 480130032
MANG YU, ETAL
C/O MANG YU
P O BOX 8793
RANCHO SANTA FE CA 92067

ASMT: 480140007, APN: 480140007
WADE ADAMS
30434 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140001, APN: 480140001
MANUEL DELGADO, ETAL
30362 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140008, APN: 480140008
VERONICA GOMEZ, ETAL
264 KILLGORE ST
OCEANSIDE CA 92058

ASMT: 480140002, APN: 480140002
LETICIA MENDOZA, ETAL
30374 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140009, APN: 480140009
CONSTANCE SWANGER, ETAL
30458 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140003, APN: 480140003
SHARON COLICA, ETAL
30206 SAVOIE ST
MURRIETA CA 92563

ASMT: 480141001, APN: 480141001
LOURDES SINLAO, ETAL
30461 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140004, APN: 480140004
ANGIE CAMACHO, ETAL
30398 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141002, APN: 480141002
ASIF BALBALE
30449 SAVOIE ST
MURRIETA CA 92563

ASMT: 480140005, APN: 480140005
ESTHER WARNER, ETAL
30410 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141003, APN: 480141003
TINA CHARLES, ETAL
30437 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140006, APN: 480140006
HARRISON NGUYEN
30422 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141004, APN: 480141004
CHRIS POLLOK
30425 SAVOIE ST
MURRIETA, CA. 92563



ASMT: 480141005, APN: 480141005
COURTNEY JACKSON MCKIE, ETAL
30413 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141012, APN: 480141012
CINDEE RYKHUS, ETAL
30416 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141006, APN: 480141006
RANDY RYAL
30401 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141013, APN: 480141013
JOYCE SAPANZA, ETAL
30428 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141007, APN: 480141007
DARRYL HARDY
30377 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141014, APN: 480141014
CHRISTINA TRAN, ETAL
30440 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141008, APN: 480141008
DIANE MEYER, ETAL
30365 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141015, APN: 480141015
LILY CATANO, ETAL
30452 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141009, APN: 480141009
PATRICIA LANUZA, ETAL
30380 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142001, APN: 480142001
CHRISTINE FORD, ETAL
30455 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141010, APN: 480141010
YANG LI, ETAL
30392 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142002, APN: 480142002
RATSAMY MAY, ETAL
30443 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141011, APN: 480141011
BARBARA VALDEZ, ETAL
30404 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142003, APN: 480142003
HANNA BRAGG, ETAL
30431 TERRAIN ST
MURRIETA, CA. 92563



ASMT: 480142004, APN: 480142004
MICHELLE BORK, ETAL
30419 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142013, APN: 480142013
KIMBERLY HERRING, ETAL
14027 HARVEY LN
RIVERSIDE CA 92503

ASMT: 480142005, APN: 480142005
RANDAL SIRAK
30395 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142014, APN: 480142014
DELIA RICHARDSON, ETAL
35622 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142006, APN: 480142006
TARA JEWELL, ETAL
30371 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142015, APN: 480142015
TRUDY KAPLAN, ETAL
35634 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142007, APN: 480142007
CHRISTOPHER POTAPA, ETAL
30359 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142016, APN: 480142016
HANANE KAMOU, ETAL
35646 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142010, APN: 480142010
ALICIA HARRISON
35649 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142017, APN: 480142017
GLORIA EUBANKS, ETAL
40803 BOUVIER CT
MURRIETA CA 92562

ASMT: 480142011, APN: 480142011
YOLANDA MENDEZ, ETAL
35637 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142018, APN: 480142018
MARGARET GONZALEZ, ETAL
35667 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480142012, APN: 480142012
NOY BOUABAY
35625 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142019, APN: 480142019
HEIDE KEDNEY, ETAL
35655 SAINTE FOY ST
MURRIETA, CA. 92563



ASMT: 480142020, APN: 480142020
DONNA SMITH
35643 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143005, APN: 480143005
LISA RODRIGUEZ, ETAL
35556 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480142021, APN: 480142021
THOMAS ETHERINGTON
35631 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143006, APN: 480143006
ANTONIO WILLIAMS
35568 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480142022, APN: 480142022
LAURIE ANDREWS, ETAL
35607 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143007, APN: 480143007
NATASHA BARKER
35580 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143001, APN: 480143001
CHYNTHIA RICHARDSON
35508 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143008, APN: 480143008
CHRISTINA BUDZEVSKI
35592 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143002, APN: 480143002
EMI KNOX, ETAL
PSC 559 BOX 6771
FPO AP 96377

ASMT: 480143009, APN: 480143009
PREEMINENT INV CORP
14728 PIPELINE AVE NO B
CHINO HILLS CA 91709

ASMT: 480143003, APN: 480143003
RHONDA MOONEY, ETAL
35532 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143010, APN: 480143010
MIRIAM ALBESA
35616 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143004, APN: 480143004
ROWENA PANLILIO, ETAL
35544 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143011, APN: 480143011
JBERNARD BARRIOS, ETAL
35628 SAINTE FOY ST
MURRIETA, CA. 92563



ASMT: 480143012, APN: 480143012
MARGARET ROTELLI, ETAL
30010 RANCHO CALIF NO 113
TEMECULA CA 92591

ASMT: 480150003, APN: 480150003
WHITNEY PEREZ, ETAL
35736 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143013, APN: 480143013
SANDRA GARDEI
35652 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150004, APN: 480150004
ROSALEE SALIBA
35748 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143014, APN: 480143014
SHAVAWN JOHNSON, ETAL
35664 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150005, APN: 480150005
CARMEN STANLEY, ETAL
35760 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143015, APN: 480143015
AMY ROMANS, ETAL
35676 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150006, APN: 480150006
KEVIN TINSLEY
35772 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143016, APN: 480143016
DANIELLE BARRERA, ETAL
35688 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150007, APN: 480150007
JOCELYN EISENHOUR, ETAL
30427 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480150001, APN: 480150001
NICHOLE DOUGLAS, ETAL
35700 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150008, APN: 480150008
AYA BARLOW, ETAL
30415 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480150002, APN: 480150002
JEREMY DURRANT
35724 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150009, APN: 480150009
RAQUEL BERNABE, ETAL
19934 GRIDLEY RD
CERRITOS CA 90703

ASMT: 480151010, APN: 480151010
JERRY ABBOTT
30426 DE CARON ST
MURRIETA, CA. 92563

ASMT: 480170014, APN: 480170014
WINCHESTER ROAD
C/O JOHN S RICHARDS
P O BOX 981623
PARK CITY UT 84098

ASMT: 480151011, APN: 480151011
BRENDA ABUAN, ETAL
30438 DE CARON ST
MURRIETA, CA. 92563

ASMT: 480200001, APN: 480200001
NICOLE WHALEY, ETAL
31039 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480151012, APN: 480151012
VICKY ANDERSON, ETAL
30450 DE CARON ST
MURRIETA, CA. 92563

ASMT: 480200002, APN: 480200002
MARIA BURTON, ETAL
31027 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480151013, APN: 480151013
D R HORTON LOS ANGELES HOLDING CO INC
2280 WARDLOW CIR STE 100
CORONA CA 92880

ASMT: 480200003, APN: 480200003
JENNIFER PONCE, ETAL
31015 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480170003, APN: 480170003
WESTERN RIVERSIDE CO REG CONSERV AUT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 480200004, APN: 480200004
NAHID BEHNAWA
31003 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480170008, APN: 480170008
EMWD
P O BOX 8300
PERRIS CA 92572

ASMT: 480200005, APN: 480200005
ZOFIA POLAKIEWICZ, ETAL
31090 EUCLID LOOP
WINCHESTER, CA. 92596

ASMT: 480170012, APN: 480170012
WESTERN RIVERSIDE COUNTY REG CON AUT
C/O REAL ESTATE DIVISION
3403 10TH ST STE 500
RIVERSIDE CA 92502

ASMT: 480200019, APN: 480200019
SUSAN RAFTER, ETAL
3354 RYAN DR
ESCONDIDO CA 92025



ASMT: 480200020, APN: 480200020
AURORA PALAGANAS, ETAL
31114 EUCLID LOOP
WINCHESTER, CA. 92596

ASMT: 480203001, APN: 480203001
HORTENSIA MADERA, ETAL
31109 EUCLID LOOP
WINCHESTER, CA. 92596

ASMT: 480202005, APN: 480202005
SHUIMAN HUTCHINSON, ETAL
255 BELLAFONTE CT
CAMARILLO CA 93012

ASMT: 480211007, APN: 480211007
SHEILA AZZARA, ETAL
2733 KINGRIDGE DR
FALLBROOK CA 92028

ASMT: 480202006, APN: 480202006
CHIA DE MEDINA, ETAL
35301 SAGUARO DR
WINCHESTER, CA. 92596

ASMT: 480211008, APN: 480211008
RANDI WISE, ETAL
35423 AZALEA CIR
WINCHESTER, CA. 92596

ASMT: 480202007, APN: 480202007
TINA HEIMS, ETAL
35289 SAGUARO DR
WINCHESTER, CA. 92596

ASMT: 480211009, APN: 480211009
CARI DEKKER, ETAL
35411 AZALEA CIR
WINCHESTER, CA. 92596

ASMT: 480202008, APN: 480202008
DULCE WEATHERS, ETAL
31034 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480211010, APN: 480211010
THUY NGUYEN, ETAL
35399 AZALEA CIR
WINCHESTER, CA. 92596

ASMT: 480202009, APN: 480202009
JOHN ANANIAN
25296 HILLARY LN
LAGUNA HILLS CA 92653

ASMT: 480211011, APN: 480211011
JENNIFER LUKER, ETAL
35387 AZALEA CIR
WINCHESTER, CA. 92596

ASMT: 480202010, APN: 480202010
PETER AONGO
31010 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480211012, APN: 480211012
TRACY MARTINEZ, ETAL
35375 AZALEA CIR
WINCHESTER, CA. 92596



ASMT: 480211013, APN: 480211013
DOMINICK SANCHEZ, ETAL
35382 AZALEA CIR
WINCHESTER, CA. 92596

ASMT: 480220007, APN: 480220007
ROWENA MITCHELL, ETAL
31050 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220001, APN: 480220001
VICTOR RABARA
31103 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220008, APN: 480220008
KIMBERLY WEIDMAN PORTER, ETAL
31062 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220002, APN: 480220002
GERRY RUIZ, ETAL
31091 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220009, APN: 480220009
BONNIE WOZNAK
31074 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220003, APN: 480220003
PORNPIMOL MCANULTY, ETAL
31079 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220010, APN: 480220010
SHASTA MEZA, ETAL
3301 SUNNY SLOPE DR
CLARKSVILLE TN 37043

ASMT: 480220004, APN: 480220004
KRISTIN KANESTER, ETAL
31067 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220011, APN: 480220011
GLORIA RAGOTERO, ETAL
31098 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220005, APN: 480220005
CHERISE TORRES, ETAL
31055 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220012, APN: 480220012
MICHELLE EVINGER, ETAL
31110 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220006, APN: 480220006
PATRICIA EDWARDS
31038 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220013, APN: 480220013
JOHN BULAORO
35662 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220014, APN: 480220014
WILLIAM ZOOK
35674 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220021, APN: 480220021
ARTHUR DUARTE
35751 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220015, APN: 480220015
JEANNE LORING, ETAL
12818 VIA GRIMALDI
DEL MAR CA 92014

ASMT: 480220022, APN: 480220022
MARICYLL KUMMER, ETAL
35739 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220016, APN: 480220016
ALMA CASTELLANOS, ETAL
35698 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220023, APN: 480220023
GLADYS RIVERA, ETAL
35727 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220017, APN: 480220017
PREEMINENT INV CORP
14728 PIPELINE AVE STE B
CHINO HILLS CA 91709

ASMT: 480220024, APN: 480220024
GAIL VALENTIN, ETAL
35715 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220018, APN: 480220018
SEPHON STROM, ETAL
35722 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220025, APN: 480220025
KENNETH BRIDGES
20150 SWEET BAY RD
RIVERSIDE CA 92508

ASMT: 480220019, APN: 480220019
THINH NGUYEN, ETAL
35734 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220026, APN: 480220026
RONDA BROWN
35691 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220020, APN: 480220020
DAVID LACASSE
35746 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220027, APN: 480220027
ELENA FLORES, ETAL
35679 DATE PALM ST
WINCHESTER, CA. 92596



ASMT: 480220028, APN: 480220028
SHIRLEY MARQUETTE, ETAL
31497 TULETTE LN
WINCHESTER CA 92596

ASMT: 480220036, APN: 480220036
JANA RUTT, ETAL
32234 DAISY DR
WINCHESTER CA 92596

ASMT: 480220030, APN: 480220030
CHRISTINE COVINGTON, ETAL
18031 SERRANO AVE
VILLA PARK CA 92861

ASMT: 480220037, APN: 480220037
SUE GIN
31099 JANELLE LN
WINCHESTER CA 92596

ASMT: 480220031, APN: 480220031
BILLIE SEATON, ETAL
31171 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480220038, APN: 480220038
TIATANICHIA HENDERSON
31087 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480220032, APN: 480220032
PEGGY LYON, ETAL
31159 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480221001, APN: 480221001
HILARIA FERRER, ETAL
31063 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480220033, APN: 480220033
JUNE LI, ETAL
17027 FIRST LIGHT LN
RIVERSIDE CA 92503

ASMT: 480221002, APN: 480221002
PHONESAVANH SIMPRASEUTH, ETAL
31051 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480220034, APN: 480220034
SHELLY CUNNINGHAM, ETAL
4130 BRIDLEWOOD RD
FALLBROOK CA 92028

ASMT: 480222001, APN: 480222001
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P O BOX 70010
PASADENA CA 91117

ASMT: 480220035, APN: 480220035
SAMANTHA MCLEAN, ETAL
31123 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480222002, APN: 480222002
MAHBOOBA SADAT, ETAL
31058 JANELLE LN
WINCHESTER, CA. 92596



ASMT: 480222003, APN: 480222003
DERVINA FLORENDO, ETAL
31082 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480230004, APN: 480230004
ALISSA RITCHIE, ETAL
35578 DRIFTWOOD ST
WINCHESTER CA 92596

ASMT: 480222004, APN: 480222004
ISABELLE VOSSETEIG, ETAL
C/O STEVEN J VOSSETEIG
31094 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480230005, APN: 480230005
ROBERT CANCIO
35590 DRIFTWOOD ST
WINCHESTER, CA. 92596

ASMT: 480222005, APN: 480222005
MILDRED MENDOZA ALVARADO, ETAL
31106 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480230006, APN: 480230006
SUNITA SHARMA, ETAL
32075 YOSEMITE ST
WINCHESTER CA 92596

ASMT: 480222006, APN: 480222006
ASSOC, ETAL
6117 ASCOT DR
OAKLAND CA 94611

ASMT: 480230007, APN: 480230007
KAY MCMUNN, ETAL
1011 CAJON ST
REDLANDS CA 92373

ASMT: 480222007, APN: 480222007
LOWELL HALLOCK, ETAL
31142 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480480001, APN: 480480001
RHODA GOATS, ETAL
35132 LONE HILL CT
WINCHESTER, CA. 92596

ASMT: 480222008, APN: 480222008
DEANNA FOGASSY, ETAL
31154 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480480002, APN: 480480002
MONZERRAT CALSADA, ETAL
35118 LONE HILL CT
WINCHESTER, CA. 92596

ASMT: 480222009, APN: 480222009
AMADO SANTIAGO, ETAL
31166 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480480003, APN: 480480003
ANNA MURPHY, ETAL
35104 LONE HILL CT
WINCHESTER, CA. 92596



ASMT: 480480004, APN: 480480004
LORI KOEBLER, ETAL
35090 LONE HILL CT
WINCHESTER, CA. 92596

ASMT: 480480011, APN: 480480011
LUCILE JAMES, ETAL
35156 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480005, APN: 480480005
NADINE DOUGLAS, ETAL
35081 LONE HILL CT
WINCHESTER, CA. 92596

ASMT: 480480012, APN: 480480012
VELMA GANUELAS, ETAL
35142 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480006, APN: 480480006
DEENA DHOUNI, ETAL
35095 LONE HILL CT
WINCHESTER, CA. 92596

ASMT: 480480013, APN: 480480013
MAY AQUINO, ETAL
35128 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480007, APN: 480480007
MARIA GIOVANNIELLO, ETAL
35109 LONE HILL CT
WINCHESTER, CA. 92596

ASMT: 480480014, APN: 480480014
IAM RANGEL, ETAL
35114 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480008, APN: 480480008
YOUNG YANG, ETAL
31088 PINTAIL WAY
WINCHESTER, CA. 92596

ASMT: 480480015, APN: 480480015
DONNIE FRETHY
35100 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480009, APN: 480480009
BETTY ALIVIO, ETAL
112 MATISSE CIR
ALISO VIEJO CA 92656

ASMT: 480480016, APN: 480480016
HPA BORROWER 2016 2
180 N STETSON AV STE 3650
CHICAGO IL 60601

ASMT: 480480010, APN: 480480010
SUSAN HEPPNER
35170 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480017, APN: 480480017
SABRINA THORN, ETAL
35072 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480018, APN: 480480018
OLGA RIVERA, ETAL
25058 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480025, APN: 480480025
DIANA WEBER
35049 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480019, APN: 480480019
JAMIE DIUULLO, ETAL
35044 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480026, APN: 480480026
GRANT WHITE
35063 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480020, APN: 480480020
CHEMAIN GUDINO, ETAL
35030 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480027, APN: 480480027
NOBLE GAGUCAS
35077 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480021, APN: 480480021
LESLIE ALVAREZ, ETAL
302 LAMP POST LN
HERSHEY PA 17033

ASMT: 480481001, APN: 480481001
ELVIRA STOKES, ETAL
34875 POURROY RD NO 2206
WINCHESTER CA 92596

ASMT: 480480022, APN: 480480022
HEATHER BOTTEGONI, ETAL
35007 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480481002, APN: 480481002
ROSA EMPERADOR, ETAL
35203 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480023, APN: 480480023
SELINA ANDRADE, ETAL
35021 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480481003, APN: 480481003
PATRICIA WELLS, ETAL
35217 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480024, APN: 480480024
NICOLE BONEWALD, ETAL
35035 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480481004, APN: 480481004
MELINDA PASCUAL, ETAL
28974 HORNER LN
HIGHLAND CA 92346



ASMT: 480481005, APN: 480481005
JOSEPH SKOVRON
4848 N GOLDWATER BLVD UNIT
SCOTTSDALE AZ 85251

ASMT: 480481014, APN: 480481014
MELISSA MOHR, ETAL
P O BOX 231
MURRIETA CA 92564

ASMT: 480481008, APN: 480481008
CYNTHYA LUGO, ETAL
31069 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481015, APN: 480481015
DENISE MUNOZ, ETAL
31036 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481009, APN: 480481009
DIANA JOHNSON, ETAL
31083 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481016, APN: 480481016
MARIVIC BERNARDO, ETAL
31022 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481010, APN: 480481010
MAHOGANY GUZMAN, ETAL
31097 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481017, APN: 480481017
ERICA DELROSARIO, ETAL
31051 PINTAIL WAY
WINCHESTER, CA. 92596

ASMT: 480481011, APN: 480481011
JILL DAVIS, ETAL
31111 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481018, APN: 480481018
MARCIA LAVINE, ETAL
31065 PINTAIL WAY
WINCHESTER, CA. 92596

ASMT: 480481012, APN: 480481012
RITA SMITH, ETAL
31125 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481019, APN: 480481019
LISA PIERCE, ETAL
31079 PINTAIL WAY
WINCHESTER, CA. 92596

ASMT: 480481013, APN: 480481013
JANET GARRISON
31120 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481020, APN: 480481020
JUANA HERNANDEZ, ETAL
31093 PINTAIL WAY
WINCHESTER, CA. 92596



ASMT: 480481021, APN: 480481021
SARA TRUMBO, ETAL
31107 PINTAIL WAY
WINCHESTER, CA. 92596

ASMT: 480490003, APN: 480490003
MUSTAFA NOORI
35747 ELK LN
MURRIETA, CA. 92563

ASMT: 480481023, APN: 480481023
VISTA DEL VALLE II COMMUNITY ASSN
C/O CRISTIN WELCH
38770 SKY CANYON DR STE B
MURRIETA CA 92563

ASMT: 480490004, APN: 480490004
HAZEL PATAWARAN, ETAL
35735 ELK LN
MURRIETA, CA. 92563

ASMT: 480481024, APN: 480481024
PARK DIST, ETAL
P O BOX 907
SAN JACINTO CA 92581

ASMT: 480490005, APN: 480490005
JOSE FRAUSTO
35723 ELK LN
MURRIETA, CA. 92563

ASMT: 480481025, APN: 480481025
XILONEN NAUNGAYAN
31041 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480490006, APN: 480490006
MARLA POLLOK, ETAL
35711 ELK LN
MURRIETA CA 92563

ASMT: 480481026, APN: 480481026
CRYSTAL EDWARDS, ETAL
31055 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480490007, APN: 480490007
JOSEPH VINDIOLA
35706 ELK LN
MURRIETA, CA. 92563

ASMT: 480490001, APN: 480490001
BELLA JAZS HOLDINGS
8880 RIO SAN DIEGO DR 800
SAN DIEGO CA 92108

ASMT: 480490008, APN: 480490008
MICHAEL RILEY
35718 ELK LN
MURRIETA, CA. 92563

ASMT: 480490002, APN: 480490002
LINDA BABCOCK, ETAL
35759 ELK LN
MURRIETA, CA. 92563

ASMT: 480490009, APN: 480490009
JESSICA BEARINGER, ETAL
35730 ELK LN
MURRIETA, CA. 92563



ASMT: 480490010, APN: 480490010
FAITH TANJUAQUIO, ETAL
35742 ELK LN
MURRIETA, CA. 92563

ASMT: 480490017, APN: 480490017
DOROTHY TAKASUGI, ETAL
35769 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480490011, APN: 480490011
GERALD HINOJOSA, ETAL
35754 ELK DR
MURRIETA, CA. 92563

ASMT: 480490018, APN: 480490018
KYLE LEE, ETAL
35757 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480490012, APN: 480490012
DAVID AHN
11142 BETTES PL
GARDEN GROVE CA 92840

ASMT: 480490019, APN: 480490019
MANAL ABOULHOSN, ETAL
45248 WILLOWICK ST
TEMECULA CA 92592

ASMT: 480490013, APN: 480490013
DUKE TEMOL
35778 ELK LN
MURRIETA, CA. 92563

ASMT: 480490020, APN: 480490020
CHELSEA LARSEN, ETAL
35733 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480490014, APN: 480490014
GINA RAYMUNDO, ETAL
35790 ELK LN
MURRIETA, CA. 92563

ASMT: 480490021, APN: 480490021
DOUGLAS OLSON, ETAL
35721 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480490015, APN: 480490015
ZIBA TORKMAN
C/O MICHAEL M MORADI
35793 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480490022, APN: 480490022
GERRI CAPOTOSTO, ETAL
35709 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480490016, APN: 480490016
MICHELLE MONTOYA, ETAL
35781 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480490023, APN: 480490023
VIRGINIA ELSMORE, ETAL
35716 JACK RABBIT LN
MURRIETA, CA. 92563



ASMT: 480490024, APN: 480490024
LISA SANDVAL, ETAL
35728 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480491005, APN: 480491005
SARAH ELLIOTT, ETAL
30837 COTTONTAIL LN
MURRIETA, CA. 92563

ASMT: 480490025, APN: 480490025
MAHSSA MEHRABI, ETAL
35740 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480491006, APN: 480491006
FANNIE RODRIGUEZ, ETAL
30825 COTTONTAIL LN
MURRIETA, CA. 92563

ASMT: 480490026, APN: 480490026
MARIA MACEDO, ETAL
35752 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480491007, APN: 480491007
BERTHA MORAN, ETAL
30813 COTTONTAIL LN
MURRIETA, CA. 92563

ASMT: 480490027, APN: 480490027
TINA STARK, ETAL
35764 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480491008, APN: 480491008
ANGIE SIMON, ETAL
30801 COTTONTAIL LN
MURRIETA, CA. 92563

ASMT: 480491002, APN: 480491002
MIKE SIMENTAL, ETAL
30873 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480491009, APN: 480491009
CECILIA IACOVIELLO
35819 ELK LN
MURRIETA, CA. 92563

ASMT: 480491003, APN: 480491003
HEATHER ONTIVEROS, ETAL
30861 COTTONTAIL LN
MURRIETA, CA. 92563

ASMT: 480491010, APN: 480491010
BENITA BECERRA, ETAL
35807 ELK LN
MURRIETA, CA. 92563

ASMT: 480491004, APN: 480491004
MELANIE MAGGARD, ETAL
30849 COTTONTAIL LN
MURRIETA, CA. 92563

ASMT: 480500001, APN: 480500001
KATHERINE MORELAND, ETAL
35741 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500002, APN: 480500002
ADRIANA KINGSTON
35729 HAWKEYE ST
MURRIETA CA 92563

ASMT: 480500009, APN: 480500009
SHARON CRISP, ETAL
35645 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500003, APN: 480500003
JACQUELINE LAMAY, ETAL
35717 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500010, APN: 480500010
HEATHER SHAFFER, ETAL
35633 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500004, APN: 480500004
KRYSTLE HERBRANDSON, ETAL
35705 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500011, APN: 480500011
ANGELA DAVIS
35621 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500005, APN: 480500005
BEATRICE LOPEZ, ETAL
35693 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480501001, APN: 480501001
MARIAN DEMIAN, ETAL
35597 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500006, APN: 480500006
AZMI AWWAD, ETAL
35681 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480501002, APN: 480501002
JANICE CHARON, ETAL
35585 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500007, APN: 480500007
MARY MCBRIDE, ETAL
35669 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480501003, APN: 480501003
WENDI VALDEZ
35573 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500008, APN: 480500008
SUNG KIM, ETAL
35657 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480501004, APN: 480501004
IRENE HOFFMAN, ETAL
35561 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480501005, APN: 480501005
MARILYN LAHI, ETAL
35549 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502005, APN: 480502005
JOSE LUPIAN, ETAL
35664 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480501006, APN: 480501006
TAMARA MERSHON
35580 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502006, APN: 480502006
CYNTHIA HARRIS, ETAL
35676 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480501007, APN: 480501007
JARVIS DEAN
35592 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502007, APN: 480502007
CHRISTOPHER HINDMAN, ETAL
35688 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502001, APN: 480502001
ANNETTE GOINS, ETAL
35616 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502008, APN: 480502008
JUDY LEVIER
35736 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502002, APN: 480502002
STEPHANIE CONAN, ETAL
35628 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502009, APN: 480502009
JUAN JUAREZ
30916 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502003, APN: 480502003
NICOLE GRUMKOSKI, ETAL
35640 HAWKEYE ST
MURRIETA CA 92593

ASMT: 480502010, APN: 480502010
DAMIEN BROCKINGTON
30928 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502004, APN: 480502004
MARIO PEREZ
35652 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502011, APN: 480502011
JILL COLEY, ETAL
30940 BALD EAGLE ST
MURRIETA, CA. 92563



ASMT: 480502012, APN: 480502012
WILLIAM MILLER
35701 SWIFTFox CT
MURRIETA, CA. 92563

ASMT: 480502019, APN: 480502019
RAY JOHNSON, ETAL
35720 SWIFTFox CT
MURRIETA, CA. 92563

ASMT: 480502013, APN: 480502013
PHILECIA BRYANT, ETAL
35689 SWIFT FOX CT
MURRIETA CA 92563

ASMT: 480502020, APN: 480502020
ELUINE SABLAN, ETAL
30981 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502014, APN: 480502014
FREDERICK DOUGLAS
35677 SWIFTFox CT
MURRIETA, CA. 92563

ASMT: 480502021, APN: 480502021
KRISTY ORTEGA, ETAL
30969 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502015, APN: 480502015
LAURA QUILLEN
C/O LAURA C QUILLEN
35672 SWIFTFox CT
MURRIETA, CA. 92563

ASMT: 480502022, APN: 480502022
ANGIE HUCKABEY, ETAL
30957 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502016, APN: 480502016
SHAWN DENNIS
35684 SWIFTFox CT
MURRIETA, CA. 92563

ASMT: 480502023, APN: 480502023
KENDYL BARNES, ETAL
30945 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502017, APN: 480502017
RAMIRO PEREZ
35696 SWIFTFox CT
MURRIETA, CA. 92563

ASMT: 480502024, APN: 480502024
TALON SMITH
30933 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502018, APN: 480502018
MONICA JAIN, ETAL
UNIT 3470 BOX 531
DPO AA 34041

ASMT: 480502025, APN: 480502025
JUDY DROTT, ETAL
30921 BALD EAGLE ST
MURRIETA, CA. 92563



ASMT: 480502026, APN: 480502026
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 480510007, APN: 480510007
CANDICE LEFFINGWELL, ETAL
30670 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480510001, APN: 480510001
NANCY REYES
30610 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480510008, APN: 480510008
MARILOU MADER, ETAL
30680 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480510002, APN: 480510002
CLARITA VILLAMOR, ETAL
30620 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480510009, APN: 480510009
JESSICA LAROCHE, ETAL
35748 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480510003, APN: 480510003
JULIE DISCENZA, ETAL
30630 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480510010, APN: 480510010
JAVIER MENDOZA
35758 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480510004, APN: 480510004
CASSIE CLARK, ETAL
30640 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480510011, APN: 480510011
ANNA MOWER, ETAL
35768 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480510005, APN: 480510005
JOYCE MOHRMANN
30650 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480510012, APN: 480510012
MITCHELL MIESNER
35778 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480510006, APN: 480510006
ESTEVAN ARELLANO
30660 FOX SEDGE WAY
MURRIETA CA 92563

ASMT: 480510013, APN: 480510013
MICHAEL WINBERG, ETAL
35788 QUAIL RUN ST
MURRIETA, CA. 92563



ASMT: 480510014, APN: 480510014
JULIA EBEL, ETAL
35798 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480511005, APN: 480511005
MICHELLE SAVATDY, ETAL
35793 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480510015, APN: 480510015
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180 N STETSON AVE NO 3650
CHICAGO IL 60601

ASMT: 480511006, APN: 480511006
THANDIWE HUDSON
35783 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480510016, APN: 480510016
MARILYN MONTANEZ, ETAL
35818 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480511007, APN: 480511007
REBECCA MERCADO, ETAL
35773 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480511001, APN: 480511001
ADAM WOODS
35833 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480511008, APN: 480511008
BRIAN HUBBELL
30665 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480511002, APN: 480511002
CARRIE MOTLUCK, ETAL
25823 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480511009, APN: 480511009
DAWN PATTERSON
30655 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480511003, APN: 480511003
NOAH RICHMAN, ETAL
35813 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480511010, APN: 480511010
KARIE VELASCO, ETAL
30645 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480511004, APN: 480511004
MADELEINE FLYNN, ETAL
35803 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480511011, APN: 480511011
STEVE REYNAGA, ETAL
30635 FOX SEDGE WAY
MURRIETA, CA. 92563



ASMT: 480511012, APN: 480511012
BEVERLY MARTIN, ETAL
30625 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480511019, APN: 480511019
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35816 BOBCAT WAY
MURRIETA, CA. 92563

ASMT: 480511013, APN: 480511013
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SUNNYVALE CA 94087

ASMT: 480511020, APN: 480511020
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35826 BOBCAT WAY
MURRIETA, CA. 92563

ASMT: 480511014, APN: 480511014
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ASMT: 480511018, APN: 480511018
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35806 BOBCAT WAY
MURRIETA, CA. 92563

ASMT: 480511025, APN: 480511025
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35801 BOBCAT WAY
MURRIETA, CA. 92563

ASMT: 480511026, APN: 480511026
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35791 BOBCAT WAY
MURRIETA, CA. 92563

ASMT: 480511034, APN: 480511034
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30594 GRAY WOLF WAY
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ASMT: 480511027, APN: 480511027
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9877 CHAPMAN AVE STE D609
GARDEN GROVE CA 92841

ASMT: 480511035, APN: 480511035
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30584 GRAY WOLF WAY
MURRIETA, CA. 92563

ASMT: 480511028, APN: 480511028
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35771 BOBCAT WAY
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ASMT: 480511036, APN: 480511036
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30587 RED FOX CT
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ASMT: 480511029, APN: 480511029
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C/O MERIT ASSN SVCS
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ASMT: 480511037, APN: 480511037
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30597 RED FOX CT
MURRIETA, CA. 92563

ASMT: 480511030, APN: 480511030
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30634 GRAY WOLF WAY
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ASMT: 480511038, APN: 480511038
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30607 RED FOX CT
MURRIETA, CA. 92563

ASMT: 480511032, APN: 480511032
JAZMIN RODRIGUEZ, ETAL
30614 GRAY WOLF WAY
MURRIETA, CA. 92563

ASMT: 480511039, APN: 480511039
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30617 RED FOX CT
MURRIETA, CA. 92563

ASMT: 480511033, APN: 480511033
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ASMT: 480511040, APN: 480511040
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30627 RED FOX CT
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ASMT: 480511041, APN: 480511041
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30592 RED FOX CT
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ASMT: 480512004, APN: 480512004
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35789 WOLVERINE LN
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ASMT: 480511042, APN: 480511042
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30582 RED FOX CT
MURRIETA, CA. 92563

ASMT: 480512005, APN: 480512005
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35799 WOLVERINE LN
MURRIETA, CA. 92563

ASMT: 480511043, APN: 480511043
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30575 FOX SEDGE WAY
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ASMT: 480512006, APN: 480512006
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35819 WOLVERINE LN
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35839 WOLVERINE LN
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35869 WOLVERINE LN
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35879 WOLVERINE LN
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ASMT: 480512012, APN: 480512012
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ASMT: 480520002, APN: 480520002
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35848 QUAIL RUN ST
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ASMT: 480521005, APN: 480521005
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35846 BOBCAT WAY
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ASMT: 480522002, APN: 480522002
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35871 BOBCAT WAY
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ASMT: 480523005, APN: 480523005
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35861 BOBCAT WAY
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ASMT: 480523007, APN: 480523007
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35959 WOLVERINE LN
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ASMT: 480523001, APN: 480523001
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35899 WOLVERINE LN
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ASMT: 480523003, APN: 480523003
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35919 WOLVERINE LN
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ASMT: 480523010, APN: 480523010
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35932 COYOTE HILL CT
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ASMT: 480523013, APN: 480523013
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35922 COYOTE HILL CT
MURRIETA, CA. 92563

ASMT: 480523014, APN: 480523014
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35917 COYOTE HILL CT
MURRIETA, CA. 92563

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35912 COYOTE HILL CT
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ASMT: 480523015, APN: 480523015
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ASMT: 480523016, APN: 480523016
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35937 COYOTE HILL CT
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31055 PINON PINE CIR
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ASMT: 480523017, APN: 480523017
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35947 COYOTE HILL CT
MURRIETA, CA. 92563

ASMT: 480541003, APN: 480541003
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31043 PINON PINE CIR
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ASMT: 480523018, APN: 480523018
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35942 COYOTE HILL CT
MURRIETA, CA. 92563

ASMT: 480541004, APN: 480541004
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31031 PINON PINE CIR
WINCHESTER, CA. 92596



ASMT: 480541005, APN: 480541005
AMY ALEJANDRE, ETAL
31019 PINON PINE CIR
WINCHESTER, CA. 92596

ASMT: 480541012, APN: 480541012
COURTNEY LARA, ETAL
31065 BRANDING IRON CT
WINCHESTER, CA. 92596

ASMT: 480541006, APN: 480541006
EDNALYN KERR, ETAL
31016 PINON PINE CIR
WINCHESTER, CA. 92596

ASMT: 480541013, APN: 480541013
JESUS CARDENAS
31053 BRANDING IRON CT
WINCHESTER, CA. 92596

ASMT: 480541007, APN: 480541007
MATTHEW GRIFFIN
31028 PINON PINE CIR
WINCHESTER, CA. 92596

ASMT: 480541014, APN: 480541014
WENDY BRENNAN, ETAL
31041 BRANDING IRON CT
WINCHESTER, CA. 92596

ASMT: 480541008, APN: 480541008
FRANCES SAMAHA, ETAL
31040 PINON PINE CIR
WINCHESTER CA 92596

ASMT: 480541015, APN: 480541015
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31029 BRANDING IRON CT
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ASMT: 480541009, APN: 480541009
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ASMT: 480541016, APN: 480541016
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31017 BRANDING IRON CT
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ASMT: 480541010, APN: 480541010
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34943 ARMSTRONG RD
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ASMT: 480541017, APN: 480541017
JESSICA SENSKE, ETAL
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ASMT: 480541011, APN: 480541011
MELLISSA LEBLANC, ETAL
34931 ARMSTRONG RD
WINCHESTER, CA. 92596

ASMT: 480541018, APN: 480541018
JOHN CROFT
31026 BRANDING IRON CT
WINCHESTER, CA. 92596

ASMT: 480541019, APN: 480541019
MA MONASTERIO, ETAL
31038 BRANDING IRON CT
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ASMT: 480560002, APN: 480560002
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30927 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480541020, APN: 480541020
JONATHAN SEIWERT, ETAL
31050 BRANDING IRON CT
WINCHESTER, CA. 92596

ASMT: 480560003, APN: 480560003
CATHERINE BACON, ETAL
30915 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480541021, APN: 480541021
IMELDA NG, ETAL
31062 BRANDING IRON CT
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ASMT: 480560004, APN: 480560004
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30903 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480541022, APN: 480541022
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34895 ARMSTRONG RD
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ASMT: 480560005, APN: 480560005
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30891 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480541023, APN: 480541023
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34883 ARMSTRONG RD
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ASMT: 480560006, APN: 480560006
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30879 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480541025, APN: 480541025
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C/O MERITAGE HOMES OF CALIF
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30867 MOONFLOWER LN
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ASMT: 480560001, APN: 480560001
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30939 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480560008, APN: 480560008
DIANA COSMANO, ETAL
30855 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480560009, APN: 480560009
MEAGAN TOPMILLER, ETAL
30843 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480560016, APN: 480560016
MARESA CERVANTES, ETAL
30759 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480560010, APN: 480560010
TANYA FRISBY
30831 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480560017, APN: 480560017
JOHN MANANZAN, ETAL
35681 SILVERWEED RD
MURRIETA, CA. 92563

ASMT: 480560011, APN: 480560011
GILDA TIU, ETAL
30819 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480560018, APN: 480560018
JULEE PETTY, ETAL
35669 SILVERWEED RD
MURRIETA, CA. 92563

ASMT: 480560012, APN: 480560012
NORA MCFARLAND, ETAL
30807 MOONFLOWER LN
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ASMT: 480560019, APN: 480560019
GINA GAGUI, ETAL
35657 SILVERWOOD RD
MURRIETA, CA. 92563

ASMT: 480560013, APN: 480560013
DANIELLE HOOPES, ETAL
30795 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480560020, APN: 480560020
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35645 SILVERWEED RD
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ASMT: 480560021, APN: 480560021
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35609 SILVERWEED RD
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ASMT: 480561005, APN: 480561005
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35618 SILVERWEED RD
MURRIETA, CA. 92563

ASMT: 480560024, APN: 480560024
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35585 SILVERWEED RD
MURRIETA, CA. 92563

ASMT: 480561006, APN: 480561006
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35642 SILVERWEED RD
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ASMT: 480560025, APN: 480560025
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35573 SILVERWEED RD
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ASMT: 480561007, APN: 480561007
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ASMT: 480561001, APN: 480561001
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35570 SILVERWEED RD
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ASMT: 480561008, APN: 480561008
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30780 MOONFLOWER LN
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ASMT: 480561002, APN: 480561002
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35582 SILVERWEED RD
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ASMT: 480561009, APN: 480561009
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30792 MOONFLOWER LN
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ASMT: 480561003, APN: 480561003
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35594 SILVERWEED RD
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ASMT: 480561010, APN: 480561010
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ASMT: 480561011, APN: 480561011
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ASMT: 480561012, APN: 480561012
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30828 MOONFLOWER LN
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ASMT: 480561019, APN: 480561019
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30924 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480561013, APN: 480561013
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30840 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480561020, APN: 480561020
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30936 MOONFLOWER LN
MURRIETA, CA. 92563

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ASMT: 480561018, APN: 480561018
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30912 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480561025, APN: 480561025
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35607 SUGAR MAPLE ST
MURRIETA, CA. 92563



ASMT: 480561026, APN: 480561026
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ASMT: 480561034, APN: 480561034
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35586 SUMMERHOLLY LN
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ASMT: 480561028, APN: 480561028
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35658 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480561035, APN: 480561035
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ASMT: 480561030, APN: 480561030
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ASMT: 480570002, APN: 480570002
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ASMT: 480561031, APN: 480561031
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35622 SUMMERHOLLY LN
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35509 EVENING GLOW DR
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ASMT: 480561032, APN: 480561032
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35610 SUMMERHOLLY LN
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ASMT: 480570004, APN: 480570004
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35497 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480570005, APN: 480570005
NOSAYABA OSAZUWA, ETAL
35485 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480570013, APN: 480570013
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35389 EVENING GLOW DR
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ASMT: 480570006, APN: 480570006
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35461 EVENING GLOW DR
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ASMT: 480570014, APN: 480570014
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35377 EVENING GLOW DR
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ASMT: 480570007, APN: 480570007
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35449 EVENING GLOW DR
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ASMT: 480570015, APN: 480570015
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ASMT: 480570008, APN: 480570008
RENEE QUIJANO, ETAL
35437 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480570016, APN: 480570016
CARLY HERNDON, ETAL
35353 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480570009, APN: 480570009
GLOW PROPERTIES
154 FISHER CT
CALIMESA CA 92320

ASMT: 480570017, APN: 480570017
ALMA KRAFT, ETAL
35341 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480570010, APN: 480570010
RAFA HAWARI, ETAL
35413 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480571001, APN: 480571001
AVA EISA, ETAL
35350 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480570011, APN: 480570011
SUSAN ANGULO, ETAL
35401 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480571002, APN: 480571002
MORGAN URBANY, ETAL
35362 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480571003, APN: 480571003
MARGARET DELGATTO, ETAL
35374 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480572007, APN: 480572007
ADRIANNE HACKE, ETAL
35494 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480572001, APN: 480572001
MICHELLE HARRIS, ETAL
35422 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480572008, APN: 480572008
TERESA CAZARESMEZA, ETAL
30787 SUNCATCHER ST
MURRIETA, CA. 92563

ASMT: 480572002, APN: 480572002
FRANCES COLLINS
35434 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480572009, APN: 480572009
JENNIFER WIENS, ETAL
30799 SUNCATCHER ST
MURRIETA, CA. 92563

ASMT: 480572003, APN: 480572003
DONNALEE TRONO
35446 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480572010, APN: 480572010
NEBIYOU KEDIR
7011 SUNNE LN APT 418
WALNUT CREEK CA 94597

ASMT: 480572004, APN: 480572004
YVETTE MADRID, ETAL
35458 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480572011, APN: 480572011
ROWENA BAUTISTA, ETAL
30835 SUNCATCHER ST
MURRIETA, CA. 92563

ASMT: 480572005, APN: 480572005
KIMBERLEY LANE, ETAL
35470 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480572012, APN: 480572012
DAVID BERRY
35451 SUGAR MAPLE ST
MURRIETA, CA. 92563

ASMT: 480572006, APN: 480572006
DONNA HUGHES
35482 EVENING GLOW DR
MURRIETA, CA. 92563

ASMT: 480572013, APN: 480572013
AIMEE RAYMUNDO, ETAL
35463 SUGAR MAPLE ST
MURRIETA, CA. 92563

ASMT: 480572014, APN: 480572014
NICKI KNOLL, ETAL
35475 SUGAR MAPLE ST
MURRIETA, CA. 92563

ASMT: 480580002, APN: 480580002
SANDRA RILEY, ETAL
30958 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480572015, APN: 480572015
FRANK KNAPP
35487 SUGAR MAPLE ST
MURRIETA, CA. 92563

ASMT: 480580003, APN: 480580003
LILIA QUIROZ, ETAL
30970 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480572016, APN: 480572016
ANGELA CRUMPTON, ETAL
35499 SUGAR MAPLE ST
MURRIETA, CA. 92563

ASMT: 480580004, APN: 480580004
KURT HANZ
30982 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480572017, APN: 480572017
MARIFLOR CUSTODIO, ETAL
35511 SUGAR MAPLE ST
MURRIETA, CA. 92563

ASMT: 480580005, APN: 480580005
JOSE MAISONET
30973 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480572018, APN: 480572018
NICOLE FIELD, ETAL
35523 SUGAR MAPLE ST
MURRIETA, CA. 92563

ASMT: 480580006, APN: 480580006
JESSICA WADOWIAK
30951 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480572019, APN: 480572019
SPENCERS CROSSING MASTER ASSN
C/O JACKSON DEMARCO TIDUS PECKENPAUC
2030 MAIN ST STE 1200
IRVINE CA 92614

ASMT: 480580007, APN: 480580007
JANICE BEARD, ETAL
30949 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480580001, APN: 480580001
JENNIFER FREEMAN, ETAL
30946 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480580011, APN: 480580011
FRANKIE BROWNING, ETAL
30950 STARFIRE CIR
MURRIETA, CA. 92563

ASMT: 480580012, APN: 480580012
CHRISTY SCOTT, ETAL
30962 STARFIRE CIR
MURRIETA, CA. 92563

ASMT: 480580019, APN: 480580019
DONNA GIBSON, ETAL
35466 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480580013, APN: 480580013
DEBRA CRISPIN, ETAL
30974 STARFIRE CIR
MURRIETA, CA. 92563

ASMT: 480580020, APN: 480580020
TINA SKELTON, ETAL
35478 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480580014, APN: 480580014
MONICA BOHAN, ETAL
30977 STARFIRE CIR
MURRIETA, CA. 92563

ASMT: 480580021, APN: 480580021
MARIA GARCIA, ETAL
30934 GOLDEN ASTER CT
MURRIETA, CA. 92563

ASMT: 480580015, APN: 480580015
BENJAMIN VELASCO
30965 STARFIRE CIR
MURRIETA, CA. 92563

ASMT: 480580022, APN: 480580022
HELENE BADALUCO, ETAL
30946 GOLDEN ASTER CT
MURRIETA, CA. 92563

ASMT: 480580016, APN: 480580016
FERDINAND HERNANDEZ
30953 STARFIRE CIR
MURRIETA, CA. 92563

ASMT: 480580023, APN: 480580023
JODI ELLIOTT, ETAL
30958 GOLDEN ASTER CT
MURRIETA, CA. 92563

ASMT: 480580017, APN: 480580017
JENNIFER MARTINEZ
35442 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480580024, APN: 480580024
CYNTHIA MCNEIL, ETAL
30970 GOLDEN ASTER CT
MURRIETA, CA. 92563

ASMT: 480580018, APN: 480580018
ZARASSA WYATT, ETAL
35454 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480580025, APN: 480580025
MASAMI WAGSTAFF, ETAL
30973 GOLDEN ASTER CT
MURRIETA, CA. 92563

ASMT: 480580026, APN: 480580026
VERONICA LONG, ETAL
30961 GOLDEN ASTER CT
MURRIETA, CA. 92563

ASMT: 480581001, APN: 480581001
CAMERON BUTLER, ETAL
35517 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480580027, APN: 480580027
ROCHELLE JOHNSON, ETAL
30949 GOLDEN ASTER CT
MURRIETA, CA. 92563

ASMT: 480581002, APN: 480581002
DENISE LLAMAS
35505 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480580028, APN: 480580028
CHERYL FOSTER, ETAL
30937 GOLDEN ASTER CT
MURRIETA, CA. 92563

ASMT: 480581003, APN: 480581003
AUTUMN LEROUX, ETAL
35493 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480580029, APN: 480580029
ASTRID PEREIRA, ETAL
35514 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581004, APN: 480581004
GREGORY HENDERSON
35481 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480580030, APN: 480580030
GRACE GERMAIN, ETAL
35526 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581005, APN: 480581005
FRANK LEON
35469 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480580031, APN: 480580031
AMY KING, ETAL
35538 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581006, APN: 480581006
OLGA CARDENAS, ETAL
35457 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480580032, APN: 480580032
ANTHONY LASHLEY
35550 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581007, APN: 480581007
ONIKA GRIMES, ETAL
35445 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581008, APN: 480581008
LATIA VOOGD, ETAL
35433 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581018, APN: 480581018
VILLA HAINES, ETAL
24148 TROYES LN
MURRIETA CA 92562

ASMT: 480581009, APN: 480581009
JOAQUIN SOTO
35421 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581019, APN: 480581019
NANCY VOLPE, ETAL
35452 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581010, APN: 480581010
JOYCE JOHNSON, ETAL
35409 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581020, APN: 480581020
MARY GERBERICK
35443 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581011, APN: 480581011
ALICIA AGUIRRE
35385 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581021, APN: 480581021
CHERIE HOUGHTON, ETAL
35419 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581012, APN: 480581012
TOSHA SMITH, ETAL
35368 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581022, APN: 480581022
MARY ANDREW, ETAL
35407 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581013, APN: 480581013
KARI SCOTT, ETAL
35380 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581023, APN: 480581023
ANNA GOULD, ETAL
35395 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581017, APN: 480581017
JAIMIE AQUIRRE, ETAL
35428 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581024, APN: 480581024
FELICITA MOGES, ETAL
35383 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581025, APN: 480581025
RENETH TULLAO, ETAL
35390 MAYAPPLE CT
MURRIETA, CA. 92563

ASMT: 480581034, APN: 480581034
JENNIFER SENEFF, ETAL
35320 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581026, APN: 480581026
CLAUDIA CONTRERAS
35402 MAYAPPLE CT
MURRIETA, CA. 92563

ASMT: 480581035, APN: 480581035
ANA IBARRA, ETAL
50 WENTBROOK LN
POMONA CA 91766

ASMT: 480581027, APN: 480581027
CHRISTINE HOMAN
35414 MAYAPPLE CT
MURRIETA, CA. 92563

ASMT: 480581036, APN: 480581036
THOMAS AIELLO, ETAL
35344 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581030, APN: 480581030
BROCK WHITAKER, ETAL
35373 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581037, APN: 480581037
MICHELLE TURNER MARTIN, ETAL
35356 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581031, APN: 480581031
CLAUDIA SAAVEDRA, ETAL
35361 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581038, APN: 480581038
BARBARA CORONADO
35359 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581032, APN: 480581032
MAGGIE FITZGERALD, ETAL
35349 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581039, APN: 480581039
JENEKE BLANCO, ETAL
35347 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581033, APN: 480581033
NATIVIDAD FRIGILLANA, ETAL
35325 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581040, APN: 480581040
PEDRO CABRERA
35335 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581041, APN: 480581041
KARL BOYD, ETAL
35323 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581048, APN: 480581048
NICHOLAS WEAVER
35404 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581042, APN: 480581042
NICOLE STACY, ETAL
35330 MAYAPPLE CT
MURRIETA, CA. 92563

ASMT: 480581049, APN: 480581049
LESLIE CHAMBERS, ETAL
35416 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480581043, APN: 480581043
SANDRA DOEHRMANN, ETAL
35342 MAYAPPLE CT
MURRIETA, CA. 92563

ASMT: 480582001, APN: 480582001
ALVERIA HARRINGTON, ETAL
35382 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581044, APN: 480581044
JOSE ALVAREZ, ETAL
35354 MAYAPPLE CT
MURRIETA, CA. 92563

ASMT: 480582004, APN: 480582004
DAROOSH TAYEBI
35322 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581045, APN: 480581045
DONNA WILLIAMS, ETAL
35366 MAYAPPLE CT
MURRIETA, CA. 92563

ASMT: 480582005, APN: 480582005
ANTONIO MENDOZA, ETAL
35334 SUMMERHOLLY LN
MURRIETA CA 92563

ASMT: 480581046, APN: 480581046
CHRISTOPHER REGAL
35378 MAYAPPLE CT
MURRIETA, CA. 92563

ASMT: 480582006, APN: 480582006
JACQUELINE GAINES, ETAL
35346 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480581047, APN: 480581047
JUDITH MARNET, ETAL
35392 STONECROP CT
MURRIETA, CA. 92563

ASMT: 480582007, APN: 480582007
JERROD NOVODOCZKY
35358 SUMMERHOLLY LN
MURRIETA, CA. 92563



ASMT: 480582008, APN: 480582008
PATRICIA BECKER, ETAL
35370 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480590007, APN: 480590007
LAUREN MERRILL, ETAL
35649 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480590001, APN: 480590001
KYLIE GUGLIOMETTI, ETAL
35565 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480590008, APN: 480590008
MICHELLE BADIR, ETAL
35604 SUGAR MAPLE ST
MURRIETA, CA. 92563

ASMT: 480590002, APN: 480590002
JULIE RONES, ETAL
35577 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480590009, APN: 480590009
NEVINE GIRGIS, ETAL
35592 SUGAR MAPLE ST
MURRIETA, CA. 92563

ASMT: 480590003, APN: 480590003
JEANINE REED, ETAL
35589 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480590010, APN: 480590010
GAY KHO, ETAL
35580 SUGAR MAPLE ST
MURRIETA, CA. 92563

ASMT: 480590004, APN: 480590004
SUSAN WILSON BROMLEY
35601 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480590011, APN: 480590011
TAMMY LYON GORDON
35556 SUGAR MAPLE ST
MURRIETA, CA. 92563

ASMT: 480590005, APN: 480590005
CECILIA COTIN, ETAL
38499 ROYAL TROON DR
MURRIETA CA 92563

ASMT: 480590012, APN: 480590012
MARIA LOPEZ, ETAL
30805 PRAIRIE SMOKE CIR
MURRIETA, CA. 92563

ASMT: 480590006, APN: 480590006
BRANDON MORSE, ETAL
35637 SUMMERHOLLY LN
MURRIETA, CA. 92563

ASMT: 480590013, APN: 480590013
HECTOR MILAN
30817 PRAIRIE SMOKE CIR
MURRIETA, CA. 92563



ASMT: 480590014, APN: 480590014
CHRISTOPHER ANDERSON, ETAL
30829 PRAIRIE SMOKE CIR
MURRIETA, CA. 92563

ASMT: 480590021, APN: 480590021
MARIA ANCHETA, ETAL
30802 PRAIRIE SMOKE CIR
MURRIETA, CA. 92563

ASMT: 480590015, APN: 480590015
SALOME DUBENETZKY, ETAL
30841 PRAIRIE SMOKE CIR
MURRIETA, CA. 92563

ASMT: 480590022, APN: 480590022
FERN LOWZIK
30847 SUNCATCHER CT
MURRIETA, CA. 92563

ASMT: 480590016, APN: 480590016
CHARLOTTE GRAY, ETAL
30853 PRAIRIE SMOKE CIR
MURRIETA, CA. 92563

ASMT: 480590023, APN: 480590023
LIZABETH KOEHN, ETAL
30859 SUNCATCHER ST
MURRIETA, CA. 92563

ASMT: 480590017, APN: 480590017
JOHN KENNEDY
30850 PRAIRIE SMOKE CIR
MURRIETA, CA. 92563

ASMT: 480590024, APN: 480590024
BRIDGET OSTRAND, ETAL
30871 SUNCATCHER ST
MURRIETA, CA. 92563

ASMT: 480590018, APN: 480590018
LISA JIMENEZ
30838 PRAIRIE SMOKE CIR
MURRIETA, CA. 92563

ASMT: 480590025, APN: 480590025
SARA VEGA
30883 SUNCATCHER ST
MURRIETA, CA. 92563

ASMT: 480590019, APN: 480590019
LINDSEY BARRETT, ETAL
30826 PRAIRIE SMOKE CIR
MURRIETA, CA. 92563

ASMT: 480590026, APN: 480590026
TINA DOOLITTLE, ETAL
30895 SUNCATCHER ST
MURRIETA, CA. 92563

ASMT: 480590020, APN: 480590020
JASHIR SETIAS
30814 PRAIRIE SMOKE CIR
MURRIETA, CA. 92563

ASMT: 480590027, APN: 480590027
ELISA HORSTMAN, ETAL
30907 SUNCATCHER ST
MURRIETA, CA. 92563



ASMT: 480591001, APN: 480591001
MICHELLE MACEA ASTACIO, ETAL
30892 SUNCATCHER ST
MURRIETA, CA. 92563

ASMT: 480591008, APN: 480591008
CAROLINE MCCABE, ETAL
30808 SUNCATCHER ST
MURRIETA, CA. 92563

ASMT: 480591002, APN: 480591002
JAMARA WELLS, ETAL
30880 SUNCATCHER ST
MURRIETA, CA. 92563

ASMT: 480591009, APN: 480591009
SIAMPHONE XAYASOMROTH, ETAL
30796 SUNCATCHER ST
MURRIETA, CA. 92563

ASMT: 480591003, APN: 480591003
CHARMAINE MERCADAL, ETAL
30868 SUNCATCHER ST
MURRIETA, CA. 92563

ASMT: 480591011, APN: 480591011
ARACELI JUAREZ, ETAL
35405 MAYAPPLE CT
MURRIETA, CA. 92563

ASMT: 480591004, APN: 480591004
MARIA CARTELL, ETAL
30856 SUNCATCHER ST
MURRIETA, CA. 92563

ASMT: 480591012, APN: 480591012
JEAN DAUTERMANN, ETAL
35393 MAYAPPLE CT
MURRIETA, CA. 92563

ASMT: 480591005, APN: 480591005
ELIZABETH GARCIA
30844 SUNCATCHER ST
MURRIETA, CA. 92563

ASMT: 480591013, APN: 480591013
CASANDRA SCOTT, ETAL
35381 MAYAPPLE CT
MURRIETA, CA. 92563

ASMT: 480591006, APN: 480591006
HEATHER SHOEMAKER, ETAL
30832 SUNCATCHER ST
MURRIETA, CA. 92563

ASMT: 480591014, APN: 480591014
ELEANA TILLER, ETAL
35357 MAYAPPLE CT
MURRIETA, CA. 92563

ASMT: 480591007, APN: 480591007
SANDRA HAIDER, ETAL
PO BOX 4095
SANTA CLARA CA 95056

ASMT: 480591015, APN: 480591015
MORTEN DUE, ETAL
35345 MAYAPPLE CT
MURRIETA, CA. 92563

ASMT: 480591016, APN: 480591016
DARRELYNN SMITH, ETAL
35321 MAYAPPLE CT
MURRIETA CA 92563

ASMT: 480591023, APN: 480591023
DANELLE ZIETLOW, ETAL
30747 OLYMPIA ROSE DR
MURRIETA CA 92563

ASMT: 480591017, APN: 480591017
BARBARA LALINGO
35328 WHITE CLOVER CT
MURRIETA, CA. 92563

ASMT: 480600001, APN: 480600001
DARREL WILLIAMS
30732 OLYMPIA ROSE DR
MURRIETA, CA. 92563

ASMT: 480591018, APN: 480591018
MELODY SALAMAT, ETAL
35340 WHITE CLOVER CT
MURRIETA, CA. 92563

ASMT: 480600002, APN: 480600002
SONJA BATES, ETAL
30744 OLYMPIA ROSE DR
MURRIETA, CA. 92563

ASMT: 480591019, APN: 480591019
MARIA OCHOA, ETAL
35364 WHITE CLOVER CT
MURRIETA, CA. 92563

ASMT: 480600003, APN: 480600003
DANIELLE VARGAS, ETAL
30756 OLYMPIA ROSE DR
MURRIETA, CA. 92563

ASMT: 480591020, APN: 480591020
TERESA FLYNN EVERETT, ETAL
30783 OLYMPIA ROSE DR
MURRIETA, CA. 92563

ASMT: 480600004, APN: 480600004
SHIRLEY BURRASCANO, ETAL
30769 DROPSEED DR
MURRIETA, CA. 92563

ASMT: 480591021, APN: 480591021
PEY SU, ETAL
10921 S 87TH E AVE
TULSA OK 74133

ASMT: 480600005, APN: 480600005
DEBORAH COFFINO, ETAL
30757 DROPSEED DR
MURRIETA, CA. 92563

ASMT: 480591022, APN: 480591022
LISA ARABI, ETAL
30759 OLYMPIA ROSE DR
MURRIETA, CA. 92563

ASMT: 480600006, APN: 480600006
TERESA DEKOWSKI, ETAL
30745 DROPSEED DR
MURRIETA, CA. 92563

ASMT: 480600009, APN: 480600009
SPENCERS CROSSING MASTER ASSN
38625 CALISTOGA DR STE 200
MURRIETA CA 92563

ASMT: 480601007, APN: 480601007
ELVIRA GURAT, ETAL
30854 PRAIRIE SUN WAY
MURRIETA, CA. 92563

ASMT: 480601001, APN: 480601001
PETER BOPP
30770 PRAIRIE SUN WAY
MURRIETA, CA. 92563

ASMT: 480601008, APN: 480601008
CATHERINE MILLER, ETAL
30866 PRAIRIE SUN WAY
MURRIETA, CA. 92563

ASMT: 480601002, APN: 480601002
LORI KENNEDY, ETAL
30782 PRAIRIE SUN WAY
MURRIETA, CA. 92563

ASMT: 480601009, APN: 480601009
BONNIE PERKINS, ETAL
30878 PRAIRIE SUN WAY
MURRIETA, CA. 92563

ASMT: 480601003, APN: 480601003
DAVID CHO
30794 PRAIRIE SUN WAY
MURRIETA, CA. 92563

ASMT: 480601010, APN: 480601010
ERLINDA ROBLES, ETAL
30890 PRAIRIE SUN WAY
MURRIETA, CA. 92563

ASMT: 480601004, APN: 480601004
HANA SAYEGH, ETAL
30806 PRAIRIE SUN WAY
MURRIETA, CA. 92563

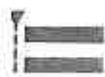
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LAURIE MOYNEUR
30902 PRAIRIE SUN WAY
MURRIETA, CA. 92563

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SUSAN NELSON, ETAL
6451 VIA DEL RANCHO
CHINO HILLS CA 91709

ASMT: 480601012, APN: 480601012
DENNIS OLENICK
30914 PRAIRIE SUN WAY
MURRIETA, CA. 92563

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SANDRA MATHEWS, ETAL
30842 PRAIRIE SUN WAY
MURRIETA, CA. 92563

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MICHAEL PALMER, ETAL
30926 PRAIRIE SUN WAY
MURRIETA, CA. 92563



ASMT: 480601014, APN: 480601014
MELINA SERNA
30938 PRAIRIE SUN WAY
MURRIETA, CA. 92563

ASMT: 480602007, APN: 480602007
JUDITH IRVIN, ETAL
1700 W LAS LANAS LN
FULLERTON CA 92833

ASMT: 480602001, APN: 480602001
DEBORAH ALVINO, ETAL
35178 GOLDTHREAD LN
MURRIETA CA 92562

ASMT: 480602008, APN: 480602008
LAURA KRUPKA, ETAL
35262 GOLDTHREAD LN
MURRIETA, CA. 92563

ASMT: 480602002, APN: 480602002
APRIL MILLSAP, ETAL
35190 GOLDTHREAD LN
MURRIETA, CA. 92563

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BRENDA RICHMOND, ETAL
35274 GOLDTHREAD LN
MURRIETA, CA. 92563

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SYDNEY GOMEZ, ETAL
35202 GOLDTHREAD LN
MURRIETA, CA. 92563

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RACHEL CHOUDHURY, ETAL
35277 GOLDTHREAD LN
MURRIETA, CA. 92563

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PATRICIA JASS, ETAL
35214 GOLDTHREAD LN
MURRIETA, CA. 92563

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LAURA KAHLOR, ETAL
35253 GOLDTHREAD LN
MURRIETA, CA. 92563

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TERESITA JAVIER, ETAL
35226 GOLDTHREAD LN
MURRIETA, CA. 92563

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ROBERT DOMINGUEZ
35241 GOLDTHREAD LN
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THERESA WARE, ETAL
35238 GOLDTHREAD LN
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SHERYL SINGH, ETAL
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DAWN MOORE, ETAL
35217 GOLDTHREAD LN
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ROBERT AVILA, ETAL
30857 PRAIRIE SUN WAY
MURRIETA, CA. 92563

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DOLORES SARGEANT, ETAL
35205 GOLDTHREAD LN
MURRIETA, CA. 92563

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GUADALUPE GILL, ETAL
30845 PRAIRIE SUN WAY
MURRIETA, CA. 92563

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HANNAH SAMPSON, ETAL
30917 PRAIRIE SUN WAY
MURRIETA CA 92563

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RACHEL AKANA TAMBURI, ETAL
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MELINDA HOSLEY
30905 PRAIRIE SUN WAY
MURRIETA, CA. 92563

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BEVERLY DUELL, ETAL
30821 PRAIRIE SUN WAY
MURRIETA, CA. 92563

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ALEXANDER COLE
30893 PRAIRIE SUN WAY
MURRIETA, CA. 92563

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ALBA CHASSEY, ETAL
30809 PRAIRIE SUN WAY
MURRIETA, CA. 92563

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PATRICIA GORDON, ETAL
30881 PRAIRIE SUN WAY
MURRIETA, CA. 92563

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AMY HUFFMAN
30797 PRAIRIE SUN WAY
MURRIETA, CA. 92563

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LEVITA QUARLES, ETAL
30869 PRAIRIE SUN WAY
MURRIETA, CA. 92563

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MICHAEL WARREN
30785 PRAIRIE SUN WAY
MURRIETA, CA. 92563



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MARYANN KEENE, ETAL
30773 PRAIRIE SUN WAY
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VERONICA MONDRAGON, ETAL
30826 DROPSEED DR
MURRIETA, CA. 92563

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JULIE LAKATOS, ETAL
30754 DROPSEED DR
MURRIETA, CA. 92563

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JACQUELYN DRENON, ETAL
30838 DROPSEED DR
MURRIETA, CA. 92563

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WILLIAM LEATH, ETAL
30766 DROPSEED DR
MURRIETA, CA. 92563

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CASEY WRIGHT, ETAL
30850 DROPSEED DR
MURRIETA, CA. 92563

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JANET SLATER MILLER, ETAL
30778 DROPSEED DR
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KRISTINE WILLIS, ETAL
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NOEL MURILLO, ETAL
30790 DROPSEED DR
MURRIETA, CA. 92563

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JEFFREY JONES, ETAL
30874 DROPSEED DR
MURRIETA, CA. 92563

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BRENDA BRISSON, ETAL
30802 DROPSEED DR
MURRIETA, CA. 92563

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JOANNA WELCH, ETAL
30886 DROPSEED DR
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DEVREA SMITH, ETAL
30814 DROPSEED DR
MURRIETA, CA. 92563

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AUGUSTINE MORALES
30898 DROPSEED DR
MURRIETA, CA. 92563

ASMT: 480602042, APN: 480602042
GARY BURKE
421 GREENBRIER RD
HALF MOON BAY CA 94019

ASMT: 480602049, APN: 480602049
AUDREY TAYLOR, ETAL
30817 DROPSEED DR
MURRIETA, CA. 92563

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BETTY GONZALES, ETAL
C/O BETTY GONZALES
30889 DROPSEED DR
MURRIETA, CA. 92563

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NATALIE FISCHER
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ANTONIO ABAD
30877 DROPSEED DR
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REBECCA ARZINGER
30793 DROPSEED DR
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BOBBY ROSAS, ETAL
30865 DROPSEED DR
MURRIETA, CA. 92563

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EDWARD HANNON
PO BOX 1003
MURRIETA CA 92564

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XIAODAN TIAN AGOSTINO, ETAL
30853 DROPSEED DR
MURRIETA, CA. 92563

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STELA BAWEJA, ETAL
30780 OLYMPIA ROSE DR
MURRIETA, CA. 92563

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MARCI MCBEE, ETAL
30841 DROPSEED DR
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MAILA BUCAYAN, ETAL
30792 OLYMPIA ROSE DR
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DANIELLE HENDERSON, ETAL
30829 DROPSEED DR
MURRIETA, CA. 92563

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NOSAYABA OSAZUMA, ETAL
30804 OLYMPIA ROSE DR
MURRIETA, CA. 92563



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CHRISTETA WEFEL, ETAL
30816 OLYPIA ROSE DR
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ALMA WILLIAMS, ETAL
30900 OLYMPIA ROSE DR
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FAVIAN ANGUIANO
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JULIE RIVA, ETAL
30912 OLYMPIA ROSE DR
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EUNICE RECOLASO, ETAL
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REBECCA GRAY, ETAL
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M WALTRIP, ETAL
30852 OLYMPIA ROSE DR
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ELIZABETH BEELS, ETAL
30936 OLYMPIA ROSE DR
MURRIETA, CA. 92563

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SUSAN YEE, ETAL
1309 LUNALILO HOME RD
HONOLULU HI 96825

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KATHLEEN HECKATHORN, ETAL
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MARY BAILEY, ETAL
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MICHAEL ENENBACH, ETAL
30856 SNOWBERRY LN
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GLORIA SAVE, ETAL
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DOROTHEA MAY, ETAL
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BRENDA VANCE, ETAL
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BARRY PERKINS
35075 INDIAN GRASS DR
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JACQUELYNN PUDELWITTS, ETAL
30820 SNOWBERRY LN
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ELIZABETH LANGSDALE
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MURRIETA, CA. 92563

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VERNELL WILLIAMS
30808 SNOWBERRY LN
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EMILIA GONZALES, ETAL
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BARBARA STEVENS, ETAL
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GLEN COOK
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SHELLEY MENDEZ, ETAL
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SELINA SMITH, ETAL
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CHARLES BERGLUND
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VIOLET WERT
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RHONDA JAMES, ETAL
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CRISTINA HOFFMAN, ETAL
35132 INDIAN GRASS DR
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CRYSTAL JOHNSON, ETAL
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JACOB HANCOCK
35120 INDIAN GRASS DR
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BILLY BAKER
35149 SPEARGRASS CT
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LAURA DAVIS, ETAL
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ANGELYN HOUSTON, ETAL
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MARIA ESCURO, ETAL
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YOUNG MOON
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TINA GLUYAS, ETAL
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KENNY HAGERMAN, ETAL
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MURRIETA, CA. 92563

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STEPHANY EISENBERG, ETAL
35089 SPEARGRASS CT
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MICHAEL DELIMAN
35110 SPEARGRASS CT
MURRIETA, CA. 92563

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DIANA RUIZ, ETAL
35125 SPEARGRASS CT
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MARIA SMITH, ETAL
35098 SPEARGRASS CT
MURRIETA, CA. 92563



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JULIE PARKS, ETAL
35086 SPEARGRASS CT
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JANCARLO MENDIOLA, ETAL
35140 WHEATGRASS DR
MURRIETA, CA. 92563

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MISSURY VALENCIA, ETAL
35083 WHEATGRASS DR
MURRIETA, CA. 92563

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ELIZABETH KINCAID, ETAL
35116 WHEATGRASS DR
MURRIETA, CA. 92563

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CONNIE MORDELLE, ETAL
35095 WHEATGRASS DR
MURRIETA, CA. 92563

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MARYANNE ELY, ETAL
121 ONYX AVE
NEWPORT BEACH CA 92662

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YESENIA NOBLE, ETAL
35107 WHEATGRASS DR
MURRIETA, CA. 92563

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PRISCILA ESPINELI, ETAL
35145 GOLDTHREAD LN
MURRIETA, CA. 92563

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NICOLE KAILIULI, ETAL
35119 WHEATGRASS DR
MURRIETA, CA. 92563

ASMT: 480610051, APN: 480610051
SPENCERS CROSSING MASTER ASSN
C/O MERIT ASSOCIATION SERVICES
1 POLARIS WAY
ALISO VIEJO CA 92656

ASMT: 480610038, APN: 480610038
COLLEEN FLAVIN, ETAL
35131 WHEATGRASS DR
MURRIETA, CA. 92563

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DAVID LIGHT
35101 SPEARGRASS CT
MURRIETA, CA. 92563

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JANNESSA HILAIRE, ETAL
35143 WHEATGRASS DR
MURRIETA, CA. 92563

ASMT: 480610053, APN: 480610053
TARA BROWN, ETAL
PSC 567 BOX 6792
FPO AP 96384

ASMT: 480611001, APN: 480611001
LUPE SLATER
35092 WHEATGRASS DR
MURRIETA, CA. 92563

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DESHUN WOOTEN, ETAL
30854 THIMBLEBERRY LN
MURRIETA, CA. 92563

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GILES INGAN
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MURRIETA, CA. 92563

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MARIA BACASMAS, ETAL
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MURRIETA, CA. 92563

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ANDREA VILLEGAS, ETAL
35068 WHEATGRASS DR
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LOURDES LIZALDE, ETAL
30830 THIMBLEBERRY LN
MURRIETA, CA. 92563

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GARY CROSSWHITE
30902 THIMBLEBERRY LN
MURRIETA, CA. 92563

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CARLOS ESQUIVEL
30818 THIMBLEBERRY LN
MURRIETA, CA. 92563

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HONORIO VENTURA
30890 THIMBLEBERRY LN
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CATALINA ESPINO, ETAL
30823 SNOWBERRY LN
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DONNA MANN, ETAL
30878 THIMBLEBERRY LN
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LINDA REYNAGA, ETAL
30835 SNOWBERRY LN
MURRIETA, CA. 92563

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MARCELA RODRIGUEZ, ETAL
30866 THIMBLEBERRY LN
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CAROL CRANDALL
30847 SNOWBERRY LN
MURRIETA, CA. 92563



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MAXIMA ALARVA, ETAL
30859 SNOWBERRY LN
MURRIETA, CA. 92563

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JAMES GALLENBERGER, ETAL
30943 SNOWBERRY LN
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NINA PETERSON, ETAL
30871 SNOWBERRY LN
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TERESA GARCIA ENRIQUEZ, ETAL
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SHERRI HILL
30883 SNOWBERRY LN
MURRIETA, CA. 92563

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PAMELA STOTZ, ETAL
35073 GOLDTHREAD LN
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CAROLINE NYAIRO
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MARY GREER, ETAL
35085 GOLDTHREAD LN
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JASON TRAIL
157 ATTWATER LN
PORTSMOUTH VA 23702

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JILLIAN HARRIS, ETAL
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MURRIETA, CA. 92563

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EVA LEVIN, ETAL
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JEANNE AKREN, ETAL
35109 GOLDTHREAD LN
MURRIETA, CA. 92563

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MARYANN SELLE SHARP, ETAL
30931 SNOWBERRY LN
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BLANCA VOIT
35154 GOLDTHREAD LN
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AMY ZABALA, ETAL
35142 GOLDTHREAD LN
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JACQUELYN CAN, ETAL
35058 GOLDTHREAD LN
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KRISTEN NEWSOME, ETAL
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MURRIETA, CA. 92563

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JONATHAN BALL
35046 GOLDTHREAD LN
MURRIETA, CA. 92563

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BLESSING AKHUETIE
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ROBIN OWENS, ETAL
35034 GOLDTHREAD LN
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LYNETTE NORMAN, ETAL
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AMBER NEWTON, ETAL
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ZANDRA EVANS, ETAL
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BRADLEY PRICE
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MARIA PASTOR, ETAL
35082 GOLDTHREAD LN
MURRIETA, CA. 92563

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TERESITA MORADA, ETAL
30940 SNOWBERRY LN
MURRIETA, CA. 92563

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LETICIA REMPIS, ETAL
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MURRIETA, CA. 92563

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ELIZABETH EPPLEY, ETAL
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MURRIETA, CA. 92563

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GARY SMITH
30916 SNOWBERRY LN
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ANTONIA HARDY, ETAL
30860 WINDFLOWER LN
MURRIETA, CA. 92563

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JACQUALINE TONINI, ETAL
30904 SNOWBERRY LN
MURRIETA, CA. 92563

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NICHOLE WINFREY, ETAL
30872 WILDFLOWER LN
MURRIETA, CA. 92563

ASMT: 480612018, APN: 480612018
REBECCA DUBOSE
30892 SNOWBERRY LN
MURRIETA, CA. 92563

ASMT: 480641003, APN: 480641003
MICHAEL JACKSON
30884 WILDFLOWER LN
MURRIETA, CA. 92563

ASMT: 480612022, APN: 480612022
PARK DIST, ETAL
29658 CAMINO PEPITA
MENIFEE CA 92584

ASMT: 480641004, APN: 480641004
CARMEL ROWELL MOORE
30896 WINDFLOWER LN
MURRIETA, CA. 92563

ASMT: 480640001, APN: 480640001
KIRK YALE
30863 WINDFLOWER LN
MURRIETA, CA. 92563

ASMT: 480641005, APN: 480641005
NOVEMIE REYES, ETAL
30908 WINDFLOWER LN
MURRIETA, CA. 92563

ASMT: 480640002, APN: 480640002
HERMELAIDA CUENCA, ETAL
30851 WINDFLOWER LN
MURRIETA CA 92563

ASMT: 480641006, APN: 480641006
ALBERTO GABRIEL, ETAL
30920 WINDFLOWER LN
MURRIETA, CA. 92563

ASMT: 480640003, APN: 480640003
BETHSAIDA BUNYI, ETAL
30839 WINDFLOWER LN
MURRIETA, CA. 92563

ASMT: 480641007, APN: 480641007
INEZ BRYSON, ETAL
30932 WINDFLOWER LN
MURRIETA, CA. 92563

ASMT: 480641008, APN: 480641008
ANDREANA ARRIAGA, ETAL
30944 WINDFLOWER LN
MURRIETA, CA. 92563

ASMT: 480641015, APN: 480641015
CYNTHIA LEON, ETAL
30869 BRISTLY CT
MURRIETA, CA. 92563

ASMT: 480641009, APN: 480641009
KRISTIN STACKHOUSE, ETAL
30941 BRISTLY CT
MURRIETA, CA. 92563

ASMT: 480642001, APN: 480642001
SANDRA PONCY, ETAL
30890 BRISTLY CT
MURRIETA, CA. 92563

ASMT: 480641010, APN: 480641010
CHRISTI ARAGON, ETAL
30929 BRISTLY CT
MURRIETA, CA. 92563

ASMT: 480642002, APN: 480642002
LEAH ANDERSON
30902 BRISTLY CT
MURRIETA, CA. 92563

ASMT: 480641011, APN: 480641011
PHILLIP WALKOVIK, ETAL
30917 BRISTLY CT
MURRIETA, CA. 92563

ASMT: 480642003, APN: 480642003
CYNTHIA MARTINEZ, ETAL
30914 BRISTLY CT
MURRIETA, CA. 92563

ASMT: 480641012, APN: 480641012
THOMAS DE ENCIO
30905 BRISTLY CT
WINCHESTER, CA. 92596

ASMT: 480642004, APN: 480642004
AQUEEL FREEMAN, ETAL
34895 SKYFLOWER DR
MURRIETA, CA. 92563

ASMT: 480641013, APN: 480641013
MARTI DEE ARCHIBEQUE, ETAL
30893 BRISTLY CT
MURRIETA, CA. 92563

ASMT: 480642005, APN: 480642005
JEANETTE BARTON, ETAL
34883 SKYFLOWER DR
MURRIETA, CA. 92563

ASMT: 480641014, APN: 480641014
JASPER LUCAS, ETAL
30881 BRISTLY CT
MURRIETA, CA. 92563

ASMT: 480642006, APN: 480642006
SHANE LOTHROP
34871 SKYFLOWER DR
MURRIETA, CA. 92563

ASMT: 480643001, APN: 480643001
KIMBERLY RHODES, ETAL
34880 SKYFLOWER DR
MURRIETA, CA. 92563

ASMT: 480643008, APN: 480643008
HP CALIF I
180 N STETSON AVE NO 3850
CHICAGO IL 60601

ASMT: 480643002, APN: 480643002
BETHSAIDA BUNYI, ETAL
34892 SKYFLOWER DR
MURRIETA, CA. 92563

ASMT: 480643009, APN: 480643009
STACIE OTIS, ETAL
30947 WINDFLOWER LN
MURRIETA, CA. 92563

ASMT: 480643003, APN: 480643003
JEFFREY STONE
34904 SKYFLOWER DR
MURRIETA, CA. 92563

ASMT: 480643010, APN: 480643010
DELILAH RAYMUNDO, ETAL
30935 WINDFLOWER LN
MURRIETA, CA. 92563

ASMT: 480643004, APN: 480643004
MELISSA ABEYTA, ETAL
34916 SKYFLOWER DR
MURRIETA, CA. 92563

ASMT: 480643011, APN: 480643011
BRADLEY SCHMEHL
30923 WINDFLOWER LN
MURRIETA, CA. 92563

ASMT: 480643005, APN: 480643005
JANIS CARRILLO, ETAL
34928 SKYFLOWER DR
MURRIETA, CA. 92563

ASMT: 480643012, APN: 480643012
AMELIA TRACY, ETAL
30911 WINDFLOWER LN
MURRIETA, CA. 92563

ASMT: 480643006, APN: 480643006
HEATHER ARVESEN, ETAL
34940 SKYFLOWER DR
MURRIETA, CA. 92563

ASMT: 480643013, APN: 480643013
CHRISTINA OWENS, ETAL
30899 WINDFLOWER LN
MURRIETA, CA. 92563

ASMT: 480643007, APN: 480643007
JULIA COLIO, ETAL
34952 SKYFLOWER DR
MURRIETA, CA. 92563

ASMT: 480643014, APN: 480643014
KALEENA GONZALEZ
30887 WINDFLOWER LN
MURRIETA, CA. 92563



ASMT: 480643019, APN: 480643019
PARK DISTRICT, ETAL
537 E FLORIDA AVE
HEMET CA 92543

ASMT: 480650007, APN: 480650007
AYUMI FUKUSHIMA, ETAL
34830 BITTER ROOT CT
MURRIETA, CA. 92563

ASMT: 480650001, APN: 480650001
NATH SAYASANE, ETAL
34902 BITTER ROOT CT
MURRIETA, CA. 92563

ASMT: 480650008, APN: 480650008
LEILANI CORTEZ, ETAL
34818 BITTER ROOT CT
MURRIETA, CA. 92563

ASMT: 480650002, APN: 480650002
PAULINE MUTUC, ETAL
34890 BITTER ROOT CT
MURRIETA, CA. 92563

ASMT: 480650009, APN: 480650009
MARY ANDERSON, ETAL
34875 THORNE CT
MURRIETA, CA. 92563

ASMT: 480650003, APN: 480650003
CHRISTY BOWIE, ETAL
34878 BITTER ROOT CT
MURRIETA, CA. 92563

ASMT: 480650010, APN: 480650010
ROBERTO FLORES, ETAL
34887 THORNE CT
MURRIETA, CA. 92563

ASMT: 480650004, APN: 480650004
MARY CRAWFORD, ETAL
34866 BITTERROOT CT
MURRIETA, CA. 92563

ASMT: 480650011, APN: 480650011
KHORSHID AHMADI
34899 THORNE CT
MURRIETA, CA. 92563

ASMT: 480650005, APN: 480650005
NICOLE CLARK, ETAL
34854 BITTER ROOT CT
MURRIETA, CA. 92563

ASMT: 480650012, APN: 480650012
EVONNE RUIZ, ETAL
34911 THORNE CT
MURRIETA, CA. 92563

ASMT: 480650006, APN: 480650006
FRANK BAHRAMI
34842 BITTERROOT CT
MURRIETA, CA. 92563

ASMT: 480650013, APN: 480650013
RIM HAJRI, ETAL
34923 THORNE CT
MURRIETA, CA. 92563

ASMT: 480650014, APN: 480650014
ERIK OLSON, ETAL
34935 THORNE CT
MURRIETA, CA. 92563

ASMT: 480650023, APN: 480650023
CHRISTINE KRUG, ETAL
34890 THORNE CT
MURRIETA, CA. 92563

ASMT: 480650015, APN: 480650015
HEIDI REID, ETAL
34947 THORNE CT
MURRIETA, CA. 92563

ASMT: 480650024, APN: 480650024
CHERRYLYN WALKER, ETAL
34888 THORNE CT
MURRIETA, CA. 92563

ASMT: 480650016, APN: 480650016
JASBIR GHAG, ETAL
34959 THORNE CT
MURRIETA, CA. 92563

ASMT: 480650025, APN: 480650025
EMILY SHAW, ETAL
34876 THORNE CT
MURRIETA, CA. 92563

ASMT: 480650019, APN: 480650019
CHRISTOPHER BALTIERRA, ETAL
34948 THORNE CT
MURRIETA, CA. 92563

ASMT: 480651001, APN: 480651001
CHRISTINE JORDAN, ETAL
30159 REDDING AVE
MURRIETA, CA. 92563

ASMT: 480650020, APN: 480650020
ARNICE SEABROOKS, ETAL
34936 THORNE CT
MURRIETA, CA. 92563

ASMT: 480651002, APN: 480651002
JAMES SUTTON
30171 REDDING AVE
MURRIETA, CA. 92563

ASMT: 480650021, APN: 480650021
KARRIE PARKER, ETAL
34924 THORNE CT
MURRIETA, CA. 92563

ASMT: 480651003, APN: 480651003
HUIZE TANG, ETAL
30183 REDDING AVE
MURRIETA, CA. 92563

ASMT: 480650022, APN: 480650022
DEBORAH LOPEZ, ETAL
34912 THORNE CT
MURRIETA, CA. 92563

ASMT: 480651004, APN: 480651004
LINDA GILLETT, ETAL
30498 MAHOGANY ST
MURRIETA, CA. 92563



ASMT: 480651005, APN: 480651005
JOHN SILANG, ETAL
30486 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480652006, APN: 480652006
BARBARA GLASSCOCK
30486 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480651006, APN: 480651006
KHA TRAN, ETAL
30476 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480652007, APN: 480652007
DANA ALVARADO, ETAL
30476 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480652001, APN: 480652001
CYNTHIA FITCH, ETAL
30463 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480652008, APN: 480652008
MERINN HURD, ETAL
30450 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480652002, APN: 480652002
SYLVIA GEORGE, ETAL
30475 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480652009, APN: 480652009
BRIAN ROY
30438 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480652003, APN: 480652003
KENNETH WILLIAMS
30487 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480653001, APN: 480653001
KATHRYN WHITE
34973 WINDSWEPT CT
MURRIETA, CA. 92563

ASMT: 480652004, APN: 480652004
DEBBIE SCHROCK, ETAL
30499 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480653002, APN: 480653002
LAURIE STOKES
34985 WINDSWEPT CT
MURRIETA, CA. 92563

ASMT: 480652005, APN: 480652005
CASSANDRA MENA, ETAL
30498 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480653003, APN: 480653003
DARCIE BALDERRAMA, ETAL
34995 WINDSWEPT CT
MURRIETA, CA. 92563

ASMT: 480653004, APN: 480653004
MARLENA VALLEJO, ETAL
35009 WINDSWEPT CT
MURRIETA, CA. 92563

ASMT: 480661023, APN: 480661023
CRYSTAL AGUILAR, ETAL
30279 REDDING AVE
MURRIETA CA 92563

ASMT: 480653005, APN: 480653005
DORIS MORENO, ETAL
34996 WINDSWEPT CT
MURRIETA, CA. 92563

ASMT: 480661024, APN: 480661024
MARTHA CHACON, ETAL
30291 REDDING AVE
MURRIETA CA 92563

ASMT: 480653006, APN: 480653006
EMMELINE CONSOLACION, ETAL
34984 WINDSWEPT CT
MURRIETA, CA. 92563

ASMT: 480661025, APN: 480661025
MICHAEL BOSTOCK
30206 REDDING AVE
MURRIETA, CA. 92563

ASMT: 480653008, APN: 480653008
PAUL CARAVETTA, ETAL
34972 WINDSWEPT CT
MURRIETA, CA. 92563

ASMT: 480661026, APN: 480661026
ANDREW RAMIREZ, ETAL
34794 BITTER ROOT CT
MURRIETA, CA. 92563

ASMT: 480660001, APN: 480660001
TIMOTHY REYNOLDS
30243 REDDING AVE
MURRIETA, CA. 92563

ASMT: 480661027, APN: 480661027
GLORIA ESPARZA, ETAL
34782 BITTER ROOT CT
MURRIETA, CA. 92563

ASMT: 480660002, APN: 480660002
EMMANUEL MARTINEZ, ETAL
30255 REDDING AVE
MURRIETA, CA. 92563

ASMT: 480661028, APN: 480661028
STELLA YOUNG, ETAL
34770 BITTER ROOT CT
MURRIETA, CA. 92563

ASMT: 480660019, APN: 480660019
RIVERSIDE MITLAND 03
3200 PARK CENTER STE 1000
COSTA MESA CA 92626

ASMT: 480661029, APN: 480661029
NATALIE QUINN, ETAL
34758 BITTER ROOT CT
MURRIETA, CA. 92563

ASMT: 480661030, APN: 480661030
KURT LUNDQUIST
34746 BITTER ROOT CT
MURRIETA, CA. 92563

ASMT: 480670012, APN: 480670012
RHONDA PETERS
34520 SHELBY ST
MURRIETA, CA. 92563

ASMT: 480670006, APN: 480670006
ERNESTINE FERRER, ETAL
30399 CHINOOK ST
MURRIETA, CA. 92563

ASMT: 480670013, APN: 480670013
VERONICA BEDON
34508 SHELBY ST
MURRIETA, CA. 92563

ASMT: 480670007, APN: 480670007
VICTORIA MCKEE, ETAL
30411 CHINOOK ST
MURRIETA, CA. 92563

ASMT: 480670014, APN: 480670014
ROBERT TABOR, ETAL
30446 ARROWHEAD ST
MURRIETA, CA. 92563

ASMT: 480670008, APN: 480670008
GREGORY HERZOG, ETAL
30423 CHINOOK ST
MURRIETA, CA. 92563

ASMT: 480670015, APN: 480670015
BYRON MYERS, ETAL
30434 ARROWHEAD ST
MURRIETA, CA. 92563

ASMT: 480670009, APN: 480670009
CHANSTAY CORLEW
30435 CHINOOK ST
MURRIETA, CA. 92563

ASMT: 480670016, APN: 480670016
MILES REYNOLDS
30422 ARROWHEAD ST
MURRIETA, CA. 92563

ASMT: 480670010, APN: 480670010
CHRISTINA KALNAS, ETAL
34544 SHELBY ST
MURRIETA, CA. 92563

ASMT: 480670018, APN: 480670018
D BURNETT, ETAL
30398 ARROWHEAD ST
MURRIETA, CA. 92563

ASMT: 480670011, APN: 480670011
JULIE NEU, ETAL
34532 SHELBY ST
MURRIETA, CA. 92563

ASMT: 480670019, APN: 480670019
ALLEN MILLS, ETAL
30386 ARROWHEAD ST
MURRIETA, CA. 92563

ASMT: 480670023, APN: 480670023
JAMES KRESS
34549 DEW WAY
MURRIETA, CA. 92563

ASMT: 480671006, APN: 480671006
TINA MOSHER, ETAL
30398 CHINOOK ST
MURRIETA, CA. 92563

ASMT: 480670024, APN: 480670024
CHRISTINE BOWER, ETAL
34561 DEW WAY
MURRIETA, CA. 92563

ASMT: 480690004, APN: 480690004
KULDEEP KAUR, ETAL
30123 REDDING AVE
MURRIETA, CA. 92563

ASMT: 480670025, APN: 480670025
RUBY GAUDAUR
34573 DEW WAY
MURRIETA, CA. 92563

ASMT: 480690005, APN: 480690005
CAROLINE HENNEMAN, ETAL
30135 REDDING AVE
MURRIETA, CA. 92563

ASMT: 480671001, APN: 480671001
HELEN MAZZOTTA, ETAL
13930 TEDEMORY DR
WHITTIER CA 90605

ASMT: 480690006, APN: 480690006
JOIE WANG, ETAL
30147 REDDING AVE
MURRIETA, CA. 92563

ASMT: 480671002, APN: 480671002
SHIRLEY TULLY
30409 ARROWHEAD ST
MURRIETA, CA. 92563

ASMT: 480690007, APN: 480690007
XIAO JING, ETAL
5141 ASHLEY CIR
LISLE IL 60532

ASMT: 480671003, APN: 480671003
ALYSSA ROBSON, ETAL
30421 ARROWHEAD ST
MURRIETA, CA. 92563

ASMT: 480690008, APN: 480690008
APRIL CRUZ, ETAL
30438 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480671004, APN: 480671004
ALBERT BROWN
30422 CHINOOK ST
MURRIETA, CA. 92563

ASMT: 480690009, APN: 480690009
JOY MYERS, ETAL
30426 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480690010, APN: 480690010
VICKI WILLIFORD
30414 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480691009, APN: 480691009
ERICA MCCREARY
30379 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480690011, APN: 480690011
MICHAL CHICK
30402 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480691010, APN: 480691010
MARIA ARIAS, ETAL
30391 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480690012, APN: 480690012
SHERON JONES, ETAL
30390 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480691011, APN: 480691011
CELESTE WARE, ETAL
30403 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480690013, APN: 480690013
WENYAN LI
30378 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480691012, APN: 480691012
GUADALUPE BANZON, ETAL
30378 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480691006, APN: 480691006
MARIE PENDEL, ETAL
30343 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480691013, APN: 480691013
EDELGARD HAAS, ETAL
31398 BRUSH CREEK CIR
TEMECULA CA 92591

ASMT: 480691007, APN: 480691007
RICHARD ZUNIGA
30355 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480691014, APN: 480691014
TERI ZITTER, ETAL
30354 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480691008, APN: 480691008
MARIE ARMENTA
30367 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480691015, APN: 480691015
MARIA WISHART, ETAL
30342 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480691016, APN: 480691016
MARCIANO GUILLERMO, ETAL
30330 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480692006, APN: 480692006
TANYA LAM, ETAL
30402 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480691017, APN: 480691017
DEANNA HERNANDEZ, ETAL
30318 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480710001, APN: 480710001
MARY DELOSREYES, ETAL
30249 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480692001, APN: 480692001
MARK DEHNOO
30427 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480710002, APN: 480710002
DIANE TAGGART, ETAL
30261 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480692002, APN: 480692002
MARIA WHITEMAN, ETAL
30439 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480710003, APN: 480710003
LERYL RAMIREZ, ETAL
30273 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480692003, APN: 480692003
GINA JAHN, ETAL
30451 MAHOGANY ST
MURRIETA, CA. 92563

ASMT: 480710004, APN: 480710004
SARAH DEWOLF
30365 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480692004, APN: 480692004
MICHELE NORWOOD, ETAL
30426 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480710005, APN: 480710005
JESSICA ESCOBEDO, ETAL
30377 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480692005, APN: 480692005
CARLOS RUBI
30414 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480710006, APN: 480710006
RENEE YIM, ETAL
30389 POWDERHORN LN
MURRIETA, CA. 92563



ASMT: 480710007, APN: 480710007
JENNIFER CASTRO, ETAL
30401 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480710015, APN: 480710015
PARAMJIT KAUR, ETAL
30333 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480710008, APN: 480710008
DUNG WAKEFIELD, ETAL
30415 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480710016, APN: 480710016
SHUJUAN WANG
30345 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480710009, APN: 480710009
COLLEEN FREITAG KRAUSS, ETAL
30425 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480710017, APN: 480710017
GENALIN PENA, ETAL
30357 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480710011, APN: 480710011
ADAM ADDISON
30285 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480710018, APN: 480710018
ELIANNE GUERRERO, ETAL
30369 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480710012, APN: 480710012
EMMA LAGERA, ETAL
30297 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480710019, APN: 480710019
KHOA NGUYEN, ETAL
30381 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480710013, APN: 480710013
RANDY PRITCHARD, ETAL
30309 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480710020, APN: 480710020
ARNI CUESTA, ETAL
30382 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480710014, APN: 480710014
NATASHA INIT, ETAL
30321 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480710021, APN: 480710021
ESTHER WILLIAMS
30370 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480710022, APN: 480710022
KRISTA WYNN, ETAL
30358 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480711002, APN: 480711002
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92596

ASMT: 480710023, APN: 480710023
JUN GAO
30346 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480770006, APN: 480770006
RYAN HARRIS
35319 WEATHER WAY
MURRIETA, CA. 92563

ASMT: 480710024, APN: 480710024
LAURA ABREGO, ETAL
30334 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480770007, APN: 480770007
JENNIFER DEMO, ETAL
35307 WEATHER WAY
MURRIETA, CA. 92563

ASMT: 480710025, APN: 480710025
GARY MARTINEZ, ETAL
30322 EAGLE RIDGE CT
MURRIETA, CA. 92563

ASMT: 480770010, APN: 480770010
CHARLA PAGE, ETAL
30520 HAWKSCREST RD
MURRIETA, CA. 92563

ASMT: 480710026, APN: 480710026
JIE YANG
29 STATUARY
IRVINE CA 92620

ASMT: 480770011, APN: 480770011
ANTHONY GUAJARDO, ETAL
30532 HAWKSCREST RD
MURRIETA, CA. 92563

ASMT: 480710027, APN: 480710027
MARJORIE MALLABO, ETAL
30437 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480770012, APN: 480770012
CAROL PONCE, ETAL
30544 HAWKSCREST RD
MURRIETA, CA. 92563

ASMT: 480710028, APN: 480710028
CYNDI CARVER
30449 POWDERHORN LN
MURRIETA, CA. 92563

ASMT: 480771003, APN: 480771003
JOHN PENA
30592 HAWKSCREST RD
MURRIETA, CA. 92563



ASMT: 480771004, APN: 480771004
RHEAMIA BURNS, ETAL
30604 HAWKSCREST RD
MURRIETA, CA. 92563

ASMT: 480780025, APN: 480780025
FORREST ARMENTROUT
43110 AVENIDA AMISTAD
TEMECULA CA 92592

ASMT: 480771005, APN: 480771005
ANGELIQUE DANZA, ETAL
30616 HAWKSCREST RD
MURRIETA, CA. 92563

ASMT: 480780026, APN: 480780026
DOUGLAS CADY
30575 FERN GULLY DR
MURRIETA, CA. 92563

ASMT: 480771008, APN: 480771008
MARIA HERNANDEZ, ETAL
30573 HAWKSCREST RD
MURRIETA, CA. 92563

ASMT: 480780027, APN: 480780027
LISA LOZOSKY, ETAL
30563 FERN GULLY DR
MURRIETA, CA. 92563

ASMT: 480771011, APN: 480771011
STACEY RIDGEWAY
30537 HAWKSCREST RD
MURRIETA, CA. 92563

ASMT: 480780028, APN: 480780028
KIMBERLY INGRAM, ETAL
30551 FERN GULLY DR
MURRIETA, CA. 92563

ASMT: 480780021, APN: 480780021
RANDALL OFORI
30635 FERN GULLY DR
MURRIETA, CA. 92563

ASMT: 480780029, APN: 480780029
CONSTANCE BELL, ETAL
30539 FERN GULLY DR
MURRIETA, CA. 92563

ASMT: 480780022, APN: 480780022
FLORA MALLARI, ETAL
30623 FERN GULLY DR
MURRIETA, CA. 92563

ASMT: 480780030, APN: 480780030
ORLANDO DICKSON, ETAL
30527 FERN GULLY DR
MURRIETA, CA. 92563

ASMT: 480780023, APN: 480780023
CAROLINE FILAURO, ETAL
30611 FERN GULLY DR
MURRIETA, CA. 92563

ASMT: 480782006, APN: 480782006
RICHMOND AMERICAN HOMES OF MARYLAND
C/O LAND ACQUISTION
5171 CALIFORNIA STE 120
IRVINE CA 92617



ASMT: 480790005, APN: 480790005
ADAM DEMERS
30522 FERN GULLY DR
MURRIETA, CA. 92563

ASMT: 480800005, APN: 480800005
DAVID ROSENBERG, ETAL
35055 SILVERLEAF LN
MURRIETA, CA. 92563

ASMT: 480790006, APN: 480790006
MARY SARMIENTO, ETAL
30534 FERN GULLY DR
MURRIETA, CA. 92563

ASMT: 480800006, APN: 480800006
FRANCES GONZALEZ, ETAL
35043 SILVERLEAF LN
MURRIETA, CA. 92563

ASMT: 480792027, APN: 480792027
WOODSIDE 05S
11870 PIERCE ST STE 250
RIVERSIDE CA 92505

ASMT: 480800007, APN: 480800007
ARMANDA ALVAREZ, ETAL
35031 SILVERLEAF LN
MURRIETA, CA. 92563

ASMT: 480800001, APN: 480800001
ANTHONY RAMOS, ETAL
PSC 817 BOX 1548
FPO AE 9622

ASMT: 480800008, APN: 480800008
STEVE SPENCE, ETAL
35019 SILVERLEAF LN
MURRIETA, CA. 92563

ASMT: 480800002, APN: 480800002
EHRMA SARMIENTO, ETAL
35091 SILVERLEAF LN
MURRIETA, CA. 92563

ASMT: 480800009, APN: 480800009
EDWARD MORALES, ETAL
35014 SILVERLEAF LN
MURRIETA, CA. 92563

ASMT: 480800003, APN: 480800003
JAN STOVALL, ETAL
35079 SILVERLEAF LN
MURRIETA, CA. 92563

ASMT: 480800010, APN: 480800010
GLORIA GALLARDO, ETAL
35026 SILVERLEAF LN
MURRIETA, CA. 92563

ASMT: 480800004, APN: 480800004
AARON HARTLEY, ETAL
35067 SILVERLEAF LN
MURRIETA, CA. 92563

ASMT: 480800011, APN: 480800011
BRIGETTE NORFOLK, ETAL
35038 SILVERLEAF LN
MURRIETA, CA. 92563

ASMT: 480800012, APN: 480800012
CHRISTINA LY, ETAL
35050 SILVERLEAF LN
MURRIETA, CA. 92563

ASMT: 480810002, APN: 480810002
CHRYSTAL KELLY, ETAL
30724 ARROW LEAF LN
MURRIETA, CA. 92563

ASMT: 480800013, APN: 480800013
MARIA ALCALA, ETAL
35062 SILVERLEAF LN
MURRIETA, CA. 92563

ASMT: 480810005, APN: 480810005
DEBORAH CORR
30688 ARROW LEAF LN
MURRIETA, CA. 92563

ASMT: 480800014, APN: 480800014
ROWENA PRIMERO MORENO, ETAL
PO BOX 211
MURRIETA CA 92564

ASMT: 480810006, APN: 480810006
MICHELLE HAYS, ETAL
30676 ARROW LEAF LN
MURRIETA, CA. 92563

ASMT: 480800015, APN: 480800015
CINDY POST
23415 CAMINO TERRAZA RD
CORONA CA 92883

ASMT: 480810007, APN: 480810007
DANIELLE BARMER, ETAL
30664 ARROW LEAF LN
MURRIETA, CA. 92563

ASMT: 480800016, APN: 480800016
MAUREEN KARRER, ETAL
35098 SILVERLEAF LN
MURRIETA, CA. 92563

ASMT: 480810008, APN: 480810008
ANGELA CARLSON, ETAL
30652 ARROW LEAF LN
MURRIETA, CA. 92563

ASMT: 480800020, APN: 480800020
LORI PIEARSON, ETAL
35065 CROSS WINDS DR
MURRIETA, CA. 92563

ASMT: 480810009, APN: 480810009
MAEGHEN GOLDEN
30640 ARROW LEAF LN
MURRIETA, CA. 92563

ASMT: 480800040, APN: 480800040
BROOKFIELD JUNIPER
C/O TIMOTHY L RANDALL
3200 PARK CENTER STE 950
COSTA MESA CA 92626

ASMT: 480810010, APN: 480810010
SHAKEETA YOUNG, ETAL
30628 ARROW LEAF LN
MURRIETA, CA. 92563



ASMT: 480810011, APN: 480810011
RODOLFO DALUSONG
30616 ARROW LEAF LN
MURRIETA CA 92563

ASMT: 480811003, APN: 480811003
PATRICIA MORENO, ETAL
30597 ARROW LEAF LN
MURRIETA, CA. 92563

ASMT: 480810012, APN: 480810012
STEPHEN JANDO, ETAL
30604 ARROW LEAF LN
MURRIETA, CA. 92563

ASMT: 480811004, APN: 480811004
PHYLLIS SLAUGHTER, ETAL
30609 ARROW LEAF LN
MURRIETA, CA. 92563

ASMT: 480810013, APN: 480810013
JONATHAN DICKERSON
30592 ARROW LEAF LN
MURRIETA, CA. 92563

ASMT: 480811005, APN: 480811005
SARAH WHYLD, ETAL
30621 ARROW LEAF LN
MURRIETA, CA. 92563

ASMT: 480810014, APN: 480810014
GREGORY HENRY
30580 ARROW LEAF LN
MURRIETA, CA. 92563

ASMT: 480811007, APN: 480811007
TRINH NGUYEN, ETAL
30645 ARROW LEAF LN
MURRIETA, CA. 92563

ASMT: 480810015, APN: 480810015
SARAH MINOR, ETAL
30568 ARROW LEAF LN
MURRIETA CA 92563

ASMT: 480811008, APN: 480811008
LAILA DEBIN, ETAL
30657 ARROW LEAF LN
MURRIETA CA 92563

ASMT: 480811001, APN: 480811001
ELLEN DURHAM, ETAL
5148 WEYMOUTH WAY
OCEANSIDE CA 92057

ASMT: 480811009, APN: 480811009
JUSTIN MCCAULEY, ETAL
30669 ARROW LEAF LN
MURRIETA, CA. 92563

ASMT: 480811002, APN: 480811002
RICHARD LONEY, ETAL
30585 ARROW LEAF LN
MURRIETA CA 92563

ASMT: 480811010, APN: 480811010
SANDY BILLINGS, ETAL
30681 ARROW LEAF LN
MURRIETA, CA. 92563



ASMT: 480811012, APN: 480811012
SARAH VANLEUVEN, ETAL
30705 ARROW LEAF LN
MURRIETA, CA. 92563

ASMT: 963060069, APN: 963060069
MARTIN RINDAHL
2303 W LOMA LINDA AVE
FRESNO CA 93711

ASMT: 480822010, APN: 480822010
DEBRA LINK, ETAL
34781 ARMSTRONG RD
WINCHESTER, CA. 92596

ASMT: 963450018, APN: 963450018
BONSALL SERVICE STATION, ETAL
C/O J & T MANAGEMENT
139 RADIO RD
CORONA CA 92879

ASMT: 480822011, APN: 480822011
FRANK PAONESSA
34793 ARMSTRONG RD
WINCHESTER, CA. 92596

ASMT: 480832013, APN: 480832013
BROOKFIELD JUNIPER
C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

ASMT: 480842012, APN: 480842012
PARDEE HOMES
C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

ASMT: 480851007, APN: 480851007
RIVERSIDE MITLAND 03
C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

ASMT: 480851031, APN: 480851031
RICHMOND AMERICAN HOMES OF MARYLAND
5171 CALIFORNIA NO 120
IRVINE CA 92617



Applicant:

Riverside Mitland 03, LLC
3200 Park Center, Drive, Suite 1000
Costa Mesa, CA 92626

Owner:

John Pollock
5871 Terrier Drive
Huntington Beach, CA 92649

Applicant:

Riverside Mitland 03, LLC
3200 Park Center, Drive, Suite 1000
Costa Mesa, CA 92626

Owner:

James and Dorothy Murdock
37998 Silver Fox Court
Murrieta, Ca 92562

Representative:

T&B Planning, Inc.
17542 E. 17th St, Suite 100
Tustin, CA 92780

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37998 Silver Fox Court
Murrieta, Ca 92562

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T&B Planning, Inc.
17542 E. 17th St, Suite 100
Tustin, CA 92780

Owner:

Riverside Mitland 03, LLC
3200 Park Center Drive, Suite 1000
Costa Mesa, CA 92626

Engineer:

Hunsaker & Associates
3 Hughes
Irvine, CA 92618

Owner:

Riverside Mitland 03, LLC
3200 Park Center Drive, Suite 1000
Costa Mesa, CA 92626

Engineer:

Hunsaker & Associates
3 Hughes
Irvine, CA 92618

Owner:

John Pollock
5871 Terrier Drive
Huntington Beach, CA 92649

Riverside County Agricultural Commissioner's
Office
Attn: John Snyder, Agricultural Commissioner
4080 Lemon St., Room 19, Basement
PO Box 1089
Riverside, CA 92502-1089

ATTN Borre Winckel Building
Industry Association 3891 11th Street
Riverside CA 92501-2973

ATTN Michael McCoy Riverside
Transit Agency 1825 3rd Street
PO Box 59968
Riverside CA 92517-1968

Sup. Chuck Washington
Riverside County, 3rd District 4080
French Valley Office
37600 Sky Canyon Dr. #505
Murrieta CA 92563

ATTN Nadell Gayou
California State Water Resources
Control Board
1001 I Street
Sacramento CA 95814-2828

Santa Rosa
Band of Cahuilla Mission Indians 325
N Western Street
Hemet CA 92543

California State
Dept of Parks and Recreation 1416 9th
Street, Room 1435
PO Box 942896
Sacramento CA 95814

ATTN James East Daniels,
Community Svc Director City of Norco
2870 Clark Avenue
Norco CA 92860

ATTN Robert Salgado Sr Soboba
Casino
23904 Soboba Road
PO Box 487
San Jacinto CA 92581

City of Perris
101 North D Street Perris CA 92570-
1917

Centralized Correspondence Southern
California Gas Company PO Box 3150
San Dimas CA 91773

Britt Wilson, Cultural Resources
Coordinator
Morongo Band of Mission Indians 245
N Murray Street Suite C Banning CA
92220

Eastern Information Center Dept
of Anthropology
1334 Watkins Hall
University of California Riverside
Riverside CA 92521-0418

ATTN Elizabeth Lovsted Eastern
Municipal Water District 2270 Trumble
Road
PO Box 8300
Perris CA 92570

Department of Conservation 801 K
Street, MS 13-71
Sacramento CA 95814-3500

ATTN Dan Silver Endangered Habitats
League 8424-A Santa Monica Blvd
Suite 592
Los Angeles CA 90069-4267

ATTN Robert E Perkins
Farm Bureau, Riverside County 21160
Box Springs Road, Suite 102 Moreno
Valley CA 92557

Regional Water Quality Control Board
San Diego Region, CEQA Review 2375
Northside Drive #100
San Diego, CA 92108

ATTN Kaye Hampton
Friends of Nuevo Community Council
PO Box 647
Nuevo CA 92567

Friends of the Northern San Jacinto
Valley
PO Box 9097
Moreno Valley CA 92552-9097

ATTN Emmanuelle Reynolds Perris
Union High School District 155 East 4th
Street
Perris CA 92570-2124

Murrieta Valley Unified School District
41870 McAlby Court
Murrieta, CA 92562

ATTN Robert Martin
Morongo Band of Mission Indians
11581 Potrero Road
Banning CA 92220-6946

Anthony Largo, Env Coordinator
Ramona Band of Mission Indians 3940
Cary Road
PO Box 391670
Anza CA 92539

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento CA 95814-4801

Menifee Union School District
30205 Menifee Road
Menifee CA 92584

San Jacinto Ranger Station US Forest
Service
54270 Pinecrest
PO Box 518
Idyllwild CA 92549

ATTN Maryann Cassaday AT&T
3939 E Coronado 2nd Floor Anaheim
CA 92807

Planning Department City of Hemet
445 East Florida Avenue Hemet CA
92543

ATTN George B Hague Sierra Club
26711 Ironwood Avenue Moreno
Valley CA 92555

**ATTN Eric H Roth, Manager Southern
California Assoc of Governments
818 W 7th Street 12th Floor Los
Angeles CA 90017-3407**

**City of Riverside Public Library - Main
Library
3581 Mission Inn Avenue Riverside
CA 92501**

**Val Verde Unified School District 975
W Morgan Street
Perris CA 92571-3103**

**CDFW - San Jacinto Wildlife Area
17050 Davis Road
Lakeview CA 92567**

**South Coast Air Quality Management
District
CEQA Review Section
21865 E Copley Drive
Diamond Bar CA 91765-4182**

**City of Menifee
Planning Division
29714 Haun Road
Menifee, CA 92586**

**US Army Corps of Engineers
Los Angeles District - Regulatory
Branch 915 Wilshire Blvd
Los Angeles CA 90017**

**Verizon
83-793 Dr Carreon Blvd
Indio CA 92201**

**City of Murrieta
Planning Department
1 Town Square
Murrieta, CA 92562**

**City of Temecula
Planning Department
4100 Main Street
Temecula, CA 92590**

**AIS Coordinator
Riverside District, US Post Office 4150
Chicago Avenue
Riverside CA 92507-9998**

**Charlene Ryan, Cultural Program
Director
Soboba Band of Luiseno Indians PO
Box 487
San Jacinto CA 92581**

**Southern California Edison
2244 Walnut Grove Ave, Room 312
PO Box 600
Rosemead CA 91770**

**Western Municipal Water District
14205 Meridian Parkway
Riverside CA 92518**

**Metropolitan Water District of
Southern California
ATTN Harry Bannerman 700 North
Alameda Street Los Angeles CA
90012-2944**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Specific Plan No. 312 Amendment No. 2, General Plan Amendment No. 1163, Change of Zone No. 7898, Tentative Tract Map No. 37053
Project Title/Case Numbers

Russell Brady (951) 955-3025
County Contact Person Phone Number

2016081056
State Clearinghouse Number (if submitted to the State Clearinghouse)

Riverside Mitland 03 LLC 3200 Park Center Drive, Suite 1000, Costa Mesa, CA 92626
Project Applicant Address

Northwesterly of Winchester Road, southerly of Keller Road, easterly of Briggs Road, and westerly of Leon Road
Project Location

The Specific Plan Amendment proposes to modify Specific Plan No. 312 (Specific Plan) by increasing the acreage from 605.7 to 628.5 acres; increase the maximum residential unit count from 1,671 to 1,877, reconfigure the majority of the Planning Areas north of Baxter Road, relocate and expand the school site, increase the total recreational open space acreage north of Baxter road by 3.4 acres, and relocate and reduce the Public Park acreage from 6.4 to 5 acres. The General Plan Amendment proposes to incorporate an additional 22.8 acres into the Specific Plan boundaries and modify the land use designations of this additional 22.8 acre area and other areas in the northern portion of the Specific Plan. The Change of Zone proposes to: (1) change the zoning classification of accessor parcel numbers (APNs) 480-010-019 and 480-010-022 from Rural Residential (R-R) to Specific Plan zone (SP 312); and (2) change the zoning classification of APNs 480-670-031 and 480-660-016 from Open Area Combining Zone, Residential Developments (R-5) to Specific Plan zone (SP 312). The zoning ordinance associated with this Change of Zone will modify the permitted uses and development standards for all Planning Areas located within the boundaries of the French Valley Specific Plan No. 312, including the 22.8 acres proposed to be added to the Specific Plan. The Tentative Tract Map proposes a Schedule "A" subdivision of 214.43 acres into 753 single-family residential lots and 74 non-residential lots in two phases. The EIR studies the environmental impacts of the proposed project.
Project Description

This is to advise that the Riverside County Board of Supervisors, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,078.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions 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 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 Project Planner _____
Title *Date*

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA 42868 ZCFG .06241

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1600933

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RIVERSIDE MITLAND 03 LLC \$50.00
paid by: CK 51502164
CFG FOR EA42868
paid towards: CFG06241 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 28, 2016 10:11
MGARDNER posting date Jan 28, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 4.5
Area Plan: Countywide
Supervisorial District: All Districts
Project Planner: Wendell Bugtai
Planning Commission: May 17, 2017

ORDINANCE NO. 348.4856
CEQA Exempt
Applicant: County of Riverside



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Ordinance No. 348.4856 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to amend Section 18.50 related to metal shipping containers in the County's unincorporated area. The amendment makes modifications to the development standards related to the placement of metal shipping containers. More specifically, the development standards are modified as described below:

1. Except in the C/V, WC-W, WC-WE, WC-E, and WC-R zones, the minimum lot size for the placement of metal shipping containers as an accessory use is reduced from 5 gross acres to 1 gross acre;
2. The minimum 5 gross acre lot size for the placement of metal shipping containers as an accessory use is maintained for the C/V, WC-W, WC-WE, WC-E, and WC-R zones;
3. The maximum storage size for metal shipping containers is 400 square-feet;
4. The maximum dimensions for metal shipping containers are 40-feet (length) x 10-feet (width) x 10-feet (height);
5. The side and rear setback requirements are reduced to twenty-five (25) feet for lots greater than one (1) acre but less than two (2) acres;
6. The color of metal shipping containers is required to be consistent with the principal building or dwelling unit;

Also, the amendment revises Section 18.50 to require an approved land use entitlement for the placement of metal shipping containers as an accessory use on lots less than 5 gross acres in the C/V, WC-W, WC-WE, WC-E, and WC-R zones. Placing metal shipping containers on lots 5 gross acres or greater in these zones does not require a land use entitlement.

Finally, the amendment adds the Light Agriculture (A-1) Zone to the group of zone classifications that are exempt from the requirements set forth in Section 18.50.

BACKGROUND:

Storage containers serve an important purpose by providing secure storage in rural areas throughout the county. Since the inception of Section 18.50 "Metal Shipping Containers" in 2008, the Planning Department has seen the positive and negative impacts of the ordinance in its current form. This amendment serves to address these impacts in a variety of refined changes which focus on the restrictions of private property owners within rural areas along with addressing the agricultural limitations not addressed by the previous ordinance language.

Ordinance No. 348 is the primary regulatory code which governs the review and approval of the land use and zoning applications in the County. This ordinance amendment should provide tangible immediate benefits to rural residents and agricultural property owners throughout Riverside County.

RECOMMENDATIONS:

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

FIND that the proposed amendment is exempt from CEQA pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15303 based on the findings and conclusions incorporated in the staff report; and,

ADOPT ORDINANCE NO. 348.4856, based on the findings and conclusions incorporated into the staff report.

FINDINGS:

1. The proposed amendment applies to all unincorporated areas of Riverside County.
2. The proposed amendment revises Section 18.50 of Ordinance No. 348.
3. The standards are designed to enhance the aesthetic appearance of the community, preserve property values and protect health, safety and welfare.
4. The project has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (new construction or conversion of small structures) and State CEQA Guidelines section 15061(b)(3)(Common Sense Exemption). Section 15303 provides accessory garages and carports as examples of this exemption. Shipping containers are similar to garages and carports in that all these accessory uses are for the storage of such items as materials, equipment or vehicles. Additionally, garages and carports are accessory to the principal use on the lot. Shipping containers are also accessory to the principal use on the lot.

The ordinance amendment sets forth development standards that limit the number of shipping containers (limited to one per lot), require them to be screened behind the principal building or dwelling unit, require additional screening with fencing or landscaping, and not to be placed within sensitive habitat or impact biological resources. With these development standards, none of the exceptions under State CEQA Guidelines section 15300.2 apply.

Additionally, Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." With compliance with the amendment's development standards, it can be seen with certainty that there is no possibility

that Ordinance No. 348.4856 may have a significant direct, indirect, or cumulative physical effect on the environment.

CONCLUSIONS:

1. The proposed amendment is in conformance with the Land Use Ordinance and with all elements of the Riverside County General Plan.
2. The proposed project will not have a significant effect on the environment and is exempt from the California Environmental Quality Act.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The amendment covers all properties and parcels within the unincorporated areas of Riverside County.

NOTICE OF PUBLIC HEARING

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

ORDINANCE NO. 348.4856 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348.4856 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, that amends Section 18.50 related to metal shipping containers in the County's unincorporated area. The amendment makes modifications to the development standards related to the placement of metal shipping containers including lot size minimums, maximum container size, setback requirements, color and screening for the metal shipping containers. The amendment also requires a plot plan for the placement of shipping containers on parcels less than five gross acres in the C/V, WC-W, WC-WE, WC-E, and WC-R zones. Additionally, the amendment includes the Light Agriculture (A-1) Zone as an exception to the Section 18.50 requirements.

The Riverside County Planning Department has determined that the above-described ordinance amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15303.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: May 17, 2017
HEARING BODY: RIVERSIDE COUNTY PLANNING COMMISSION
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact the Project Planner, Wendell Bugtai, at 951-955-2459 or e-mail wbugtai@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

Information related to this project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Wendell Bugtai
P.O. Box 1409, Riverside, CA 92502-1409



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Ord. 348.4856

Project Location: All parcels within the unincorporated area of Riverside County.

Project Description: Ordinance No. 348.4856 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to amend Section 18.50 related to metal shipping containers in the County's unincorporated area. The amendment makes modifications to the development standards related to the placement of metal shipping containers including lot size minimums, maximum container size, setback requirements, color and screening for the metal shipping containers. The amendment also requires a plot plan for the placement of shipping containers on parcels less than five gross acres in the C/V, WC-W, WC-WE, WC-E, and WC-R zones. Additionally, the amendment includes the Light Agriculture (A-1) Zone as an exception to the Section 18.50 requirements.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: County of Riverside, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (_____)
- Statutory Exemption (_____)
- Other: Section 15303 and 15061 (b)(3)

NOTICE OF EXEMPTION

Reasons why project is exempt: The project has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (new construction or conversion of small structures) and State CEQA Guidelines section 15061(b)(3)(Common Sense Exemption). Section 15303 provides accessory garages and carports as examples of this exemption. Shipping containers are similar to garages and carports in that all these accessory uses are for the storage of such items as materials, equipment or vehicles. Additionally, garages and carports are accessory to the principal use on the lot. Shipping containers are also accessory to the principal use on the lot. The ordinance amendment sets forth development standards that limit the number of shipping containers (limited to one per lot), require them to be screened behind the principal building or dwelling unit, require additional screening with fencing or landscaping, and not to be placed within sensitive habitat or impact biological resources. With these development standards, none of the exceptions under State CEQA Guidelines section 15300.2 apply. Additionally, Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." With compliance with the amendment's development standards, it can be seen with certainty that there is no possibility that Ordinance No. 348.4856 may have a significant direct, indirect, or cumulative physical effect on the environment.

Wendell Bugtai _____ 951-955-2459 _____
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

-FREE POSTING per Ca. Govt. Code 6103 and 27383

FOR COUNTY CLERK'S USE ONLY

[Empty rectangular box for County Clerk's use]

Revised: 05/02/2017: Y:\Planning Case Files-Riverside office\CZ07938\CZ07938 - Ord. 348.4856 - Notice of Exemption.docx

1 placement of metal shipping containers has been approved as part of an
2 approved plot plan, conditional use permit or public use permit.

3 4. In the C/V, WC-W, WC-WE, WC-E and WC-R zones, the placement of
4 metal shipping containers as an accessory use on lots less than 5 gross acres
5 is permitted provided a plot plan has been approved pursuant to the
6 provisions of Section 18.30 of this ordinance or the placement of metal
7 shipping containers has been approved as part of an approved plot plan,
8 conditional use permit or public use permit.

9 5. Except as otherwise provided in subsections B.3 and B.4 of section 18.50,
10 the placement of metal shipping containers shall be allowed in all zones as
11 an accessory use subject to the following development standards:

12 a. The minimum lot size shall be 1 gross acre except for lots located in
13 the C/V, WC-W, WC-WE, WC-E and WC-R zones.

14 b. The minimum lot size shall be 5 gross acres in the C/V, WC-W,
15 WC-WE, WC-E and WC-R zones.

16 c. No more than one metal shipping container with a maximum
17 dimension of 40-feet (length) by 10-feet (width) by 10-feet (height)
18 and storage area of four hundred square feet (400') shall be
19 permitted on any lot.

20 d. A principal building or dwelling unit shall be located on the lot.

21 e. Placement shall be to the rear of the principal building or dwelling
22 unit on the rear half of the lot.

23 f. The metal shipping container shall be painted a neutral earth-tone
24 color or a color consistent with the principal building or dwelling
25 unit.

26 g. The minimum side and rear setback shall be 25 feet for lots 1 gross
27 acre or more but less than 2 gross acres.
28

- 1 h. The minimum side and rear setback shall be 50 feet for lots 2 gross
- 2 acres or greater.
- 3 i. The metal shipping container shall be fully screened by an opaque
- 4 fence or fast growing landscaping.
- 5 j. The metal shipping container shall not be located within an area that
- 6 includes sensitive habitat, biological resources or historical
- 7 resources.

8 C. EXCEPTION. The provisions of this section shall not apply in the A-1, A-2,
9 A-P or A-D zones and the placement of metal shipping containers shall be permitted in
10 these zones.”

11 Section 2. If any provision, clause, sentence or paragraph of this ordinance or the
12 application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the
13 other provisions of this ordinance which can be given effect without the invalid provision or application,
14 and to this end, the provisions of this ordinance are hereby declared to be severable.

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Section 3. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman, Board of Supervisors

ATTEST:
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
May __, 2017

By: _____
Michelle P. Clack
Supervising Deputy County Counsel