

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

724B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
November 10, 2010

**SUBJECT: SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7690, TENTATIVE PARCEL MAP NO. 35212** – Intent to Adopt a Mitigated Negative Declaration – Applicant: H.G. Fenton Company – Engineer/Representative: KCT Consultants, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office (CD: CO) and Community Development: Commercial Retail (CD: CR) – Location: Easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive – 55.08 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center), Planning Areas 11.1, 21.1 and 21.2 - **REQUEST:** The Specific Plan Substantial Conformance is to change the text of the Specific Plan as a result of the change of zone. The change of zone proposes to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers. The Tentative Parcel Map is a Schedule E subdivision of two (2) parcels consisting of 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDS:**

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT**

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE

Jennifer Sargent

Departmental Concurrence

Dept't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.**

**District:** Third

**Agenda Number:**

16.3

The Honorable Board of Supervisors

Re: **SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7690, TENTATIVE PARCEL MAP NO. 35212.**

Page 2 of 2

**NO. 41093**, 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 SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE CHANGE OF ZONE NO. 7690**, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE TENTATIVE PARCEL MAP NO. 35212**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION  
MINUTE ORDER SEPTEMBER 15, 2010  
RIVERSIDE COUNTY ADMINISTRATION CENTER**

**I. AGENDA ITEM 4.6: CHANGE OF ZONE NO. 7690, TENTATIVE PARCEL MAP NO. 35212, SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: H.G. Fenton Company – Engineer/Representative: KCT Consultants Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office (CD: CO) and Community Development: Commercial Retail (CD: CR) – Location: Easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive – 55.08 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center), Planning Areas 11.1, 21.1 and 21.2. (Quasi-judicial)

**II. PROJECT DESCRIPTION**

The tentative parcel map is a Schedule E subdivision of two (2) parcels on 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres. The change of zone proposes to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers. The specific plan substantial conformance is to change the text of the specific plan as a result of the change of zone. – APNs: 963-030-002 and 003.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly Phone: 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org)

The following person(s) spoke in favor of the subject proposal:

Allen Jones, Applicant, 7577 Mission Valley Rd. Ste. 200 San Diego, CA 92108 619-400-0134

There were no speakers in a neutral position or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0; recommended to the Board of Supervisors;

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41093**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7690**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 35212**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org)

**PUBLIC NOTICE REGARDING**  
**MEETING OF THE**  
**RIVERSIDE COUNTY PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that due to lack of a quorum, the Commission meeting of August 18, 2010, has been cancelled. The items on the August 18, 2010, Agenda will be considered at the Commission meeting scheduled for September 15, 2010 at 9:00am located at the County Administration Center at 4080 Lemon St. Riverside CA, 92504 in the Board Chambers.

Dated: ***August 18, 2010***

Desiree Bowie  
Signed by Commission Secretary



**PLANNING COMMISSION  
MINUTE ORDER JANUARY 13, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 3.2: SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1 / CHANGE OF ZONE NO. 7690 / TENTATIVE PARCEL MAP NO. 35212** – Intent to Adopt a Mitigated Negative Declaration – Applicant: H.G. Fenton Company – Engineer/Representative: KCT Consultants Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office (CD: CO) and Community Development: Commercial Retail (CD: CR) – Location: Easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive – 55.08 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center), Planning Areas 11.1, 21.1 and 21.2 - APNs: 963-030-002, 003. (Continued from 12/2/09). (Legislative)
- II. PROJECT DESCRIPTION**  
The tentative parcel map is a Schedule E subdivision of two (2) parcels on 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres. The change of zone and specific plan substantial conformance propose to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers.
- III. MEETING SUMMARY**  
Subject proposal did not require a presentation.  
Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org).
- No one spoke in favor, neutral or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**  
NONE
- V. PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 4-0 (Commissioner Porras absent), continued the subject proposal off calendar.
- VI. CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER DECEMBER 2, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

**I. AGENDA ITEM 6.2: SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1 / CHANGE OF ZONE NO. 7690 / TENTATIVE PARCEL MAP NO. 35212** - Intent to Adopt a Mitigated Negative Declaration - Applicant: H.G. Fenton Company - Engineer/Representative: KCT Consultants Inc. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office (CD: CO) and Community Development: Commercial Retail (CD: CR) - Location: Easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive - 55.08 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 - Borel Airpark Center), Planning Areas 11.1, 21.1 and 21.2 - APNs: 963-030-002 and 963-030-003. (Legislative)

**II. PROJECT DESCRIPTION**

The tentative parcel map is a Schedule E subdivision of two (2) parcels on 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres. The change of zone and specific plan substantial conformance propose to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Kinika Hesterly, at (951) 955-1888 or E-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org).

No one spoke in favor, neutral, or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

- 1) TruckTraffic/Truck Routes
- 2) Transportation Circulation/Concerns Relative to Public Safety
- 3) Air Quality
- 4) Land Use Incompatibility

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, continued the subject proposal to January 13, 2010.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER SEPTEMBER 15, 2010  
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 4.6: CHANGE OF ZONE NO. 7690, TENTATIVE PARCEL MAP NO. 35212, SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: H.G. Fenton Company – Engineer/Representative: KCT Consultants Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office (CD: CO) and Community Development: Commercial Retail (CD: CR) – Location: Easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive – 55.08 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center), Planning Areas 11.1, 21.1 and 21.2. (Quasi-judicial)
- II. **PROJECT DESCRIPTION**  
The tentative parcel map is a Schedule E subdivision of two (2) parcels on 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres. The change of zone proposes to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers. The specific plan substantial conformance is to change the text of the specific plan as a result of the change of zone. – APNs: 963-030-002 and 003.
- III. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner: Kinika Hesterl Phone: 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org)
- The following person(s) spoke in favor of the subject proposal:  
Allen Jones, Applicant, 7577 Mission Valley Rd. Ste. 200 San Diego, CA 92108 619-400-0134
- There were no speakers in a neutral position or in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**  
NONE
- V. **PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 5-0; recommended to the Board of Supervisors;
- ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41093**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
- APPROVAL** of **SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7690**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- APPROVAL** of **TENTATIVE PARCEL MAP NO. 35212**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- VI. **CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org)

Agenda Item No.: 4.6  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Kinika Hesterly  
Planning Commission: September 15, 2010  
Continued From: August 18, 2010, January 13,  
2010 and December 2, 2009

Specific Plan No. 265, Substantial  
Conformance No. 1  
Change of Zone No. 7690  
Tentative Parcel Map No. 35212  
E.A. Number: 41093  
Applicant: HG Fenton Development Company  
Engineer/Representative: KCT Consultants,  
Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Tentative Parcel Map No. 35212** is a Schedule E subdivision of two (2) parcels totaling 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.5 acres.

**Change of Zone No. 7690** proposes to change the text in Planning Areas 11.1, 21.1 and 21.2 of Specific Plan No. 265, to revise the zoning standards to allow commercial, office, and retail uses. Specifically, the applicant is requesting that the zoning corresponding to the Commercial Office (C-O) zone in Ordinance No. 348 be applied to Planning Area 11.1 (currently corresponding to light agriculture, A-1 zoning). Planning Area 11.1, as amended, would allow the land uses called for in the Commercial Office (C-O) zone, along with allowing the following uses provided a plot plan is approved: laboratories, film, dental, medical, research and testing. Also, the existing zone (corresponding to Scenic Highway Commercial or C-P-S zoning in the County of Riverside's zoning ordinance, Ordinance No. 348) for Planning Areas 21.1 and 21.2 is proposed to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate) with an approved plot plan and health clubs and exercise centers with an approved conditional use permit.

**Specific Plan No. 265, Substantial Conformance No. 1** proposes to change the Specific Plan text to reflect the text change of the ordinance as a result of Change of Zone No. 7690.

The project is located in the Rancho California Community within the Southwest Area Plan, more specifically, easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive.

### ISSUES OF POTENTIAL CONCERN:

#### **Proximity to the French Valley**

The proposed project is adjacent to the French Valley Airport. The following uses will be restricted at the project site, including; 1) 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, 2) 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, 3) 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, 4) any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation, 5) Children's schools, hospitals, nursing homes, and highly noise-sensitive outdoor uses, and within the portion of the site in Compatibility Zone B2, places of worship, day care centers, libraries, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.

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**FURTHER PLANNING CONSIDERATIONS:**

This project was continued on December 2, 2009 and January 13, 2010 at the request of County Counsel to further review the project and the expiration of Specific Plan No. 265. The expiration date condition of Specific Plan No. 265 was removed at the May 5, 2010 Planning Commission hearing for Specific Plan No. 265, Substantial Conformance No. 2.

On August 18, 2010, this project was continued due to a lack of quorum at the Planning Commission.

**SUMMARY OF FINDINGS:**

1. Existing Specific Plan Land Use (Ex. #5): Planning Area 11.1: Office Park  
Planning Areas 21.1 and 21.2: Commercial
2. Surrounding General Plan Land Use (Ex. #5): North: Commercial  
East: Community Development: Public Facilities (CD:PF) (<0.60 Floor Area Ratio)  
South: Commercial  
West: City of Murrieta
3. Existing Zoning (Ex. #2): Specific Plan No. 265 (SP00265) Borel Airpark Center
4. Surrounding Zoning (Ex. #2): North: Specific Plan No. 265 (SP00265) Borel Airpark Center  
East: Commercial-Office (C-O), Manufacturing-Service Commercial (M-SC)  
South: Specific Plan No. 265 (SP00265) Borel Airpark Center  
West: City of Murrieta
5. Existing Land Use (Ex. #1): Vacant Land
6. Surrounding Land Use (Ex. #1): North: Vacant Land  
East: French Valley Airport  
South: Vacant Land  
West: City of Murrieta
7. Project Data: Total Acreage: 55.08  
Total Proposed Lots: 20  
Proposed Min. Lot Size: .5 Acres  
Schedule: E
8. Environmental Concerns: See attached Environmental Assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41093**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7690**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 35212**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Commercial and Office Park Specific Plan Land Use Designations, and with all other elements of Specific Plan No. 265.
2. The proposed project is consistent with the Specific Plan (SP) 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 E 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 not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings , and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Commercial and Office Park in Specific Plan No. 265 of the Southwest Area Plan.
2. The proposed project, 20 commercial parcels with a minimum parcel size of 0.5 acres, is consistent with the Office Park and Commercial Specific Plan Land Use Designations.
3. The proposed project, 20 commercial parcels with a minimum parcel size of 0.5 acres, is allowed within the Office Park and Commercial Specific Plan Land Use Designations.
4. The project site is surrounded by properties which are designated Commercial to the North, Community Development: Public Facilities (CD:PF) (<0.60 Floor Area Ratio) to the East, Commercial to the South, and the City of Murrieta to the West.

5. The zoning for the subject site is Borel Airpark Center Specific Plan No. 265 (SP00265). Planning Area 11.1 corresponds to the light agriculture, A-1 zone, in Ordinance No. 348, and is proposed to change to the Commercial-Office, C-O zone, equivalent in Ordinance No. 348. The subject site also contains Planning Areas 21.1 and 21.2 which correspond to the Scenic Highway Commercial, or C-P-S, zoning equivalent in Ordinance No. 348.
6. The proposed project, 20 commercial parcels with a minimum parcel size of 0.5 acres, is permitted, subject to approval of a tentative parcel map, specific plan substantial conformance, and change of zone in the Borel Airpark Center Specific Plan No. 265 (SP00265).
7. The proposed project, 20 commercial parcels with a minimum parcel size of 0.5 acres, is consistent with the development standards set forth in the Borel Airpark Center Specific Plan No. 265 (SP00265) zone, Planning Areas 11.1, 21.1 and 21.2. Planning Area 11.1 corresponds to the light agriculture, A-1 zone, in Ordinance No. 348, and is proposed to change to the Commercial-Office, C-O zone, equivalent in Ordinance No. 348. The subject site also contains Planning Areas 21.1 and 21.2 which correspond to the Scenic Highway Commercial, or C-P-S, zoning equivalent in Ordinance No. 348.
8. The project site is surrounded by properties which are zoned Specific Plan (SP) to the North, Commercial Office (C-O) and Manufacturing-Service Commercial (M-SC) to the East, Specific Plan (SP) to the South and the City of Murrieta to the West.
9. This project is within the City Sphere of Influence of Temecula.
10. Environmental Assessment No. 41093 identified the following impacts that will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Hazards & Hazardous Materials
  - d. Hydrology/Water Quality
  - e. Transportation/Traffic

**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 100-year flood plain, an area drainage plan, or dam inundation area.
  - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
  - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
  - d. A redevelopment area.
  - e. A high fire area.
  - f. A fault zone.
  - g. A county service area.
3. The project site is locate within:
  - a. The boundaries of the French Valley Airport Influence Area and Compatibility Zone.
  - b. The Valley Wide Recreation and Parks District.
  - c. The sphere of influence of the City of Temecula.

- d. A cell group of the Western Riverside County Multi-Species Habitat Conservation Plan.
  - e. An area of low liquefaction potential
  - f. An area that is susceptible to subsidence.
  - g. An area of paleontological sensitivity.
  - h. The Temecula Valley Unified School District.
  - i. The boundaries of Ordinance No. 655 (Mt. Palomar Lighting District).
4. The subject site is currently designated as Assessor's Parcel Numbers 963-030-002 and 963-030-003.
  5. This project was filed with the Planning Department on 10/10/06.
  6. This project was reviewed by the Land Development Committee three (3) times on the following dates: November 30, 2006, June 19, 2008 and December 4, 2008.
  7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$52,287.71

KH:kh

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Date Prepared: 07/07/09 Date Revised: 7/01/10



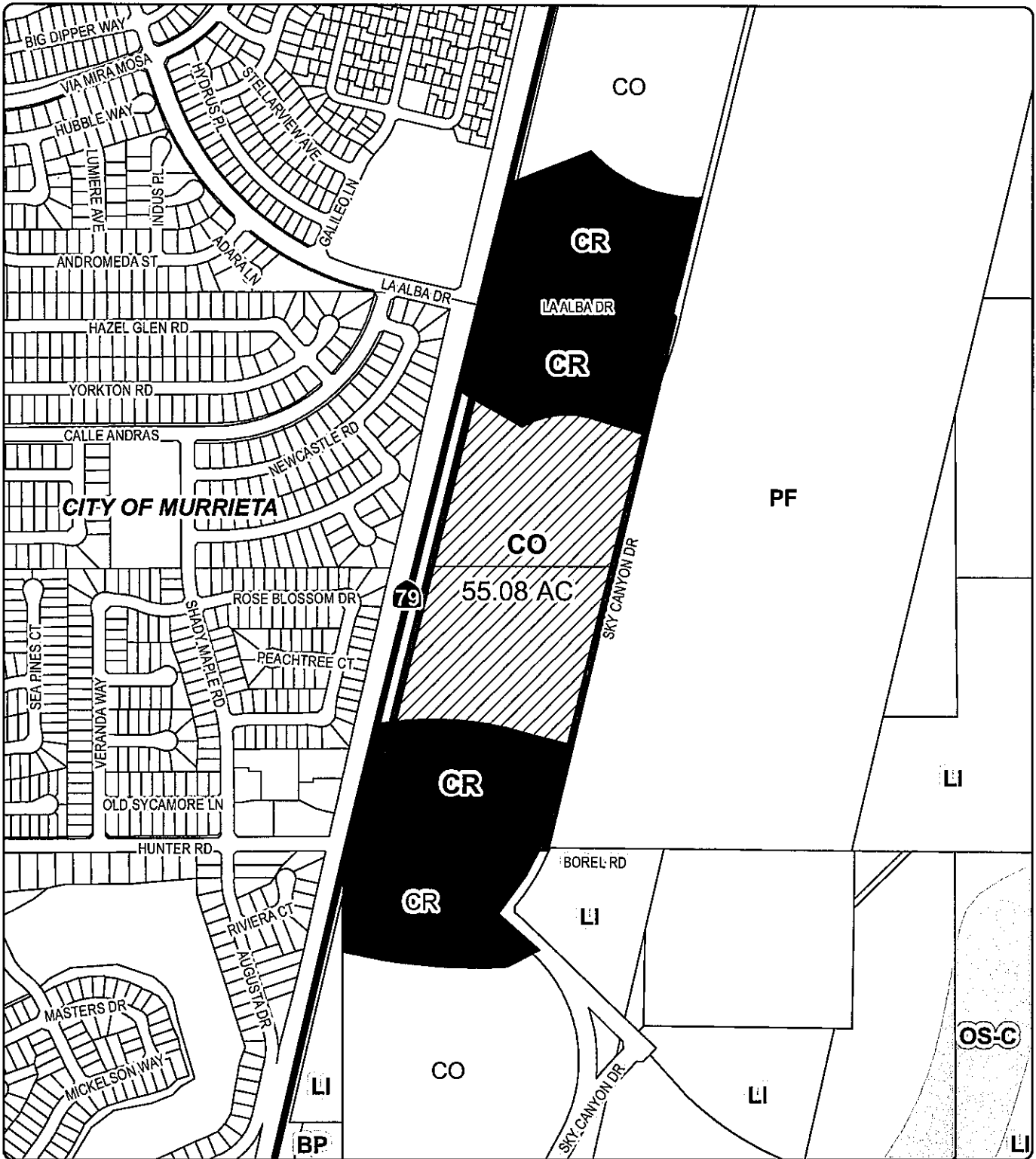
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07690 SP00265S1 PM35212

EXISTING GENERAL PLAN

Supervisor Stone  
District: 3

Date Drawn: 10/21/09  
Exhibit 5



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 7

Assessors Bk. Pg. 963-03  
Thomas Bros. Pg. 929 A3 & A4  
Edition 2009



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

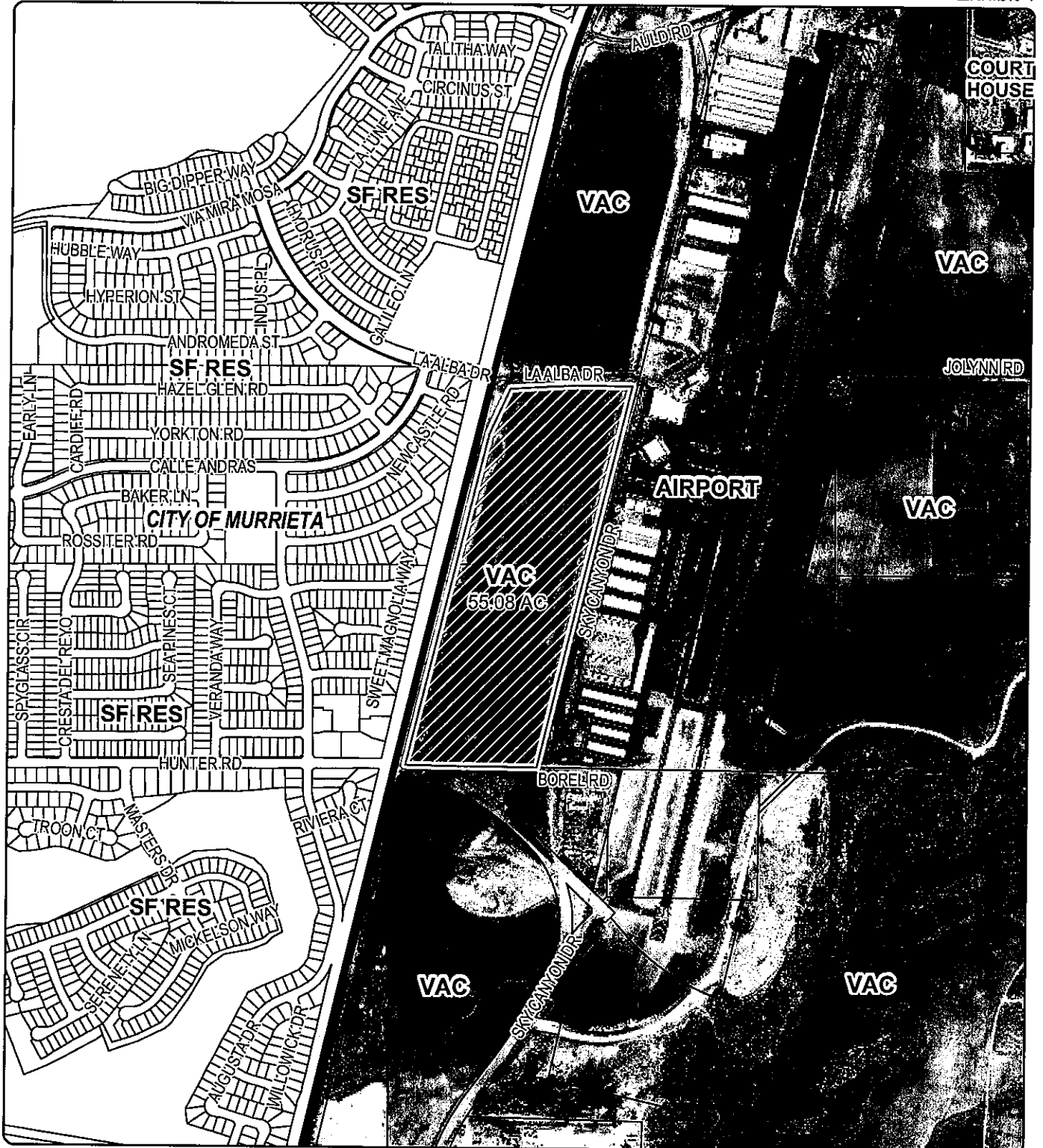
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07690 SP00265S1 PM35212

LAND USE

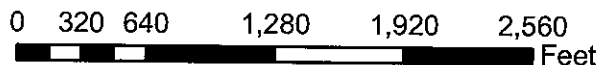
Supervisor Stone  
District 3

Date Drawn: 10/21/09  
Exhibit 1



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 7

Assessors Bk. Pg. 963-03  
Thomas Bros. Pg. 929 A3 & A4  
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 853-8277 (Eastern County) or website at <http://www.wma.co.riverside.ca.us/index.html>.

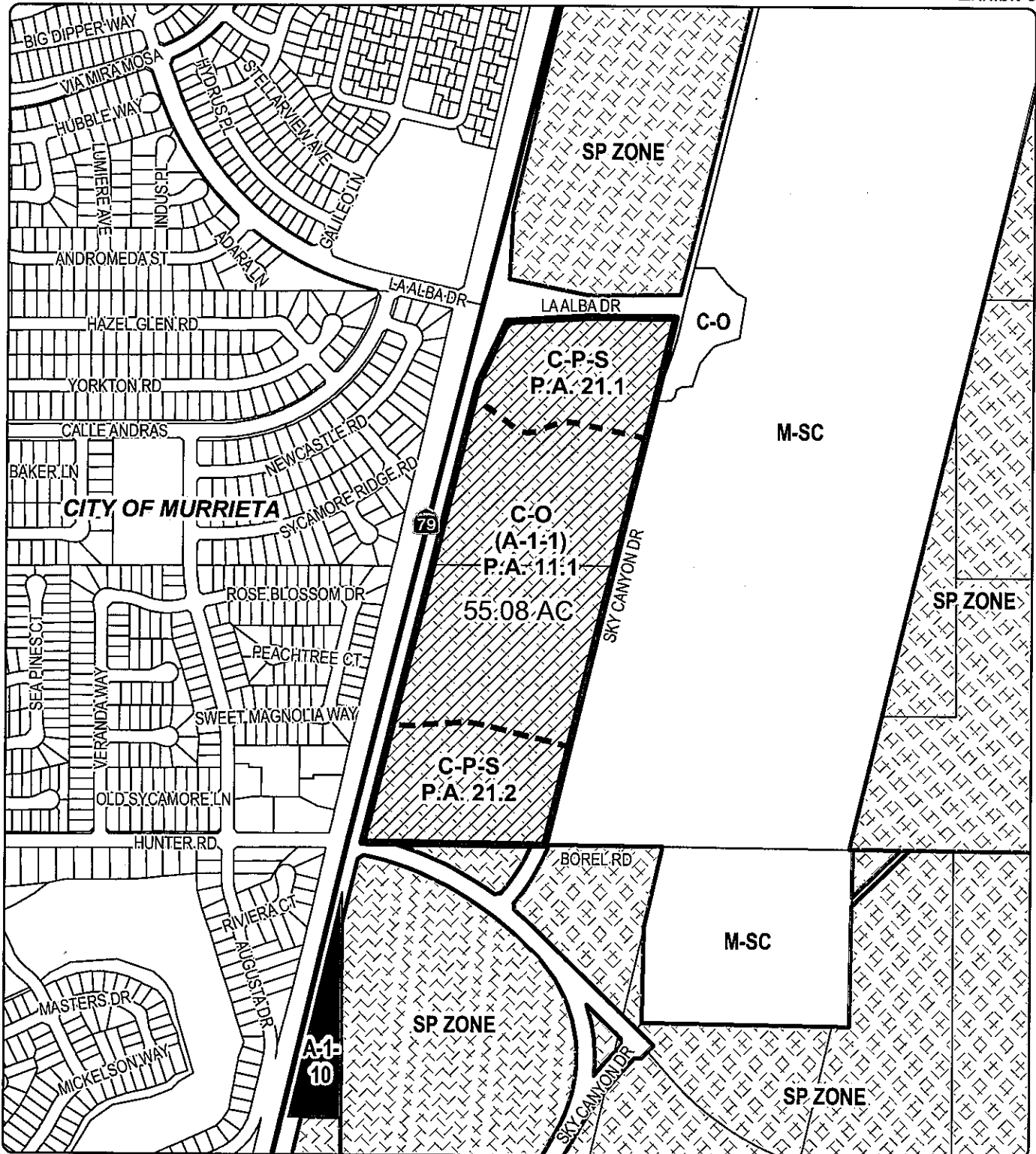
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07690 SP00265S1 PM35212

PROPOSED ZONING

Supervisor Stone  
District 3

Date Drawn: 10/21/09  
Exhibit 3



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 7

Assessors Bk. Pg. 963-03  
Thomas Bros. Pg. 929 A3 & A4  
Edition 2009



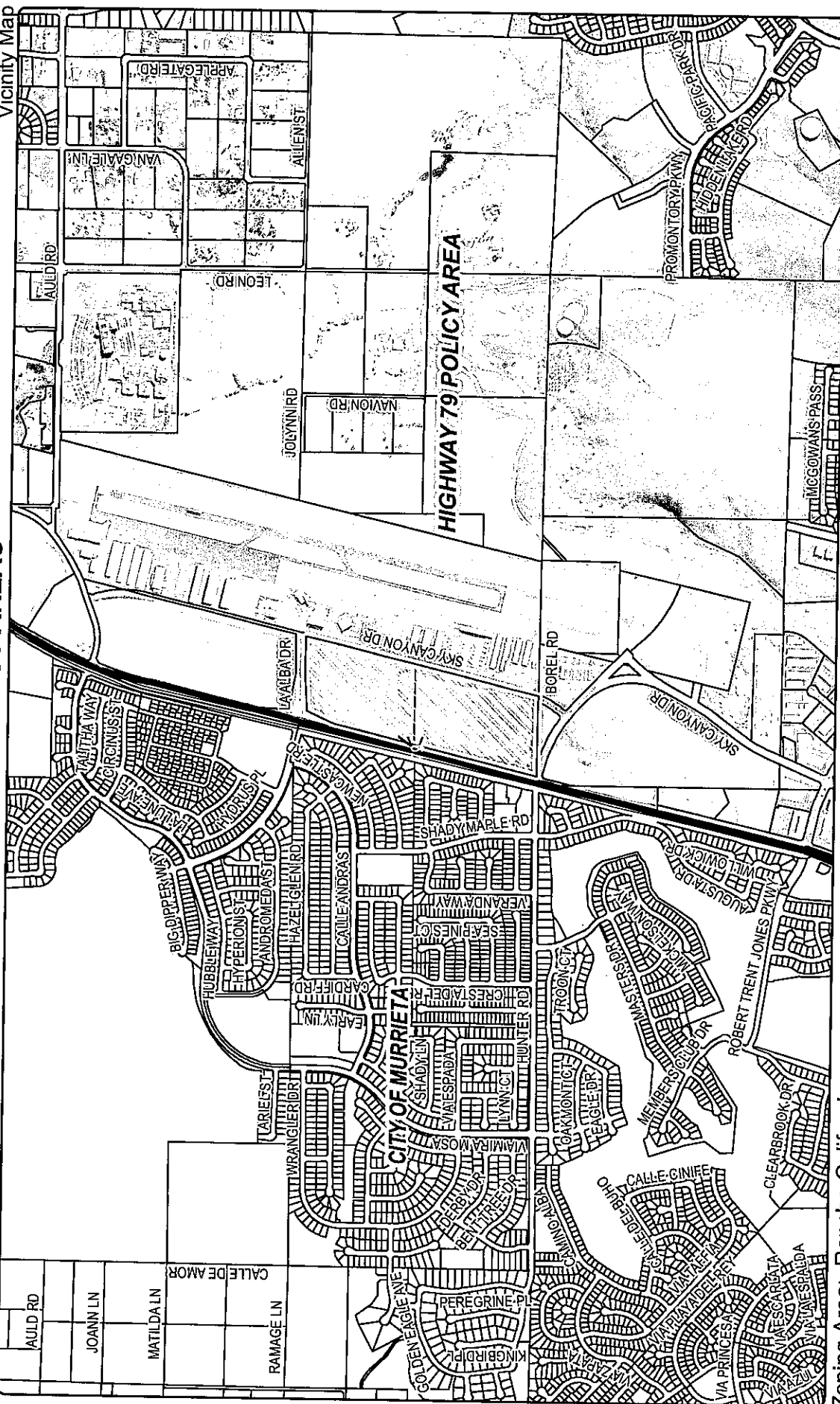
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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



**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07690 SP00265S1 PM35212  
VICINITY/POLICY AREAS**

Supervisor Stone  
District 3

Date Drawn: 10/21/2009  
Vicinity Map



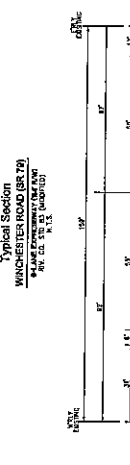
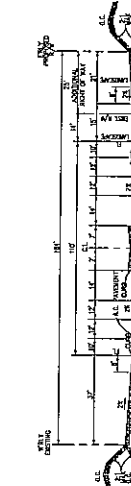
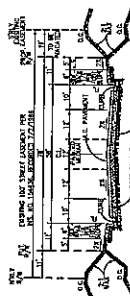
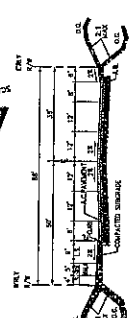
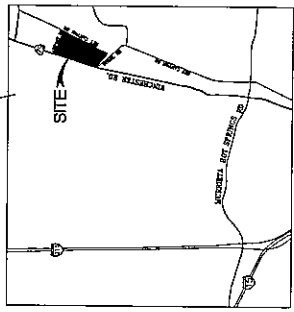
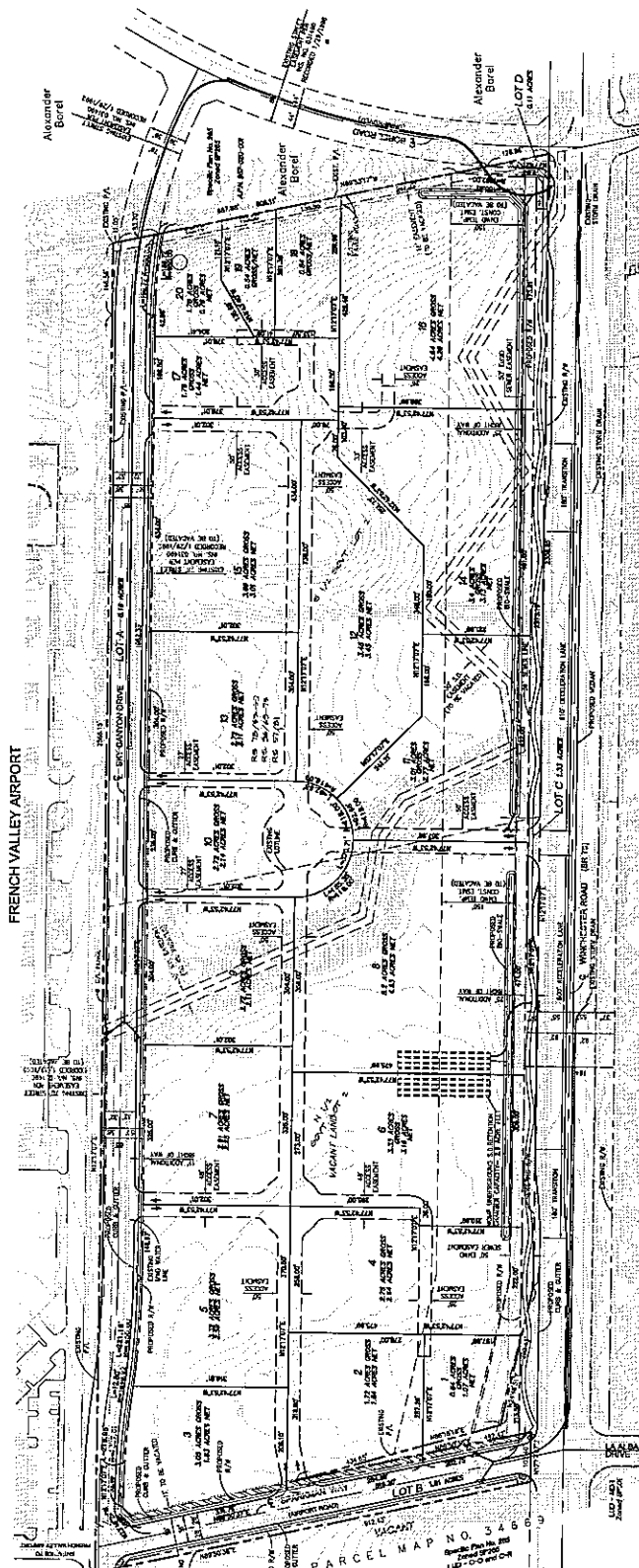
Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 7

Assessors Bk. Pg. 963-03  
Thomas Bros. Pg. 929 A3 & A4  
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 853-8277 (Eastern County) or website at <http://www.ltrm.ca.gov/riverside.ca.us/index.html>.

# TENTATIVE PARCEL MAP 35212 COUNTY OF RIVERSIDE



## ASSESSOR'S PARCEL NUMBERS

APN	ACRES
715-000-000-000	1.00
715-000-000-001	1.00
715-000-000-002	1.00
715-000-000-003	1.00
715-000-000-004	1.00
715-000-000-005	1.00
715-000-000-006	1.00
715-000-000-007	1.00
715-000-000-008	1.00
715-000-000-009	1.00
715-000-000-010	1.00
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715-000-000-013	1.00
715-000-000-014	1.00
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715-000-000-016	1.00
715-000-000-017	1.00
715-000-000-018	1.00
715-000-000-019	1.00
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715-000-000-043	1.00
715-000-000-044	1.00
715-000-000-045	1.00
715-000-000-046	1.00
715-000-000-047	1.00
715-000-000-048	1.00
715-000-000-049	1.00
715-000-000-050	1.00

## SHEET INDEX

SHEET NO.	TITLE
1	ASSESSOR'S PARCEL NUMBERS
2	LEGAL DESCRIPTION
3	OWNER DATA
4	PROJECT REPRESENTATIVES
5	CODE DATA
6	PROJECT DATA

## NOTES

1. THE TENTATIVE PARCEL MAP IS SUBJECT TO THE CITY OF RIVERSIDE'S REVIEW AND APPROVAL.
2. THE CITY OF RIVERSIDE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE ORDINANCES AND REGULATIONS.
4. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE ZONING ORDINANCES.
5. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
6. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE HISTORIC PRESERVATION REGULATIONS.
7. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE CULTURAL RESOURCE REGULATIONS.
8. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE ARCHITECTURAL REGULATIONS.
9. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE LANDMARK REGULATIONS.
10. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE DESIGN REGULATIONS.
11. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE CONSTRUCTION REGULATIONS.
12. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE MAINTENANCE REGULATIONS.
13. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE OPERATING REGULATIONS.
14. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE CLOSING REGULATIONS.
15. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE RECORDING REGULATIONS.
16. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE FILING REGULATIONS.
17. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE PUBLIC NOTICE REGULATIONS.
18. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE PUBLIC HEARING REGULATIONS.
19. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE PUBLIC COMMENT REGULATIONS.
20. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE PUBLIC PARTICIPATION REGULATIONS.

## LEGAL DESCRIPTION

THE SHOWN LOTS ARE PART OF THE CITY OF RIVERSIDE, CALIFORNIA, AND ARE DESCRIBED AS FOLLOWS: [Detailed legal description text]

## OWNER DATA

OWNER: [Owner name and address]  
 ADDRESS: [Owner address]  
 CITY: [Owner city]  
 STATE: [Owner state]  
 ZIP: [Owner zip]

## PROJECT REPRESENTATIVES

PROJECT MANAGER: [Name]  
 ARCHITECT: [Name]  
 ENGINEER: [Name]  
 LANDSCAPE ARCHITECT: [Name]  
 PLANNING: [Name]  
 SURVEYOR: [Name]

## CODE DATA

ZONING: [Zoning code]  
 SUBDIVISION: [Subdivision code]  
 PLANNING: [Planning code]  
 ENVIRONMENTAL: [Environmental code]  
 HISTORIC PRESERVATION: [Historic preservation code]  
 CULTURAL RESOURCE: [Cultural resource code]  
 ARCHITECTURAL: [Architectural code]  
 LANDMARK: [Landmark code]  
 DESIGN: [Design code]  
 CONSTRUCTION: [Construction code]  
 MAINTENANCE: [Maintenance code]  
 OPERATING: [Operating code]  
 CLOSING: [Closing code]  
 RECORDING: [Recording code]  
 FILING: [Filing code]  
 PUBLIC NOTICE: [Public notice code]  
 PUBLIC HEARING: [Public hearing code]  
 PUBLIC COMMENT: [Public comment code]  
 PUBLIC PARTICIPATION: [Public participation code]

## PROJECT DATA

PROJECT DATA	VALUE
TOTAL PROJECT SITE	100.00 ACRES
TOTAL NO. OF PAVEMENT LOTS	100
TOTAL NO. OF UNPAVED LOTS	0
TOTAL PROJECT AREA	100.00 ACRES
TOTAL PAVED AREA	100.00 ACRES
TOTAL UNPAVED AREA	0.00 ACRES
TOTAL PROJECT COST	\$10,000,000
TOTAL PAVED COST	\$10,000,000
TOTAL UNPAVED COST	\$0.00
TOTAL PROJECT VALUE	\$10,000,000
TOTAL PAVED VALUE	\$10,000,000
TOTAL UNPAVED VALUE	\$0.00

AMENDED NO. 1  
 EXHIBIT "A" SCHEDULE "E"  
 TENTATIVE PARCEL MAP 35212  
 FOR INDUSTRIAL COMMERCIAL USES  
 PREPARED BY: [Company Name]  
 DATE: [Date]

KCT CONSULTANTS, INC.  
 20000 RIVERSIDE AVENUE, SUITE 100  
 RIVERSIDE, CALIFORNIA 92503  
 PHONE: (951) 514-1100  
 FAX: (951) 514-1101  
 WWW: WWW.KCTCONSULTANTS.COM

TRACT NO. 24,192  
 TRACT NO. 24,193  
 TRACT NO. 24,194  
 TRACT NO. 24,195  
 TRACT NO. 24,196  
 TRACT NO. 24,197  
 TRACT NO. 24,198  
 TRACT NO. 24,199  
 TRACT NO. 24,200

# Specific Land Use Plan

LAND USE	PLANNING AREA	PROPOSED ACRES	EST. BUILDING SQUARE FEET
INDUSTRIAL PARK	1.0	24.4	470,000
INDUSTRIAL PARK	2.0	42.1	2,100,000
SUBTOTAL		248.3	3,170,000
RESTRICTED LIGHT INDUSTRIAL	3.0	7.2	41,000
RESTRICTED LIGHT INDUSTRIAL	4.0	19.4	181,000
RESTRICTED LIGHT INDUSTRIAL	5.0	26.0	432,000
RESTRICTED LIGHT INDUSTRIAL	6.0	31.8	444,000
RESTRICTED LIGHT INDUSTRIAL	7.0	31.8	444,000
RESTRICTED LIGHT INDUSTRIAL	8.0	31.8	444,000
RESTRICTED LIGHT INDUSTRIAL	9.0	31.8	444,000
SUBTOTAL		182.2	1,792,000
OFFICE PARK - HISTORIC	10.0	26.3	215,000
OFFICE PARK	11.0	28.7	231,000
OFFICE PARK	12.0	30.0	241,000
OFFICE PARK	13.0	32.0	256,000
SUBTOTAL		116.0	1,243,000
COMMERCIAL - TOURIST	20.0	15.2	98,000
COMMERCIAL	21.0	16.3	102,000
COMMERCIAL	22.0	17.4	110,000
COMMERCIAL	23.0	18.5	118,000
COMMERCIAL	24.0	19.6	126,000
SUBTOTAL		86.8	554,000
OPEN SPACE	31.0	63.2	
MAINTENANCE			
RECREATION			
ARTS AND CULTURE			
OPEN SPACE / RECREATION	32.0	72.2	
HISTORIC PRESERVATION	33.0	34.4	
ROADS		37.7	
SUBTOTAL		182.3	
PROJECT TOTAL		712.4	8,279,000

The Planning Associates  
P.H.A., Inc.

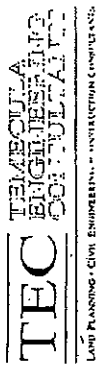
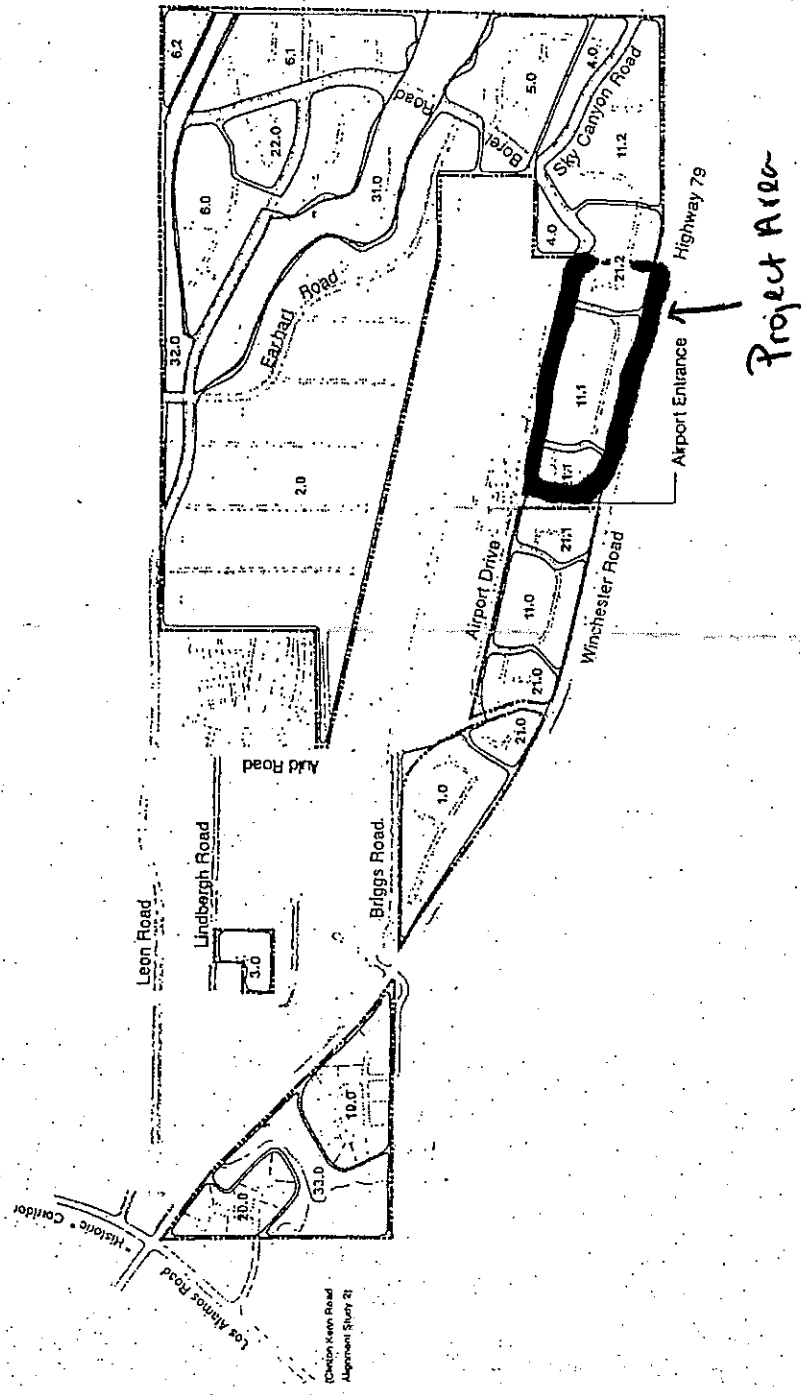
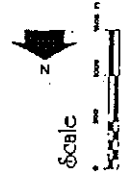


Exhibit No. 4



BORELL AIRPARK CENTER



# Specific Land Use Plan

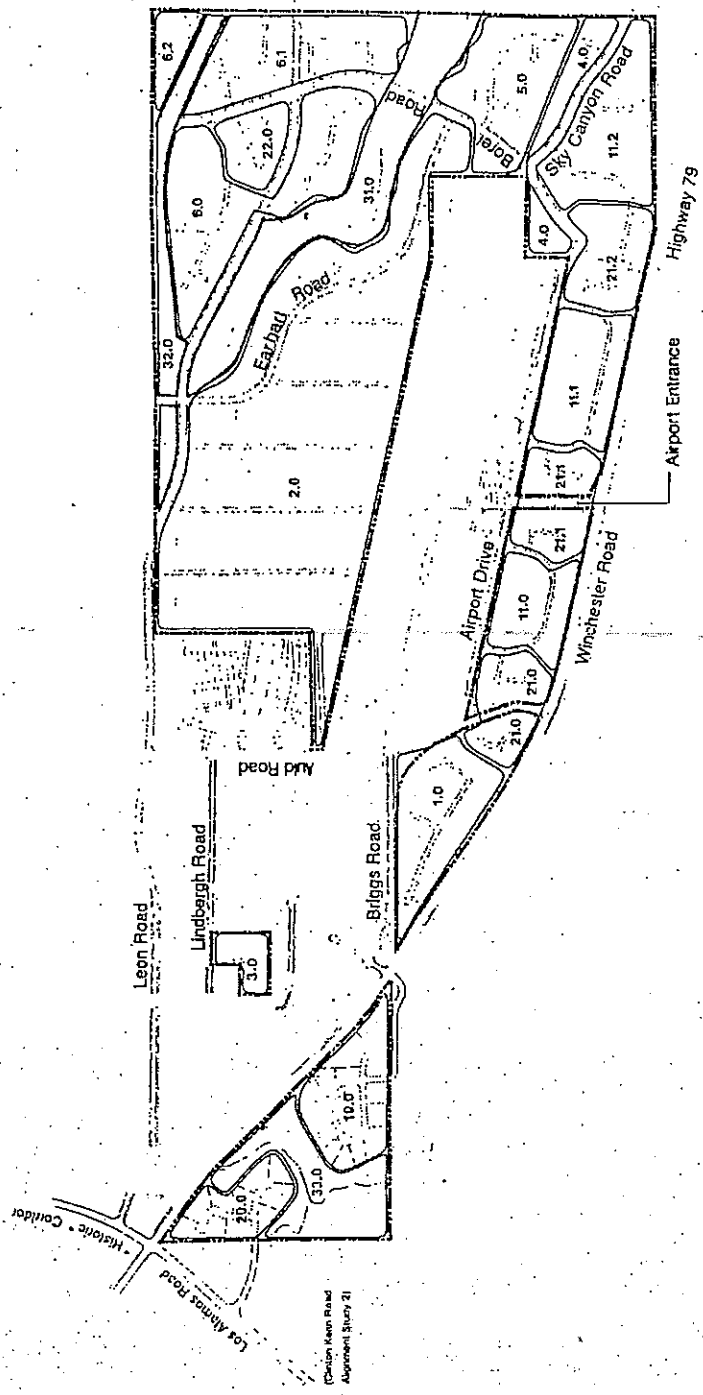
LAND USE	PLANNING AREA	CROSS AREAS	EST. BUILDING AREA
INDUSTRIAL PARK	1.0	24.4	470,000
INDUSTRIAL PARK	2.0	22.1	2,700,000
<b>Subtotal</b>		<b>26.5</b>	<b>3,170,000</b>
RESTRICTED LIGHT INDUSTRIAL	1.0	7.2	14,000
RESTRICTED LIGHT INDUSTRIAL	4.0	19.4	142,000
RESTRICTED LIGHT INDUSTRIAL	8.0	38.8	284,000
RESTRICTED LIGHT INDUSTRIAL	8.0	12.8	145,500
RESTRICTED LIGHT INDUSTRIAL	1.1	38.8	411,500
RESTRICTED LIGHT INDUSTRIAL	1.2	11.2	94,500
<b>Subtotal</b>		<b>15.2</b>	<b>1,762,500</b>
OFFICE PARK - HISTORIC	10.0	26.3	171,000
OFFICE PARK	1.1	24.5	231,000
OFFICE PARK	1.1	29.7	317,000
OFFICE PARK	1.3	38.0	414,000
<b>Subtotal</b>		<b>11.5</b>	<b>1,243,000</b>
CONCRETE - TOURIST	2.0	1.2	15,000
COMMERCIAL	2.0	1.2	15,000
COMMERCIAL	2.1	20.7	121,000
COMMERCIAL	2.1	20.9	121,000
COMMERCIAL	2.2	12.2	81,000
<b>Subtotal</b>		<b>8.6</b>	<b>543,000</b>
<b>OPEN SPACE</b>	<b>31.0</b>	<b>43.2</b>	
<b>M.V.D. ADJUDICAT</b>			
<b>OFFICE PARK</b>	<b>32.0</b>	<b>37.2</b>	
<b>OFFICE PARK</b>	<b>33.0</b>	<b>34.4</b>	
<b>HISTORIC PRESERVATION</b>	<b>33.0</b>	<b>37.2</b>	
<b>ROADS</b>			
<b>Subtotal</b>		<b>142.1</b>	
<b>PROJECT TOTAL</b>		<b>72.4</b>	<b>8,218,000</b>

The Planning Associates  
P.I.A., Inc.

**TEC ENGINEERING**  
CONSULTANTS

LAND PLANNING • CIVIL ENGINEERING • INSULATION CONSULTANTS

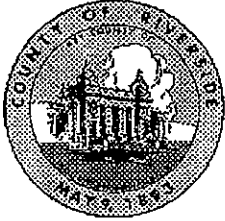
Exhibit No. 4



**BOEPL AIRPARK**  
C E N T E R

# MEMORANDUM

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RIVERSIDE COUNTY COUNSEL

**CONFIDENTIAL**  
**ATTORNEY-CLIENT PRIVILEGE**

DATE: May 24, 2010  
TO: Kinika Hesterly  
Planning Department  
FROM: Karin Watts-Bazan  
Deputy County Counsel *Karin*  
RE: SP Zoning Ordinance/Change of Zone No. 7690

---

I have made the requested changes to the above-referenced ordinance and enclose the same with the requested changes. If you have any questions, please do not hesitate to contact us.

cc: Damien Meins  
Larry Ross





1 and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section  
2 11.2.b. of Ordinance No. 348 shall also include telephone exchanges and switching equipment, post  
3 offices, fire and police stations, water and gas company service facilities, parcel delivery services, and  
4 golf courses and driving ranges.

5 (2) The development standards for those portions of Planning Area 1.0 of Specific Plan  
6 No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as  
7 those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the  
8 development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the  
9 following:

10 A. The minimum lot size shall be twenty thousand (20,000) square feet with a  
11 minimum average width of seventy-five feet (75').

12 The development standards for those portions of Planning Area 1.0 of Specific Plan  
13 No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same  
14 as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the  
15 development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the  
16 following:

17 AA. Lot size shall not be less than ten (10) acres, with a minimum average lot  
18 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

19 Upon expiration of the Williamson Act contract and total diminishment of the  
20 agricultural preserve within Planning Area 1.0 of Specific Plan No. 265, all development standards  
21 for Planning Area 1.0 shall be the same as those standards identified in Article XI, Section 11.4 of  
22 Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall  
23 be deleted and replaced by the following:

24 AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a  
25 minimum average width of seventy-five feet (75').

26 (3) Except as provided above, all other zoning requirements for those portions of  
27 Planning Area 1.0 of Specific Plan No. 265 not within an agricultural preserve or under Williamson  
28 Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348.

1 Except as provided above, all other zoning requirements for those portions of Planning Area 1.0 of  
2 Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall  
3 be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration  
4 of the Williamson Act contract and total diminishment of the agricultural preserve within Planning  
5 Area 1.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those  
6 requirements identified in Article XI of Ordinance No. 348.

7 b. Planning Area 2.0.

8 (1) The uses permitted in those portions Planning Area 2.0 of Specific Plan No. 265 not  
9 within an agricultural preserve or under a Williamson Act contract shall be the same as those uses  
10 permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to  
11 Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1.  
12 and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 2. and 9.; Section 11.2.b. (2) c), i), k), l), o), s), t), u), v), w), x)  
13 and y); Section 11.2.c. (2), (3), (6), (7); (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section  
14 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of  
15 Ordinance 348 shall also include aircraft taxiways, telephone exchanges and switching equipment,  
16 post offices, fire and police stations, water and gas company service facilities, parcel delivery  
17 services, and golf courses and driving ranges. The uses permitted in those portions of Planning Area  
18 2.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act  
19 contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.  
20 Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve  
21 within Planning Area 2.0 of Specific Plan No. 265, all uses permitted in Planning Area 2.0 shall be  
22 the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the  
23 uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and  
24 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i),  
25 k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. 2., 3., 6., 7., 8., 9., 10., 11., 13., 14., 15., 16. and  
26 17.; and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under  
27 Section 11.2.b. of Ordinance No. 348 shall also include aircraft taxiways, telephone exchanges and  
28 switching equipment, post offices, fire and police stations, water and gas company service facilities,

1 parcel delivery services, and golf courses and driving range.

2 (2) The development standards for those portions of Planning Area 2.0 of Specific Plan  
3 No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as  
4 those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the  
5 development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the  
6 following:

7 A. The minimum lot size shall be twenty thousand (20,000) square feet with a  
8 minimum average width of seventy-five feet (75').

9 The development standards for those portions of Planning Area 2.0 of Specific Plan  
10 No. 265 that are within an agricultural preserve or under the Williamson Act contract shall be the  
11 same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the  
12 development standards set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the  
13 following:

14 AA. Lot size shall not be less than ten (10) acres, with a minimum average lot  
15 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

16 Upon expiration of the Williamson Act contract and total diminishment of the  
17 agricultural preserve within Planning Area 2.0 of Specific Plan No. 265, all development standards  
18 for Planning Area 2.0 shall be the same as those standards identified in Article XI, Section 11.4 of  
19 Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall  
20 be deleted and replaced by the following:

21 AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a  
22 minimum average width of seventy-five feet (75').

23 (3) Except as provided above, all other zoning requirements for those portions of  
24 Planning Area 2.0 of Specific Plan No. 265 not within and agricultural preserve or under Williamson  
25 Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348.  
26 Except as provided above, all other zoning requirements for those portions of Planning Area 2.0 of  
27 Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall  
28 be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration

1 of the Williamson Act contract and total diminishment of the agricultural preserve within Planning  
2 Area 2.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those  
3 requirements identified in Article XI of Ordinance No. 348.

4 c. Planning Areas 3.0, 4.0 and 5.0.

5 (1) The uses permitted in Planning Areas 3.0, 4.0 and 5.0 of Specific Plan No. 265 shall  
6 be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the  
7 uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and  
8 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l),  
9 o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be  
10 permitted.

11 (2) The development standards for Planning Areas 3.0, 4.0 and 5.0 of Specific Plan No.  
12 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

13 (3) Except as provided above, all other zoning requirements shall be the same as those  
14 requirements in Article XI of Ordinance No. 348.

15 d. Planning Areas 6.0 and 6.1.

16 (1) The uses permitted in those portions of Planning Areas 6.0 and 6.1 of Specific Plan  
17 No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as  
18 those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted  
19 pursuant to section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1.,  
20 through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s), t),  
21 u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be  
22 permitted. The uses permitted in those portions of Planning Areas 6.0 and 6.1 of Specific Plan No.  
23 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as  
24 those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the  
25 Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas  
26 6.0 and 6.1 of Specific Plan No. 265, all uses permitted in Planning areas 6.0 and 6.1 shall be the  
27 same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses  
28 permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h)

1 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s),  
2 t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be  
3 permitted.

4 (2) The development standards for those portions of Planning areas 6.0 and 6.1 of  
5 Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be  
6 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348. The  
7 development standards for those portions of Planning areas 6.0 and 6.1 of Specific Plan No. 265 that  
8 are within an agricultural preserve or under a Williamson Act contract shall be the same as those  
9 standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development  
10 standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

11 A. Lot size shall not be less than ten (10) acres, with a minimum average lot  
12 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

13 Upon expiration of the Williamson Act contract and total diminishment of the  
14 agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all development  
15 standards for Planning Areas 6.0 and 6.1 shall be the same as those standards identified in Article XI,  
16 Section 11.4 of Ordinance No. 348.

17 (3) Except as provided above, all other zoning requirements for those portions of  
18 Planning Areas 6.0 and 6.1 of Specific Plan No. 265 not within and agricultural preserve or under  
19 Williamson Act contract shall be the same as those requirements identified in Article XI of Ordinance  
20 No. 348. Except as provided above, all other zoning requirements for those portions of Planning  
21 Areas 6.0 and 6.1 of Specific Plan No. 265 that are within an agricultural preserve or under  
22 Williamson Act contract shall be the same as those requirements identified in Article XIII of  
23 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the  
24 agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all other zoning  
25 requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

26 e. Planning Areas 6.2, 10.0, 20.0 and 33.0.

27 (1) The uses permitted in Planning Areas 6.2, 10.0, 20.0 and 33.0 of Specific Plan No.  
28 265 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

1           (2)     The development standards for Planning Areas 6.2, 10.0, 20.0 and 33.0 of Specific  
2 Plan No. 265 shall be the same as those standards identified in Article XIII, Section 13.2 of  
3 Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a.  
4 shall be deleted and replaced by the following:

5                     A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of  
6 two hundred feet (200') and a minimum average lot depth of five hundred feet (500').

7           (3)     Except as provided above, all other zoning requirements shall be the same as those  
8 requirements identified in Article XIII of Ordinance No. 348.

9     f.     Planning Areas 11.0 and 11.2.

10           (1)     The uses permitted in Planning Areas 11.0 and 11.2 of Specific Plan No. 265 shall be  
11 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the  
12 uses permitted pursuant to Section 9.50.a. (2), (3), (6), (7), (12), (13), (16), (18), (20), (21), (25), (26),  
13 (27), (31), (32), (34), (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52), (53), (58), (62), (64),  
14 (65), (67), (68), (70), (76), (77), (78), (79), (80), (83), (84), (86), (87), (89), (92), (93), (95), (96), (97),  
15 (98) and (101) and b.(1) through (6), (8), (10), (11), (13) through (20), (22) and (23) shall not be  
16 permitted.

17           (2)     The development standards for Planning Areas 11.0 and 11.2 of Specific Plan No. 265  
18 shall be the same as those standards identified in Article IXb Section 9.53 of Ordinance No. 348  
19 except that the development standards set forth in Article IXb, Section 9.53.b. shall be deleted and  
20 replaced by the following:

21                     A.     Where the front, side or rear yard adjoins a street, the minimum setback shall  
22 be twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot  
23 zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use,  
24 the minimum setback shall be twenty-five feet (25') from the property line. Where the front,  
25 side, or rear yard adjoins a lot with zoning classification other than R-R, R-1, R-A, R-2, R-3,  
26 R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, there is no minimum setback.

27           (3)     Except as provided above, all other zoning requirements shall be the same as those  
28 requirements identified in Article IXb of Ordinance No. 348.

1 g. Planning Area 11.1.

2 (1) The uses permitted in Planning Area 11.1 of Specific Plan No. 265 shall be the same  
3 as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348 except that the uses  
4 permitted pursuant to Section 9.72.a.(2), (9) and (10) and Section 9.72.b. (4) shall not be permitted.  
5 In addition, the permitted uses identified under Section 9.72.a. shall include laboratories including  
6 film, dental, medical, research or testing.

7 (2) The development standards for Planning Area 11.1 of Specific Plan No. 265 shall be  
8 the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348, except that  
9 the development standards set forth in Article IXd, Section 9.73.b. shall be deleted and replaced by  
10 the following:

11 A. Where the front, side or rear yard adjoins a street, the minimum setback shall  
12 be twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot  
13 zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-2-M, or SP with a residential  
14 zone, the minimum setback shall be twenty-five feet (25') from the property line. Where the  
15 front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T,  
16 R-T-R, W-2, W-2-M, or SP with a residential zone, there is no minimum setback.

17 (3) Except as provided above, all other zoning requirements shall be the same as those  
18 requirements identified in Article IXd of Ordinance No. 348.

19 h. Planning Areas 21.0 and 22.0.

20 (1) The uses permitted in those portions of Planning areas 21.0 and 22.0 of Specific Plan  
21 No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as  
22 those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348. The uses permitted in those  
23 portions of Planning Areas 21.0 and 22.0 that are within an agricultural preserve or under a  
24 Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of  
25 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the  
26 agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all uses permitted  
27 in Planning Areas 21.0 and 22.0 shall be the same as those uses permitted in Article IXb, Section 9.50  
28 of Ordinance No. 348.



1           (2)     The development standards for those portions of Planning Areas 21.0 and 22.0 of  
2     Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be  
3     the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. The  
4     development standards for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265  
5     that are within an agricultural preserve or under a Williamson Act contract shall be the same as those  
6     standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development  
7     standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

8           A.     Lot size shall not be less than ten (10) acres, with a minimum average lot  
9     width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

10           Upon expiration of the Williamson Act contract and total diminishment of the  
11     agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all development  
12     standards for Planning Areas 21.0 and 22.0 shall be the same as those standards identified in Article  
13     IXb, Section 9.53 of Ordinance No. 348.

14           (3)     Except as provided above, all other zoning requirements for those portions of  
15     Planning Areas 21.0 and 22.0 of Specific Plan No. 265 not within and agricultural preserve or under  
16     Williamson Act contract shall be the same as those requirements identified in Article IXb of  
17     Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of  
18     Planning Areas 21.0 and 22.0 of Specific Plan No. 265 that are within an agricultural preserve or  
19     under Williamson Act contract shall be the same as those requirements identified in Article XIII of  
20     Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the  
21     agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all other zoning  
22     requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

23     i.     Planning Areas 21.1 and 21.2.

24           (1)     The uses permitted in Planning Areas 21.1 and 21.2 of Specific Plan No. 265 shall be  
25     the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the  
26     uses permitted pursuant to Section 9.50.a (100) and (102) shall not be permitted. In addition, the  
27     permitted uses identified under Section 9.50.a. of Ordinance No. 348 shall also include offices,  
28     including business, law, medical, dental, chiropractic, architectural, engineering, community

1 planning, and real estate. In addition, the permitted uses identified under Section 9.50.b. of  
2 Ordinance No. 348 shall include health and exercise centers, provided all facilities are located within  
3 an enclosed building.

4 (2) The development standards for those portions of Planning Areas 21.1 and 21.2 of  
5 Specific Plan No. 265 shall be the same as those standards identified in Article IXb, Section 9.53 of  
6 Ordinance No. 348.

7 (3) Except as provided above, all other zoning requirements for Planning Areas 21.1 and  
8 21.2 of Specific Plan No. 265 shall be the same as those requirements identified in Article IXb of  
9 Ordinance No. 348.

10 j. Planning Areas 31.0 and 32.0.

11 (1) The uses permitted in those portions of Planning Areas 31.0 and 32.0 of Specific Plan  
12 No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as  
13 those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses  
14 permitted pursuant to Section 8.100.a. and b. shall not be permitted. In addition, the permitted uses  
15 identified under Section 8.100.a. shall also include natural open space and trails. The uses permitted  
16 in those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are within an  
17 agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in  
18 Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and  
19 total diminishment of the agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan  
20 No. 265, all uses permitted in Planning Areas 31.0 and 32.0 shall be the same as those uses permitted  
21 in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to  
22 Section 8.100.a. and b. shall not be permitted. In addition, the permitted uses identified under Section  
23 8.100.a. shall also include natural open space and trails.

24 (2) The development standards for those portions of Planning Areas 31.0 and 32.0 of  
25 Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be  
26 the same as those standards identified in Article VIIIe of Ordinance No. 348. The development  
27 standards for those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are within  
28 an agricultural preserve or under a Williamson Act contract shall be the same as those standards

1 identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set  
2 forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

3 A. Lot size shall not be less than ten (10) acres, with a minimum average lot  
4 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

5 Upon expiration of the Williamson Act contract and total diminishment of the  
6 agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all development  
7 standards for Planning Areas 31.0 and 32.0 shall be the same as those standards identified in Article  
8 VIIIe of Ordinance No. 348.

9 (3) Except as provide above, all other zoning requirements for those portions of Planning  
10 Areas 31.0 and 32.0 of Specific Plan No. 265 not within an agricultural preserve or under a  
11 Williamson Act contract shall be the same as those requirements identified in Article VIIIe of  
12 Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of  
13 Planning areas 31.0 and 32.0 of Specific Plan No. 265 that are within an agricultural preserve or  
14 under Williamson Act contract shall be the same as those requirements identified in Article XIII of  
15 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the  
16 agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all other zoning  
17 requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No.  
18 348.

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Section 2. This Ordinance shall take effect 30 days after its date of adoption.

BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

By: \_\_\_\_\_  
Chairman

ATTEST:

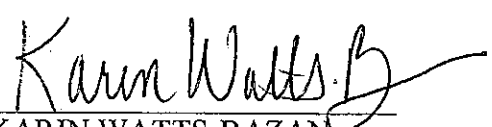
CLERK OF THE BOARD:

By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM:

May 24, 2010

By:   
KARIN WATTS-BAZAN  
Deputy County Counsel

**ORIGINAL SPECIFIC PLAN  
NO. 265 ZONING ORDINANCE  
FOR REFERENCE**

1    ORDINANCE NO. 348.3603

2    AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3    AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4            The Board of Supervisors of the County of Riverside Ordains as  
5 Follows:

6            Section 1. Section 4.2 of Ordinance No. 348, and Official Zoning  
7 Plan Map No. 2, as amended, are further amended by placing in effect in  
8 the Murrieta Hot Springs area the zone or zones as shown on the map  
9 entitled, "Change of Official Zoning Plan Amending Ordinance No. 348,  
10 Map No. 2.1785, Change of Zone Case No. 5615, " which map is made a part  
11 of this ordinance.

12            Section 2. Article XVIIa of Ordinance No. 348 is hereby amended by  
13 adding thereto a new Section 17.70 to read as follows:

14            Section 17.70 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN  
15 NO. 265.

16            a. Planning Area 1.0.

17            (1) The uses permitted in those portions of Planning Area 1.0  
18 of Specific Plan No. 265 not within an agricultural preserve or  
19 under a Williamson Act contract shall be the same as those uses  
20 permitted in Article XI, Section 11.2 of Ordinance No. 348, except  
21 that the uses permitted pursuant to Section 11.2.b. (1)c. (1) through  
22 (4) and (6); d. (1) through (4); f. (1); g. (1) and (5); h. (1), (2),  
23 (7) and (8); i. (1) and (2); k. (2), (4), (5), (6), (7) and (8);  
24 m. (1), (4) and (9); 11.2.b. (2), c., i., k., l., o., s., t., u., v.,  
25 w., x. and y.; 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11),  
26 (13), (14), (15), (16) and (17); and 11.2.e. shall not be  
27 permitted. In addition, the permitted uses identified under  
28 Section 11.2.b. of Ordinance No. 348 shall also include telephone

1 exchanges and switching equipment, post offices, fire and police  
2 stations, water and gas company service facilities, parcel delivery  
3 services, and golf courses and driving ranges. The uses permitted  
4 in those portions of Planning Area 1.0 of Specific Plan No. 265  
5 that are within an agricultural preserve or under a Williamson Act  
6 contract shall be the same as those uses permitted in Article XIII,  
7 Section 13.1 of Ordinance No. 348. Upon expiration of the  
8 Williamson Act contract and total diminishment of the agricultural  
9 preserve within Planning Area 1.0 of Specific Plan No. 265, all  
10 uses permitted in Planning Area 1.0 shall be the same as those uses  
11 permitted in Article XI, Section 11.2 of Ordinance No. 348, except  
12 that the uses permitted pursuant to Section 11.2.b.(1)c.(1) through  
13 (4) and (6); d.(1) through (4); f.(1); g.(1) and (5); h.(1), (2),  
14 (7) and (8); i.(1) and (2); k.(2), (4), (5), (6), (7) and (8);  
15 m.(1), (4) and (9); 11.2.b.(2), c., i., k., l., o., s., t., u., v.,  
16 w., x. and y.; 11.2.c.(2), (3), (6), (7), (8), (9), (10), (11),  
17 (13), (14), (15), (16) and (17); and 11.2.e. shall not be  
18 permitted. In addition, the permitted uses identified under  
19 Section 11.2.b. of Ordinance No. 348 shall also include telephone  
20 exchanges and switching equipment, post offices, fire and police  
21 stations, water and gas company service facilities, parcel delivery  
22 services, and golf courses and driving ranges.

23 (2) The development standards for those portions of Planning  
24 Area 1.0 of Specific Plan No. 265 not within an agricultural  
25 preserve or under Williamson Act contract shall be the same as  
26 those standards identified in Article XI, Section 11.4 of Ordinance  
27 No. 348 except that the development standard set forth in Article  
28 XI, Section 11.4.a. shall be deleted and replaced by the following:

1           A. The minimum lot size shall be twenty thousand  
2           (20,000) square feet with a minimum average width of  
3           seventy-five feet (75').

4           The development standards for those portions of Planning Area 1.0  
5           of Specific Plan No. 265 that are within an agricultural preserve  
6           or under a Williamson Act contract shall be the same as those  
7           standards identified in Article XIII, Section 13.2 of Ordinance No.  
8           348 except that the development standard set forth in Article XIII,  
9           Section 13.2.a. shall be deleted and replaced by the following:

10           AA. Lot size shall not be less than ten (10) acres, with  
11           a minimum average lot width of two hundred feet (200') and  
12           minimum average lot depth of five hundred feet (500').

13           Upon expiration of the Williamson Act contract and total  
14           diminishment of the agricultural preserve within Planning Area 1.0  
15           of Specific Plan No. 265, all development standards for Planning  
16           Area 1.0 shall be the same as those standards identified in Article  
17           XI, Section 11.4 of Ordinance No. 348 except that the development  
18           standard set forth in Article XI, Section 11.4.a. shall be deleted  
19           and replaced by the following:

20           AAA. The minimum lot size shall be twenty thousand  
21           (20,000) square feet with a minimum average width of seventy-  
22           five feet (75').

23           (3) Except as provided above, all other zoning requirements  
24           for those portions of Planning Area 1.0 of Specific Plan No. 265  
25           not within an agricultural preserve or under Williamson Act  
26           contract shall be the same as those requirements identified in  
27           Article XI of Ordinance No. 348. Except as provided above, all  
28           other zoning requirements for those portions of Planning Area 1.0



1 of Specific Plan No. 265 that are within an agricultural preserve  
2 or under Williamson Act contract shall be the same as those  
3 requirements identified in Article XIII of Ordinance No. 348. Upon  
4 expiration of the Williamson Act contract and total diminishment of  
5 the agricultural preserve within Planning Area 1.0 of Specific Plan  
6 No. 265, all other zoning requirements shall be the same as those  
7 requirements identified in Article XI of Ordinance No. 348.

8 b. Planning Area 2.0.

9 (1) The uses permitted in those portions of Planning Area 2.0  
10 of Specific Plan No. 265 not within an agricultural preserve or  
11 under a Williamson Act contract shall be the same as those uses  
12 permitted in Article XI, Section 11.2 of Ordinance No. 348, except  
13 that the uses permitted pursuant to Section 11.2.b. (1)c. (1) through  
14 (4) and (6); d. (1) through (4); f. (1); g. (1) and (5); h. (1), (2),  
15 (7) and (8); i. (1) and (2); k. (2), (4), (5), (6), (7) and (8);  
16 m. (1), (4) and (9); 11.2.b. (2), c., i., k., l., o., s., t., u., v.,  
17 w., x. and y.; 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11),  
18 (13), (14), (15), (16) and (17); and 11.2.e. shall not be  
19 permitted. In addition, the permitted uses identified under  
20 Section 11.2.b. of Ordinance No. 348 shall also include aircraft  
21 taxiways, telephone exchanges and switching equipment, post  
22 offices, fire and police stations, water and gas company service  
23 facilities, parcel delivery services, and golf courses and driving  
24 ranges. The uses permitted in those portions of Planning Area 2.0  
25 of Specific Plan No. 265 that are within an agricultural preserve  
26 or under a Williamson Act contract shall be the same as those uses  
27 permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon  
28 expiration of the Williamson Act contract and total diminishment of

1 the agricultural preserve within Planning Area 2.0 of Specific Plan  
2 No. 265, all uses permitted in Planning Areas 2.0 shall be the same  
3 as those uses permitted in Article XI, Section 11.2 of Ordinance  
4 No. 348, except that the uses permitted pursuant to Section  
5 11.2.b.(1)c.(1) through (4) and (6); d.(1) through (4); f.(1);  
6 g.(1) and (5); h.(1), (2), (7) and (8); i.(1) and (2); k.(2), (4),  
7 (5), (6), (7) and (8); m.(1), (4) and (9); 11.2.b.(2), c., i., k.,  
8 l., o., s., t., u., v., w., x. and y.; 11.2.c.(2), (3), (6), (7),  
9 (8), (9), (10), (11), (13), (14), (15), (16) and (17); and 11.2.e.  
10 shall not be permitted. In addition, the permitted uses identified  
11 under Section 11.2.b. of Ordinance No. 348 shall also include  
12 aircraft taxiways, telephone exchanges and switching equipment,  
13 post offices, fire and police stations, water and gas company  
14 service facilities, parcel delivery services, and golf courses and  
15 driving ranges.

16 (2) The development standards for those portions of Planning  
17 Area 2.0 of Specific Plan No. 265 not within an agricultural  
18 preserve or under Williamson Act contract shall be the same as  
19 those standards identified in Article XI, Section 11.4 of Ordinance  
20 No. 348 except that the development standard set forth in Article  
21 XI, Section 11.4.a. shall be deleted and replaced by the following:

22 A. The minimum lot size shall be twenty thousand  
23 (20,000) square feet with a minimum average width of  
24 seventy-five feet (75').

25 The development standards for those portions of Planning Area 2.0  
26 of Specific Plan No. 265 that are within an agricultural preserve  
27 or under a Williamson Act contract shall be the same as those  
28 standards identified in Article XIII, Section 13.2 of Ordinance No.

1 348 except that the development standard set forth in Article XIII,  
2 Section 13.2.a. shall be deleted and replaced by the following:

3 AA. Lot size shall not be less than ten (10) acres, with  
4 a minimum average lot width of two hundred feet (200') and  
5 minimum average lot depth of five hundred feet (500').

6 Upon expiration of the Williamson Act contract and total  
7 diminishment of the agricultural preserve within Planning Area 2.0  
8 of Specific Plan No. 265, all development standards for Planning  
9 Area 2.0 shall be the same as those standards identified in Article  
10 XI, Section 11.4 of Ordinance No. 348 except that the development  
11 standard set forth in Article XI, Section 11.4.a. shall be deleted  
12 and replaced by the following:

13 AAA. The minimum lot size shall be twenty thousand  
14 (20,000) square feet with a minimum average width of seventy-  
15 five feet (75').

16 (3) Except as provided above, all other zoning requirements  
17 for those portions of Planning Area 2.0 of Specific Plan No. 265  
18 not within an agricultural preserve or under Williamson Act  
19 contract shall be the same as those requirements identified in  
20 Article XI of Ordinance No. 348. Except as provided above, all  
21 other zoning requirements for those portions of Planning Area 2.0  
22 of Specific Plan No. 265 that are within an agricultural preserve  
23 or under Williamson Act contract shall be the same as those  
24 requirements identified in Article XIII of Ordinance No. 348. Upon  
25 expiration of the Williamson Act contract and total diminishment of  
26 the agricultural preserve within Planning Area 2.0 of Specific Plan  
27 No. 265, all other zoning requirements shall be the same as those  
28 requirements identified in Article XI of Ordinance No. 348.

1       c.   Planning Areas 3.0, 4.0 and 5.0.

2           (1)   The uses permitted in Planning Areas 3.0, 4.0 and 5.0 of  
3       Specific Plan No. 265 shall be the same as those uses permitted in  
4       Article XI, Section 11.2 of Ordinance No. 348, except that uses  
5       permitted pursuant to Section 11.2.b.(1)c.(1) through (4) and (6);  
6       d.(1) through (4); f.(1); g.(1) and (5); h.(1) through (9); i.(1),  
7       (2) and (5); k.(1) through (8); m.(1), (4) and (9); 11.2.b.(2) c.,  
8       i., k., l., o., s., t., u., v., w., x. and y.; 11.2.c.(2), (3), (6)  
9       through (17); and 11.2.e. shall not be permitted.

10          (2)   The development standards for Planning Areas 3.0, 4.0 and  
11       5.0 of Specific Plan No. 265 shall be the same as those standards  
12       identified in Article XI, Section 11.4 of Ordinance No. 348.

13          (3)   Except as provided above, all other zoning requirements  
14       shall be the same as those requirements identified in Article XI of  
15       Ordinance No. 348.

16       d.   Planning Areas 6.0 and 6.1.

17           (1)   The uses permitted in those portions of Planning Areas  
18       6.0 and 6.1 of Specific Plan No. 265 not within an agricultural  
19       preserve or under Williamson Act contract shall be the same as  
20       those uses permitted in Article XI, Section 11.2 of Ordinance No.  
21       348, except that the uses permitted pursuant to Section  
22       11.2.b.(1)c.(1) through (4) and (6); d.(1) through (4); f.(1);  
23       g.(1) and (5); h.(1) through (9); i.(1), (2) and (5); k.(1) through  
24       (8); m.(1), (4) and (9); 11.2.b.(2)c., i., k., l., o., s., t., u.,  
25       v., w., x. and y.; 11.2.c.(2), (3), (6) through (17); and 11.2.e.  
26       shall not be permitted. The uses permitted in those portions of  
27       Planning Areas 6.0 and 6.1 of Specific Plan No. 265 that are within  
28       an agricultural preserve or under a Williamson Act contract shall

1 be the same as those uses permitted in Article XIII, Section 13.1  
2 of Ordinance No. 348. Upon expiration of the Williamson Act  
3 contract and total diminishment of the agricultural preserve within  
4 Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all uses  
5 permitted in Planning Areas 6.0 and 6.1 shall be the same as those  
6 uses permitted in Article XI, Section 11.2 of Ordinance No. 348,  
7 except that the uses permitted pursuant to Section 11.2.b. (1)c. (1)  
8 through (4) and (6); d. (1) through (4); f. (1); g. (1) and (5); h. (1)  
9 through (9); i. (1), (2) and (5); k. (1) through (8); m. (1), (4) and  
10 (9); 11.2.b. (2)c., i., k., l., o., s., t., u., v., w., x. and y.;  
11 11.2.c. (2), (3), (6) through (17); and 11.2.e. shall not be  
12 permitted.

13 (2) The development standards for those portions of Planning  
14 Areas 6.0 and 6.1 of Specific Plan No. 265 not within an  
15 agricultural preserve or under Williamson Act contract shall be the  
16 same as those standards identified in Article XI, Section 11.4 of  
17 Ordinance No. 348. The development standards for those portions of  
18 Planning Areas 6.0 and 6.1 of Specific Plan No. 265 that are within  
19 an agricultural preserve or under a Williamson Act contract shall  
20 be the same as those standards identified in Article XIII, Section  
21 13.2 of Ordinance No. 348 except that the development standard set  
22 forth in Article XIII, Section 13.2.a. shall be deleted and  
23 replaced by the following:

24 A. Lot size shall not be less than ten (10) acres, with  
25 a minimum average lot width of two hundred feet (200') and a  
26 minimum average lot depth of five hundred feet (500').

27 Upon expiration of the Williamson Act contract and total  
28 diminishment of the agricultural preserve within Planning Areas 6.0

1 and 6.1 of Specific Plan No. 265, all development standards for  
2 Planning Areas 6.0 and 6.1 shall be the same as those standards  
3 identified in Article XI, Section 11.4 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements  
5 for those portions of Planning Areas 6.0 and 6.1 of Specific Plan  
6 No. 265 not within an agricultural preserve or under Williamson Act  
7 contract shall be the same as those requirements identified in  
8 Article XI of Ordinance No. 348. Except as provided above, all  
9 other zoning requirements for those portions of Planning Areas 6.0  
10 and 6.1 of Specific Plan No. 265 that are within an agricultural  
11 preserve or under Williamson Act contract shall be the same as  
12 those requirements identified in Article XIII of Ordinance No. 348.  
13 Upon expiration of the Williamson Act contract and total  
14 diminishment of the agricultural preserve within Planning Areas 6.0  
15 and 6.1 of Specific Plan No. 265, all other zoning requirements  
16 shall be the same as those requirements identified in Article XI of  
17 Ordinance No. 348.

18 e. . Planning Areas 6.2, 10.0, 11.1, 20.0 and 33.0.

19 (1) The uses permitted in Planning Areas 6.2, 10.0, 11.1,  
20 20.0 and 33.0 of Specific Plan No. 265 shall be the same as those  
21 uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

22 (2) The development standards for Planning Areas 6.2, 10.0,  
23 11.1, 20.0 and 33.0 shall be the same as those standards identified  
24 in Article XIII, Section 13.2 of Ordinance No. 348 except that the  
25 development standard set forth in Article XIII, Section 13.2.a.  
26 shall be deleted and replaced by the following:

27 A. Lot size shall not be less than ten (10) acres, with  
28 a minimum average lot width of two hundred feet (200') and a

1 minimum average lot depth of five hundred feet (500').

2 (3) Except as provided above, all other zoning requirements  
3 shall be the same as those requirements identified in Article XIII  
4 of Ordinance No. 348.

5 f. Planning Areas 11.0 and 11.2.

6 (1) The uses permitted in Planning Areas 11.0 and 11.2 of  
7 Specific Plan No. 265 shall be the same as those uses permitted in  
8 Article IXb, Section 9.50 of Ordinance No. 348, except that the  
9 uses permitted pursuant to Section 9.50.a. (2), (3), (6), (7), (12),  
10 (13), (16), (18), (20), (21), (25), (26), (27), (31), (32), (34),  
11 (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52),  
12 (53), (58), (62), (64), (65), (67), (68), (70), (76), (77), (78),  
13 (79), (80), (83), (84), (86), (87), (89), (92), (93), (95), (96),  
14 (97), (98) and (101) and b. (1) through (6), (8), (10), (11), (13).  
15 through (20), (22) and (23) shall not be permitted.

16 (2) The development standards for Planning Areas 11.0 and  
17 11.2 of Specific Plan No. 265 shall be the same as those standards  
18 identified in Article IXb, Section 9.53 of Ordinance No. 348,  
19 except that the development standard set forth in Article IXb,  
20 Section 9.53.b. shall be deleted and replaced by the following:

21 A. Where the front, side or rear yard adjoins a street,  
22 the minimum setback shall be twenty-five feet (25') from the  
23 property line. Where the front, side, or rear yard adjoins a  
24 lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R,  
25 W-2-M, or SP with a residential use, the minimum setback shall  
26 be twenty-five feet (25') from the property line. Where the  
27 front, side or rear yard adjoins a lot with zoning  
28 classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6,

1 R-T, R-T-R, W-2-M, or SP with a residential use, there is no  
2 minimum setback.

3 (3) Except as provided above, all other zoning requirements  
4 shall be the same as those requirements identified in Article IXb  
5 of Ordinance No. 348.

6 g. Planning Areas 21.0, 21.1, 21.2 and 22.0.

7 (1) The uses permitted in those portions of Planning Areas  
8 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265 not within an  
9 agricultural preserve or under a Williamson Act contract shall be  
10 the same as those uses permitted in Article IXb, Section 9.50 of  
11 Ordinance No. 348. The uses permitted in those portions of  
12 Planning Areas 21.0, 21.1, 21.2 and 22.0 that are within an  
13 agricultural preserve or under a Williamson Act contract shall be  
14 the same as those uses permitted in Article XIII, Section 13.1 of  
15 Ordinance No. 348. Upon expiration of the Williamson Act contract  
16 and total diminishment of the agricultural preserve within Planning  
17 Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265, all uses  
18 permitted in Planning Areas 21.0, 21.1, 21.2 and 22.0 shall be the  
19 same as those uses permitted in Article IXb, Section 9.50 of  
20 Ordinance No. 348.

21 (2) The development standards for those portions of Planning  
22 Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265 not within  
23 an agricultural preserve or under a Williamson Act contract shall  
24 be the same as those standards identified in Article IXb, Section  
25 9.53 of Ordinance No. 348. The development standards for those  
26 portions of Planning Areas 21.0, 21.1, 21.2 and 22.0 of Specific  
27 Plan No. 265 that are within an agricultural preserve or under a  
28 Williamson Act contract shall be the same as those standards



1 identified in Article XIII, Section 13.2 of Ordinance No. 348  
2 except that the development standard set forth in Article XIII,  
3 Section 13.2.a. shall be deleted and replaced by the following:

4 A. Lot size shall not be less than ten (10) acres, with  
5 a minimum average lot width of two hundred feet (200') and a  
6 minimum average lot depth of five hundred feet (500').

7 Upon expiration of the Williamson Act contract and total  
8 diminishment of the agricultural preserve within Planning Areas  
9 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265, all development  
10 standards for Planning Areas 21.0, 21.1, 21.2 and 22.0 shall be the  
11 same as those standards identified in Article IXb, Section 9.53 of  
12 Ordinance No. 348.

13 (3) Except as provided above, all other zoning requirements  
14 for those portions of Planning Areas 21.0, 21.1, 21.2 and 22.0 of  
15 Specific Plan No. 265 not within an agricultural preserve or under  
16 Williamson Act contract shall be the same as those requirements  
17 identified in Article IXb of Ordinance No. 348. Except as provided  
18 above, all other zoning requirements for those portions of Planning  
19 Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265 that are  
20 within an agricultural preserve or under Williamson Act contract  
21 shall be the same as those requirements identified in Article XIII  
22 of Ordinance No. 348. Upon expiration of the Williamson Act  
23 contract and total diminishment of the agricultural preserve within  
24 Planning Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265,  
25 all other zoning requirements shall be the same as those  
26 requirements identified in Article IXb of Ordinance No. 348.

27 h. Planning Areas 31.0 and 32.0.

28 (1) The uses permitted in those portions of Planning Areas

1 31.0 and 32.0 of Specific Plan No. 265 not within an agricultural  
2 preserve or under a Williamson Act contract shall be the same as  
3 those uses permitted in Article VIIIE, Section 8.100 of Ordinance  
4 No. 348, except that the uses permitted pursuant to Section  
5 8.100.a. and b. shall not be permitted. In addition, the permitted  
6 uses identified under Section 8.100.a. shall also include natural  
7 open space and trails. The uses permitted in those portions of  
8 Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are  
9 within an agricultural preserve or under a Williamson Act contract  
10 shall be the same as those uses permitted in Article XIII, Section  
11 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act  
12 contract and total diminishment of the agricultural preserve within  
13 Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all uses  
14 permitted in Planning Areas 31.0 and 32.0 shall be the same as  
15 those uses permitted in Article VIIIE, Section 8.100 of Ordinance  
16 No. 348, except that the uses permitted pursuant to Section  
17 8.100.a. and b. shall not be permitted. In addition, the permitted  
18 uses identified under Section 8.100.a. shall also include natural  
19 open space and trails.

20 (2) The development standards for those portions of Planning  
21 Areas 31.0 and 32.0 of Specific Plan No. 265 not within an  
22 agricultural preserve or under a Williamson Act contract shall be  
23 the same as those standards identified in Article VIIIE of  
24 Ordinance No. 348. The development standards for those portions of  
25 Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are  
26 within an agricultural preserve or under a Williamson Act contract  
27 shall be the same as those standards identified in Article XIII,  
28 Section 13.2 of Ordinance No. 348 except that the development

1 standard set forth in Article XIII, Section 13.2.a. shall be  
2 deleted and replaced by the following:

3 A. Lot size shall not be less than ten (10) acres, with  
4 a minimum average lot width of two hundred feet (200') and a  
5 minimum average lot depth of five hundred feet (500').

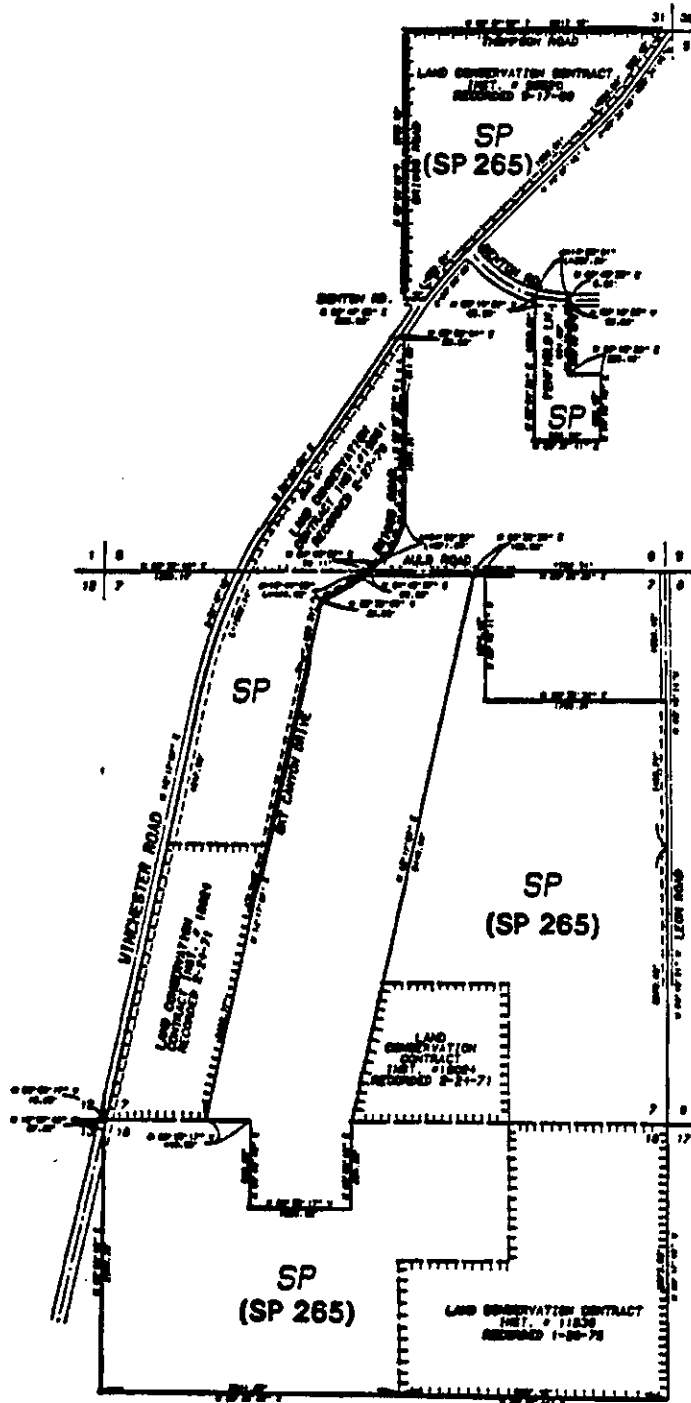
6 Upon expiration of the Williamson Act contract and total  
7 diminishment of the agricultural preserve within Planning Areas  
8 31.0 and 32.0 of Specific Plan No. 265, all development standards  
9 for Planning Areas 31.0 and 32.0 shall be the same as those  
10 standards identified in Article VIIIe of Ordinance No. 348.

11 (3) Except as provided above, all other zoning requirements  
12 for those portions of Planning Areas 31.0 and 32.0 of Specific Plan  
13 No. 265 not within an agricultural preserve or under a Williamson  
14 Act contract shall be the same as those requirements identified in  
15 Article VIIIe of Ordinance No. 348. Except as provided above, all  
16 other zoning requirements for those portions of Planning Areas 31.0  
17 and 32.0 of Specific Plan No. 265 that are within an agricultural  
18 preserve or under Williamson Act contract shall be the same as  
19 those requirements identified in Article XIII of Ordinance No. 348.  
20 Upon expiration of the Williamson Act contract and total  
21 diminishment of the agricultural preserve within Planning Areas  
22 31.0 and 32.0 of Specific Plan No. 265, all other zoning  
23 requirements shall be the same as those requirements identified in  
24 Article VIIIe of Ordinance No. 348.

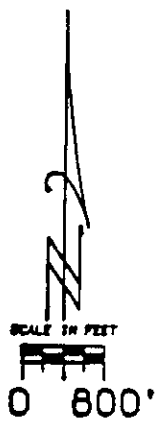
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MURRIETA HOT SPRINGS AREA  
 SEC. 6.7 & 18 T.7S.. R.2W. S.B.B.& M.



**LEGEND**  
 SP [ ] SPECIFIC PLAN



MAP NO. 2.1785  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO.2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 5615  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.3803  
 OCTOBER 4, 1994  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

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STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on October 4, 1994, the foregoing ordinance consisting of Three sections was adopted by the following vote:

- AYES: Supervisors Cenicerros, Dunlap, Larson, Younglove
- NOES: Supervisor Buster
- ABSENT: None

DATE: October 4, 1994

(Seal)

BY:

GERALD A. MALONEY  
Clerk of the Board  
*Susan [Signature]*  
Deputy

Item 3.23b

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41093

**Project Case Type (s) and Number(s):** Specific Plan No. 265, Substantial Conformance No. 1, Change of Zone No. 7690, Tentative Parcel Map No. 35212

**Lead Agency Name:** County of Riverside Planning Department

**Address:** 4080 Lemon Street, 9<sup>th</sup> Floor, P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Kinika Hesterly, Project Planner

**Telephone Number:** (951) 955-1888

**Applicant's Name:** H.G. Fenton Development Company

**Applicant's Address:** 7577 Mission Valley Road Suite 200, San Diego, CA 92108

**Engineer's Name:** KCT Consultants, Inc.

**Engineer's Address:** 4344 Latham Street Suite 200, Riverside, CA 92501

### I. PROJECT INFORMATION

#### A. Project Description:

**Tentative Parcel Map No. 35212** is a Schedule E subdivision of two (2) parcels totaling 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.5 acres.

**Change of Zone No. 7690** proposes to change the text in Planning Areas 11.1, 21.1 and 21.2 of Specific Plan No. 265, to revise the zoning standards to allow commercial, office, and retail uses. Specifically, the applicant is requesting that the zoning corresponding to the Commercial Office (C-O) zone in Ordinance No. 348 be applied to Planning Area 11.1 (currently corresponding to light agriculture, A-1 zoning). Planning Area 11.1, as amended, would allow the land uses called for in the Commercial Office (C-O) zone, along with allowing the following uses provided a plot plan is approved: laboratories, film, dental, medical, research and testing. Also, the existing zone (corresponding to Scenic Highway Commercial or C-P-S zoning in the County of Riverside's zoning ordinance, Ordinance No. 348) for Planning Areas 21.1 and 21.2 is proposed to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate) with an approved plot plan and health clubs and exercise centers with an approved conditional use permit.

**Specific Plan No. 265, Substantial Conformance No. 1** proposes to change the Specific Plan text to reflect the text change of the ordinance as a result of Change of Zone No. 7690.

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

**C. Total Project Area:** 55.08 Gross Acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 55.08	Lots: 20	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

**D. Assessor's Parcel No(s):** 963-030-002 and 963-030-003

**E. Street References:** The project site is located northerly of Borel Road, easterly of Winchester Road (SR-79), westerly of Sky Canyon Road, and southerly of La Alba Drive.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 7, Township 7 South, Range 2 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant with gently undulating topography; elevations range from 1,315 to 1,345 feet above mean sea level. Vegetation consists of an agricultural field primarily comprised of domestic wheat, non-native grassland, ruderal and disturbed areas, and hydric-vegetative species such as curly dock, spikerush, and an individual arroyo willow were identified near the man-made drainage swale created to convey storm and nuisance flows from the French Valley Airport, located directly to the east. Surrounding land uses include the French Valley Airport to the east, vacant land planned for similar commercial development (PP21570) to the north, vacant land to the south, and the City of Murrieta to the west.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

- 1. Land Use:** The proposed project meets the requirements of the existing Office Park and Commercial land use designation within Specific Plan No. 265. The proposed project meets all other applicable land use policies.
- 2. Circulation:** The proposed project has been reviewed for conformance with County Ordinance No. 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed project is within an Airport Influence Area. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project meets all applicable General Plan Safety element policies.
- 5. Noise:** The proposed project is a subdivision of land; therefore no anticipated noise pollution is expected with this project. The proposed project meets all other applicable General Plan Noise element policies.
- 6. Housing:** The proposed project is a Schedule E parcel map within a commercial zoning and land use designation. The project does not propose the creation of residential lots. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).
- 7. Air Quality:** The proposed project is in conformance with the Air Quality Element of the General Plan. The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

### **B. General Plan Area Plan(s):** Southwest Area Plan



- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Office Park and Commercial Specific Plan Land Use Designations
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** Highway 79 Policy Area
- G. Adjacent and Surrounding:**
  - 1. **Area Plan(s):** Southwest Area Plan
  - 2. **Foundation Component(s):** Community Development
  - 3. **Land Use Designation(s):** Commercial to the north and south, Public Facilities (PF) to the east, and the City of Murrieta to the west
  - 4. **Overlay(s):** N/A
  - 5. **Policy Area(s), if any:** Highway 79 Policy Area
- H. Adopted Specific Plan Information**
  - 1. **Name and Number of Specific Plan, if any:** Borel Airpark Specific Plan No. 265
  - 2. **Specific Plan Planning Area, and Policies, if any:** Planning Area Nos. 11.1, 21.1, 21.2
- I. Existing Zoning:** Borel Airpark Specific Plan No. 265
- J. Proposed Zoning, if any:** Borel Airpark Specific Plan No. 265 with textual changes in the zoning ordinance for Planning Area Nos. 11.1, 21.1, 21.2
- K. Adjacent and Surrounding Zoning:** Specific Plan No. 265 to the north and south, Manufacturing – Service Commercial (M-SC) and Commercial Office (C-O) to the east, and the City of Murrieta to the west.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                      | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                          |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use / Planning                      | <input type="checkbox"/> Utilities / Service Systems         |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                        | <input type="checkbox"/> Other:                              |
| <input checked="" type="checkbox"/> Cultural Resources   | <input 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**

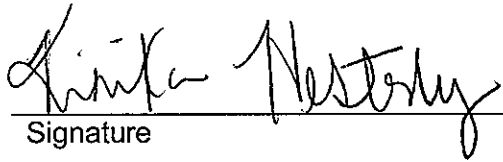
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

July 6, 2010

Date

Kinika Hesterly, Project Planner

Printed Name

For Ron Goldman, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is located northerly of Borel Road, easterly of Winchester Road (SR-79), westerly of Sky Canyon Road, and southerly of La Alba Drive. According to Figure C-9, the project site is not located within a scenic highway corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. The proposed project will change the appearance of the project site from the adjacent public roadways. The project will be developed pursuant to the Specific Plan Design Standards and Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

a) The project site is located 21.25 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. The project has been conditioned to comply with Riverside County Ordinance No. 655 (COA 50.PLANNING.15), however, this condition is not considered unique for CEQA purposes. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project is not expected to create unacceptable light levels as it is a land division. However, future development will result in a new source of light and glare from the addition of security lighting, building lighting, as well as vehicular lighting from cars traveling on adjacent roadways.

Riverside County Ordinance No. 655 is applicable to the project site. Pursuant to this Ordinance, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. The impact is considered less than significant.

b) The proposed project is not expected to create unacceptable light levels as it is only a land division. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. There will be no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**AGRICULTURE 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<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) The project is located within the boundaries of land designated as farmland of local importance (designated farmland) - as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). Therefore, the project will not convert Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use. There will be no impact.

b) Currently the lot is undeveloped and vacant with no existing agricultural uses on the project site. Additionally, according to the GIS database, the project site is not located within an Agricultural Preserve, or subject to a Williamson Act contract. There will be no impact.

c) The surrounding zoning includes Specific Plan (SP) to the north and south, the City of Murrieta to the west and Manufacturing – Service Commercial (M-SC) to the east. The uses permitted within the SP, will not include agricultural uses. Therefore, construction of the proposed project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property with the implementation of the zone change in Planning Area 11.1 to the Commercial Office equivalent in Ordinance No. 348. There will be no impact.

d) The project site is located within a developing area of the French Valley community within Riverside County. The project site is not directly adjacent to or near an area currently used for agricultural purposes; therefore the project will not involve changes in the environment which could result in conversion of nearby farmland to non-agricultural uses. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

**Findings of Fact:**

a-b) The project site and surrounding area have agricultural vegetation. Therefore the project will not 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)). The project would not result in the loss of forest land or conversion of forest land to non-forest use.

c) The land uses surrounding the project site do not include active forest land and are primarily residential, agricultural or developed land. Therefore, the project will not result in the conversion of forest land to non-forest use. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Table 6-2, Air Quality impact Analysis prepared by Urban Crossroads, dated March 2009.

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates.

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

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

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated ~~air pollutants to violate~~ clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residences to the west of the project site, which are considered a sensitive receptor; however, the land division project is not expected to generate substantial point source emissions. The air quality indicated no significant impacts in the short-term project construction phase. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.

f) The project does not contain land uses typically associated with emitting objectionable odors that will affect a substantial number of people. Therefore, odors associated with the proposed project would be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, HANS01482, PDB04752, PDB04749, PDB04750

Findings of Fact:

a) The project site is located within Criteria Area Cell No. 5969 of the Multi-Species Habitat Conservation Plan (MSHCP). Therefore, per section 6.6.2 of the MSHCP, the proposed project underwent the HANS and JPR review process. It was determined that there is no conservation described for the proposed project. As a result, the proposed project will not conflict with the provisions of the MSHCP.

b) No endangered or threatened species were identified on the project site.

c) No burrowing owls were observed during the course of the four focused surveys. Although no burrowing owls were detected, pellets relatively consistent with those egested by burrowing owls were detected. These pellets are also consistent with the American kestrel, western screech owl, loggerhead strike, and roadrunner. However, because of the moderate potential for burrowing owls to occur on the project site a 30-day pre-construction survey will be required prior to earth-moving activities.

d) A persistently flowing watercourse is not present on the project site; therefore, the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) During the field survey conducted by the County Biologist, two unnamed drainage features were identified and designated as Drainage A and B for reference purposes. Drainage A is approximately 200 feet in linear length and appears to convey runoff from Sky Canyon Drive to the east and storm runoff from the French Valley Airport via a 4-foot diameter culvert. This drainage contains one riparian/riverine cell that is approximately 50 linear feet with an average width of 33 feet. Vegetation densities within this cell are considered low, with a low persistent emergent layer, low shrub layer, and relatively sparse tree canopy layer.

Drainage B is approximately 400 feet in linear length and also appears to convey runoff from Sky Canyon Drive to the east and storm runoff from the French Valley Airport via a 4-foot diameter culvert. Drainage B is an ephemeral feature that only contains flows during high yield storm events and it appear that the flows received percolate into the ground water and do not exit the property. The entire length of this drainage contains a riparian/riverine cell. Vegetation densities within this cell are considered relatively high, with a dense persistent emergent layer, no scrub layer, and no tree canopy layer.

The riparian cells do not appear to contribute to the habitat quality of covered species downstream due to field conditions indicating that water rarely flows the length of the entire swale, water percolating into the ground before exiting, no apparent immediate downstream resources, and limited resources for covered species. Additionally, the project site does not support vernal pools, depressions, or any other habitats capable of supporting various fairy shrimp.

According to the conceptual layout, the project will likely permanently impact a small portion of the riparian cell within Drainage B, but conserve 0.30 acre of land. Mitigation will consist of avoidance; therefore, the project will exceed a 2.5 to 1.0 mitigation to impact ratio.

g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: Prior to the issuance of a grading permit, a 30-day pre-construction burrowing owl survey shall be conducted. (COA 60.EPD.1)

Monitoring: Monitoring shall be conducted by the Environmental Programs Department.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, EIC Letter, PD-A-4150R1

Findings of Fact:

a-b) According the letter from the Eastern Information Center (EIC), the project site has been included in two previous cultural resources studies that included large acreages. The first study, conducted in 1988 by RECON, is entitled "Archaeological Survey of the Winchester Road General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Amendment 114-Acre Property” and the second study was conducted in March 1990 by Christopher Dover and is entitled “A Cultural Resource Assessment, Airport Business Park.” Neither study recorded any historical resources. No impacts are expected to occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, EIC Letter, PD-A-4150R1

Findings of Fact:

a-c) According the letter from the Eastern Information Center (EIC), the project site has been included in two previous cultural resources studies that included large acreages. The first study, conducted in 1988 by RECON, is entitled “Archaeological Survey of the Winchester Road General Plan Amendment 114-Acre Property” and the second study was conducted in March 1990 by Christopher Dover archaeological resources. Although no above-ground resources were identified, there is a possibility of uncovering archaeological resources and human remains during earth-moving activities. As a result monitoring will be required (COA.60.PLANNING.18). Therefore, the impact will be less than significant with mitigation incorporated.

d) The project will not restrict existing religious or sacred uses within the potential impact area. There will be no impact.

Mitigation: Prior to grading, the permit-holder shall retain a qualified archaeologist for consultation and monitoring during grading activities. If archaeological resources are detected during grading activities, such activities shall be halted until the significance of the resources has been evaluated (COA 60.PLANNING.18).

Monitoring: Mitigation monitoring shall be conducted by the Planning Department through the Building and Safety permit process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Paleontological Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) No paleontological resource assessment was conducted for the proposed project. According to Figure OS-8, the project site is located within a High Potential/Sensitivity (High A) area, which suggests there is a high potential for unearthing paleontological resources. The developer shall retain a qualified paleontologist for consultation and comment of the proposed grading with respect to potential impacts to sub-surface cultural resources. Therefore, the impact will be less than significant with mitigation incorporated.

Mitigation: The developer shall retain a qualified paleontologist for consultation and comment of the proposed grading with respect to potential impacts to sub-surface cultural resources. The paleontologist or representative shall have the authority to monitor all project grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossil remains (COA 60.PLANNING.7).

Monitoring: Monitoring shall be conducted through the Building and Safety permit process.

**GEOLOGY AND SOILS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<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, Geologist Comments, GEO No. 2047

Findings of Fact:

a-b) According to County Geological Report No. 2047, the potential for surface fault rupture is considered unlikely. The nearest active fault is the Elsinore Fault Zone, Temecula segment, located approximately 5 miles to the west of the site. The maximum earthquake on this fault is estimated to be 6.8 Mw, with peak ground acceleration of 0.38g at the site. 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO No. 2047

Findings of Fact: According to County Geological report No. 2047, the potential for liquefaction to affect the project site is considered low to remote due to the depth to groundwater and dense nature and grain-size distribution of the deeper onsite soils and the underlying granitic rock.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), GEO No. 2047

Findings of Fact:

a-b) According to County Geological Report No. 2047, the potential for surface fault rupture is considered unlikely. The nearest active fault is the Elsinore Fault Zone, Temecula segment, located approximately 5 miles to the west of the site. Although, there is a low potential for surface fault rupture, the project site lies within a seismically active are of Southern California and should be expected to experience strong seismic shaking during the lifetime of the project. 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.

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: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The topography of the project site is gently undulating with elevations ranging from 1,315 to 1,345 feet above mean sea level. According to the Riverside County General Plan, there are no known or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mapped geologic units that could potentially result in on- or off-site landslides, lateral spreading, collapse or create rockfall hazards. Additionally, the project site and surrounding properties are relatively flat.

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: RCIP Fig. S-7 "Documented Subsidence Areas", RCLIS

Findings of Fact:

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: Project Application Materials

Findings of Fact:

a) There are no volcanoes in the proposed project site vicinity. The topography of the site does not include steep slopes which could generate a mudflow. Additionally, the USGS topographic map does not depict large bodies of water in proximity to the project site that could produce earthquake-induced seiche, which could impact the project site. Therefore, impacts associated with seiche, mudflow, or volcano are not anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review

Findings of Fact:

a-b) The topography of the project site is gently undulating with elevations ranging from 1,315 to 1,345 feet above mean sea level. The elevation of the project site will not be significantly modified as a result of the project. Minor surface grading and leveling will be required. No cut or fill slopes greater than 2:1 or higher than 10 feet will be created. Compliance with Riverside County Building and Safety Ordinance No. 457 is required regardless of the project's proposed changes to topography. Ordinance No. 457 will assure cut or fill slopes are manufactured appropriately. Prior to the issuance of grading permits, the County of Riverside requires Building and Safety review of the grading plans to assure the grading plans will not affect or negate subsurface sewage plans. Compliance with Ordinance No. 457 and the CBC will reduce potential impacts due to changes in topography, and cut and fill slopes. The impact will be less than significant.

c) Grading will not negate or affect the subsurface sewage disposal systems as no subsurface sewage disposal systems exist on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>18. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials

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 would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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?

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

Source: Flood Control District review, Project Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities in areas of relatively flat terrain. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) 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. Therefore, the impact is considered 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. Off-site erosion will not be affected by the proposed project due to the paved streets that surround the project site. Therefore, increases in water-induced erosion on - or off-site will not cause an adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**20. Wind Erosion and Blowsand from project either on or off site.**

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10.BS GRADE.5), however, this condition is not considered unique mitigation for CEQA purposes. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: SQAMD, "Draft Guidance Document – Interim CEQA GHG Significance Threshold" (Oct. 2008)

Findings of Fact:

a) Approval of a parcel map will not authorize the construction of any buildings or allow operation of a business, therefore greenhouse gases would need to be analyzed under a separate use permit. The proposed subdivision will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) As an extension of the anticipated existing development patterns, the proposed subdivision will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
materials into the environment?				
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-b) There will be a limited potential for accidental release of construction-related products, although, not in sufficient quantity to pose a significant hazard to people and the environment with this land division proposal. The proposed land division will not create a hazard to the public or the environment. There will be a less than significant impact.

c) The project has been reviewed by the Riverside County Fire department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. There will be no impact.

d) The project will not impact existing or proposed schools within one-quarter mile of the project site.

e) According to the RCIP, no sources of health hazards are known to exist on the project site or in the vicinity. In addition, the project site is not listed as a hazardous materials site. Therefore, no potential exists to expose people to such sources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

<b>23. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for	<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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people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Letter from ALUC, 2007 French Valley Airport Land Use Compatibility Plan (ALUCP), Riverside County Airport Land Use Compatibility Plan table 3A "Compatibility Zone factors"

Findings of Fact:

a-b) The project site is located within the French Valley Airport Influence Area. The applicability of the 2004 French Valley Airport Land Use Compatibility Plan had been suspended by court order. On June 5, 2007, the Riverside County Airport Land Use Commission (ALUC) determined that it was unable to take action due to the suspension of the Airport Land Use Compatibility Plan (ALUCP). The French Valley Airport Land Use Compatibility Plan (FVALUCP) has since been adopted. Although the project has already undergone review by the ALUC, further review will be required, due to the submittal of the change of zone and specific plan substantial conformance application. Although, further review will be required, the nature of this land division proposal is considered less than significant as no construction will occur with this project and all use proposals will be required to go through an ALUC review prior to any project construction.

c) The project site is located within Zones B2 and D of the FVALUCP. According to Table 3A "Compatibility Zone Factors", the risk level in Zone B2 is low to moderate. Approximately 3% of off-runway general aviation accidents near airports happen in this zone as this is not normally over-flown by aircrafts. According to Table 3A "Compatibility Zone Factors", the risk level in Zone D is low. Approximately 20 to 30 percent of near-airport accidents occur within Zone D. Although construction will not occur with the land division, the project has been conditioned to provide notes on the Environmental Constraints Sheet, for safety hazards (COA 10.PLANNING.24, 50.PLANNING.17, 50.PLANNING.18).

d) The proposed project is not located within the vicinity of a private airstrip, or heliport.

Mitigation: Prior to recordation of the map, the Environmental Constraints Sheet (ECS) shall note that uses that interfere with airport operations shall be prohibited. Additionally, the project shall provide avigation easements prior to recordation of the map (COA 10.PLANNING.24, 50.PLANNING.17, 50.PLANNING.18).

Monitoring: Monitoring shall be conducted by the Building and Safety Department and the Planning Department.

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the RCIP and GIS, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

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

Findings of Fact:

a) The development of this site will increase peak flow rates on downstream properties, which could result in erosion or siltation. Mitigation is required to offset these impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the Flood Control District for review. The site is subject to storm runoff from approximately 130 acres

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from the French Valley Airport, which bounds the site to the east. The site drains in a westerly direction towards Highway 79. A 125 foot wide drainage channel bisects the site conveying storm runoff from the airport through this site. A good portion of the site drains to this channel or sheet flows towards Highway 79 where it drains south along the highway to three (3) culvert crossings. A portion of the onsite storm runoff drains to the northwest. The applicant proposes to collect the tributary offsite runoff in a proposed storm drain to be constructed in Sky Canyon Drive and will connect with the existing culvert crossing at the corner of Borel Road and Highway 79. The proposed site drainage plan will drain westerly toward Highway 79 and will be broken up into two sections; the north half and the south half. The proposal intends for the northern section to utilize an underground detention basin. This detention basin would outlet into an existing 36 inch RCP crossing.

In order to avoid the addition of a second detention basin, it is proposed that the flow rates not increase in the southern section between the existing and proposed conditions. This would be accomplished by manipulating the drainage areas of the north and south sections between the existing and proposed conditions. This drainage scheme is not acceptable to the Flood Control District. In addition, the runoff from the north would be collected into a proposed storm drain along Sparkman Way and routed to the existing 36 inch RCP crossing. The Water Quality Management Plan (WQMP) proposes many conventional Site Design, Source Control and Treatment Control BMPs. Since the drainage plan is broken into northern and southern areas, the Treatment Control BMPs are prescribed along the same lines. Initially, it is proposed that all runoff from the site is routed into Bio swales. For the northern section, the bio-swales outlet into a Vortech Filtration system before entering the underground detention basin. While it is stated that the intent of this is to remove debris and sediment prior to runoff entering the basin, the filters have the added benefit of treating pathogens, pesticides and organic compounds with at least a low level of efficiency. The treatment proposed for the southern section of the site is limited to having all runoff routed through bio-swales prior to exiting the site.

While, in general, the Flood Control District does not object to this proposal, the following issues remain to be resolved prior to final engineering approval: 1.The proposed underground detention basin can not hold water in "dead storage". Routing calculations for the basin show that after 24 hrs. 1.54 acre-feet still remain in the system. Also, it appears as though the outlet is too small. The Flood Control District mandates a minimum 18" diameter outlet pipe for all detention facilities. 2.Nutrients are listed as an impairment for the receiving waters of this site. As such, runoff must be treated for nutrients to at least a medium level of effectiveness. The bio-swales could be upgraded to the "enhanced" variety to treat nutrients effectively. See the Flood Control District's website to obtain a PDF file for preliminary enhanced vegetated swale details. 3.In order for the bio swales to be effective, the runoff must travel through at least 100 feet of the BMP. This generally requires that the runoff enter at one end and exit the other (at least 100 feet away). Runoff must be clearly routed to the end of the BMP and a curb or other barrier must be provided along the sides to deter runoff from enter the swale less than 100 feet from the outlet. 4.The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. While a basin is proposed, the site shall be designed to perpetuate the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. The impact is considered less than significant with mitigation.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval. The impact is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The impact is less than significant.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The impact is less than significant.
- e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There is no impact.
- f) The project will not place structures within a 100 flood hazard area which would impede and/or redirect flows. Additionally, the project has been conditioned to contain the 100 year food storm flow within the street right of way. Should the project exceed the criteria, the property shall be graded to drain to the adjacent street or an adequate outlet. However, this is considered standard CEQA mitigation measures, no unique mitigation is required. The impact is considered less than significant.
- g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.
- h) The WQMP proposes a grassy swale at the northwest corner of the site to collect the onsite runoff as a water quality feature and then drain to Rubidoux Boulevard. The grassy swale meets the preliminary project specific BMP requirements. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Therefore, this project will have a less than significant impact with mitigation.

**Mitigation:** The proposed project shall submit a copy of the proposed improvement plans, grading plans, and any other necessary documentation to the Riverside County Flood Control District for approval prior to the issuance of grading and building permits. The developer must pay all associated fees that will be requested by the Flood Control District (COA: 10.FLOOD RI.1, 10.FLOOD RI.12, 10.FLOOD RI.13, 10.FLOOD RI.25, 50.FLOOD RI.2, 50.FLOOD RI.3, 50.FLOOD RI.7, 50.FLOOD RI.9, 60.FLOOD RI.2, 60.FLOOD RI.3, 60.FLOOD RI.7, 80.FLOOD RI.2, 80.FLOOD RI.3, 80.FLOOD RI.4, 90.FLOOD RI.2, 90.FLOOD RI.3).

**Monitoring:** Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

**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?
- b) Changes in absorption rates or the rate and amount

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of surface runoff?				
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern 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.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The project is located within the potential dam inundation area of Lake Skinner. The project has been conditioned to provide notice to all potential purchasers that they are located within a potential dam inundation area (COA 50.PLANNING.20).
- d) The project will not change the amount of surface water in any water body.

Mitigation: The project has been conditioned to provide notice to all potential purchasers that they are located within a potential dam inundation area (COA 50.PLANNING.20).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

<b>LAND USE/PLANNING</b> Would the project				
<b>27. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project site is located within Specific Plan No. 265 land use designations of Commercial and Office Park. The Office Park land use designation allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services. The Commercial land use designation allows the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The project



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposes to subdivide the project site into 20 parcels for the future development of retail, commercial, and office uses, which is consistent with existing land use designations. There will be no impact.

b) The proposed project is located within the City of Temecula sphere of influence, as such, the project proposal was sent to the City for comment. The City did not comment on the proposed project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is zoned Specific Plan (SP). The project is located within Planning Areas Nos. 11.1, 21.1, and 21.2 for Specific Plan No. 265; Planning Area Nos. 21.1 and 21.2 are designated for commercial uses and Planning Area No. 11.1 is designated for office uses. The zoning ordinance for Planning Area Nos. 21.1 and 21.2 in Specific Plan No. 265 indicates that the uses permitted shall be the same as Section 9.5 of Ordinance No. 348, which allows for the development of commercial uses. The zoning ordinance for Planning Area No. 11.1 indicates that the uses permitted shall be the same as Section 13.1 of Ordinance No. 348, which allows for the development of agricultural uses.

Since the zoning for Planning Area No. 11.1 is not consistent with the land use designation, the project proposes to change the zoning ordinance of the Specific Plan to allow commercial office uses.

b) The project is surrounded by land zoned Specific Plan (SP) to the north, and south, Manufacturing – Service Commercial (M-SC) to the east, and the City of Murrieta to the west. The proposed project is compatible with existing surrounding zoning.

c) Surrounding land uses include the French Valley Airport to the east, vacant land planned for similar commercial development (PP21750) to the north, vacant land to the south, and the City of Murrieta to the west. The project proposes similar uses to the proposed commercial center (PP21750) to the north. The vacant land to the south is designated for future commercial and office uses. Highway 79

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provides a buffer for the residential uses to the west in the City of Murrieta. Therefore, the proposed project is compatible with the planned and existing land uses.

d) The project site is located within the specific plan designations of Office Park and Commercial. The Office Park designation allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services. The Commercial designation allows the development of commercial retail uses at a neighborhood, community and regional level, tourist-oriented commercial uses, as well as for professional office (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate) with an approved plot plan and health clubs and exercise centers with an approved conditional use permit. The project proposes to subdivide the project site into 20 parcels for the future development of retail, commercial, and office uses, which is consistent with existing land use designations.

e) The proposed project will not disrupt or divide any existing community.

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 in an area classified or designated by the State that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The RCIP identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

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

**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, Riverside County Airport Land Use Compatibility Plan table 3A "Compatibility Zone factors"

Findings of Fact:

a) The project site is located within Zones B2 and D of the French Valley Airport Influence Area; Zone D encompasses aircraft at or above traffic patterns except for instrument approaches. And Zone B2 is located within the 60-CNEL contour and may be exposed to loud single-event noise from take-off and jet thrust-reverse on landing. According to Table 3A, the noise impact is considered moderate to high. According to Table N-1 of the Riverside County General Plan, commercial related activities, such as the use proposed, can be exposed to noise levels up to 70 dBA CNEL. To ensure that the employees and patrons of the proposed project will not be subject to noise levels beyond acceptable levels, an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acoustical analysis will be required prior to building permit issuance. This is a standard condition of approval and not considered mitigation pursuant to CEQA.

b) The project site is not located within the vicinity of a private airstrip, therefore would not expose people residing or working in the project area to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact: The project site is not located adjacent to or near a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

Source: Project Application Materials

Findings of Fact: The project is located easterly of Highway 79; however, the proposed use is not considered a sensitive noise receptor. Therefore no impacts will occur as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed land division will not increase ambient noise levels in the project vicinity above levels existing without the project because there is no proposed development with the land division at this time. There will be no impact.

b) The proposed land division will not create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. There will be no impact.

c) The project site is located within Zones B2 and D of the French Valley Airport Influence Area; Zone D encompasses aircraft at or above traffic patterns except for instrument approaches. And Zone B2 is located within the 60-CNEL contour and may be exposed to loud single-event noise from take-off and jet thrust-reverse on landing. According to Table 3A, the noise impact is considered moderate to high. According to Table N-1 of the Riverside County General Plan, commercial related activities, such as the use proposed, can be exposed to noise levels up to 70 dBA CNEL. To ensure that the employees and patrons of the proposed project will not be subject to noise levels beyond acceptable levels, an acoustical analysis will be required prior to building permit issuance. This is a standard condition of approval and not considered mitigation pursuant to CEQA.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during grading; however, to minimize ambient noise levels during grading, grading operation shall be restricted substantially to daylight hours. The impact is considered less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**POPULATION AND HOUSING** Would the project

<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing	<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
elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The subject property is presently vacant. The proposed development would not directly or indirectly necessitate the construction of replacement housing, create the demand for additional housing, or displace people resulting in replacement housing.

d) The project site is not located within a County Redevelopment Area; no impacts will occur.

e-f) The proposed subdivision and change of zone is for the purpose of commercial development on previously undeveloped property. The project would not displace people/housing and/or create new housing. As a result, no impact to population growth would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.17) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 10.PLANNING.17). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. This project has not been conditioned to comply with School Mitigation Impact fees as there will not be potential effects to school services with the proposed land division. School Mitigation conditions will be placed on subsequent use cases. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: RCIP

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No. 659 to mitigate the potential effects to library services (COA 10.PLANNING.17). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

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: RCIP

Findings of Fact: The use of the proposed 55.08-acre parcel would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 C.S.A. 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-b) The proposed project does not create a substantial increase in demand for recreational facilities.

c) Under Ordinance No. 460, commercial projects are not required to pay park and recreation fees. Therefore, there will be no impacts to parks and recreational facilities through the development of this project.



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.

**42. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP – Southwest Area Plan Figure 8 “Trails and Bikeway System,” Riverside County Parks and Recreation review.

Findings of Fact: The Riverside County Parks and Recreation Department did not indicate recreational trails at the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) 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"/>
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e) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) 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"/>
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h) Cause an effect upon circulation during the project’s construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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i) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, Project Review “Transportation Department”

Findings of Fact: The proposed project is a land division and will not have an impact on transportation at this stage; however, a traffic study was submitted for the proposed future uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed subdivision will not cause an increase traffic, however, if commercial uses are entitled in the future, there will be an increase in traffic and the project has been conditioned by the Riverside County Transportation Department to mitigate traffic by requiring a striping plan, street lighting plan, and traffic signals (COA 50.TRANS.3, COA 50.TRANS.11, COA 50.TRANS.14, COA 50.TRANS.19, COA 90.TRANS.1, COA 90.TRANS.5). With mitigation, there will be a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and the project site will not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) Development of the proposed project site will have no impact that will result in inadequate parking.
- c) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- d) Development of the project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- e) Development of the project site will have no impact on circulation altering waterborne, rail or air traffic.
- f) Development of the proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- g) Development of the proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- h) Development of the proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.
- i) Development of the proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.
- j) Development of the proposed project site would have no impact on circulation conflicting with adopted policies supporting alternative transportation.

**Mitigation:** The Riverside County Transportation Department conditioned the project for a striping plan, street lighting plan, and traffic signals (COA 50.TRANS.3, COA 50.TRANS.11, COA 50.TRANS.14, COA 50.TRANS.19, COA 90.TRANS.1, COA 90.TRANS.5).

**Monitoring:** Monitoring shall be conducted by the Riverside County Transportation Department through the Department of Building and Safety's plan check process.

**44. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP – Southwest Area Plan Figure 8 “Trails and Bikeway System”

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 Parks and Recreation Department did not indicate recreational trails at the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>45. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is located within the Eastern Municipal Water District (EMWD) water services area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is located within the Eastern Municipal Water District (EMWD) sewer services area. The project will not physically alter existing facilities or result in the construction of new

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other **governmental services**. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

49. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not 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. Mitigation measures have been incorporated to protect any protected biological species that may potentially exist on the site.

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. Both short-term and long-term environmental goals are being met through the mitigation measures placed on the project and the project design.

<b>51.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

RCIP – Riverside County Integrated Project

RCLIS – Riverside County Land Information System

HANS01482

PDB04750 – Preliminary Evaluation of MSHCP-Defined Section 6.1.2, prepared by TeraCor, dated October 24, 2006

PDB04752 – Habitat Assessment and Focused Survey Results, prepared by TeraCor, dated October 24, 2006

PDB04749 – Step II, Part B Focused Burrowing Owl Survey, prepared by TeraCor, dated October 24, 2006

EIC Letter date November 13, 2006

PD-A-4150R1 – Letter prepared by Jean A. Keller, dated March 6, 2006

County Geological Report (GEO) No. 2047, prepared by Geocon Incorporated, dated August 15, 2007

Letter from ALUC, dated June 5, 2007

Riverside County Airport Land Use Compatibility Plan table 3A “Compatibility Zone factors”

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2007 French Valley Airport Land Use Compatibility Plan (ALUCP)

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505

Y:\Planning Case Files-Riverside office\PM35212\PM35212 EA41093.doc

SUBST CONFORMANCE - SP Case #: SP00265S1

Parcel: 963-030-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPSC- Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 265, Substantial Conformance No. 1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 265, Borel Airpark Center.

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE = Substantial Conformance No. 1 to Specific Plan No. 265.

CHANGE OF ZONE = Change of Zone No. 7690.

10. EVERY. 2 SPSC- SPSC description

RECOMMND

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

Change the text to allow specific commercial, office, and retail uses in Planning Areas 11.1 and 21.1 and 21.2 of Specific Plan No. 265. Specifically, the applicant is requesting that the C-O zone be applied to Planning Area 11.1. This zone as amended would allow the land uses called for in the Specific Plan along with laboratories, film, dental, medical, research and testing uses. The applicant is requesting that the existing zone for Planning Areas 21.1 and 21.2 be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate) and health clubs and exercise centers, as allowed in the Borel Airpark Specific Plan.

10. EVERY. 3 SPSC - 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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE. The COUNTY will promptly notify the subdivider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in



09/16/10  
12:54

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

SUBST CONFORMANCE - SP Case #: SP00265S1

Parcel: 963-030-003

10. GENERAL CONDITIONS

10. EVERY. 3 SPSC - Hold Harmless (cont.)

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - SC DOCUMENT TO BE PREPAR

RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1 SP - R & B B D

RECOMMND

Prior to the occupancy 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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    MAP- PROJECT DESCRIPTION                    RECOMMND

The tentative parcel map is a Schedule E subdivision of two (2) parcels totaling 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.5 acres.

10. EVERY. 2                    MAP- DEFINITIONS                    RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35212 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35212, Amended No. 2, dated January 23, 2009.

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

10. EVERY. 3                    MAP - HOLD HARMLESS                    RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

BS GRADE DEPARTMENT

10.BS GRADE. 1                    MAP-GIN INTRODUCTION                    RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading

PARCEL MAP Parcel Map #: PM35212

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10. GENERAL CONDITIONS

10.BS GRADE. 1                    MAP-GIN INTRODUCTION (cont.)                    RECOMMND

permit are subject to the included Building and Safety Grading Division conditions of approval.

10.BS GRADE. 2                    MAP-G1.2 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 & Safety Department.

10.BS GRADE. 3                    MAP-G1.3 DISTURBS NEED G/PMT                    RECOMMND

Ordinance 457 requires a grading permit prior to clearing , grubbing or any top soil disturbances related to construction grading.

10.BS GRADE. 4                    MAP-G1.5 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. 5                    MAP-G1.6 DUST CONTROL                    RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 7                    MAP-G2.5 2:1 MAX SLOPE RATIO                    RECOMMND

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

10.BS GRADE. 8                    MAP-G2.6SLOPE STABL'TY ANLY                    RECOMMND

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 to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

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10. GENERAL CONDITIONS

10.BS GRADE. 9                    MAP-G2.8MINIMUM DRNAGE GRAD                    RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 19                    MAP-G3.3RETAINING 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 Building and Safety Department form 284-197.

10.BS GRADE. 20                    MAP-G3.4CRIB/RETAIN'G WALLS                    RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing/first course installation, properties of materials to be used [i.e. Fc=2500 p.s.i.]. Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    EMWD WATER AND SEWER                    RECOMMND

All lots under Parcel Map#35212 are proposing Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with EMWD, as well as, all other applicable agencies.

Any existing septic system(s) and/or well(s) must be properly abandoned or removed under permit with the Department of Environmental Health (DEH).

10.E HEALTH. 1                    SP -DUAL WATER SYSTEMS                    INEFFECT

Dual water systems shall be provided in common open space areas for the use of reclaimed water when made available by the water district.

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10. GENERAL CONDITIONS

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-#15-POTENTIAL FIRE FLOW                      RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 3                      MAP-#14-COM/RES HYD/SPACING                      RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP - FLOOD HAZARD REPORT                      RECOMMND

PM 35212 is a proposal to subdivide 57 acres into commercial lots in the Southwest area. The site is located east of Highway 79, north of Borel Road and south of La Alba Dr. No concurrent use cases are filed at this time.

Our review indicates the site is subject to storm runoff from approximately 130 acres from the French Valley Airport, which bounds the site to the east. The site drains in a westerly direction towards Highway 79. A 125 foot wide drainage channel bisects the site conveying storm runoff from the airport through this site. A good portion of the site drains to this channel or sheet flows towards Highway 79 where it drains south along the highway to three (3) culvert crossings. A portion of the onsite storm runoff drains to the northwest.

The applicant proposes to collect the tributary offsite runoff in a proposed storm drain to be constructed in Sky Canyon Drive and will connect with the existing culvert crossing at the corner of Borel Road and Highway 79. The

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## 10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP - FLOOD HAZARD REPORT (cont.)

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proposed site drainage plan will drain westerly toward Highway 79 and will be broken up into two sections; the north half and the south half. The proposal intends for the northern section to utilize an underground detention basin. This detention basin would outlet into an existing 36 inch RCP crossing. In order to avoid the addition of a second detention basin, it is proposed that the flow rates not increase in the southern section between the existing and proposed conditions. This would be accomplished by manipulating the drainage areas of the north and south sections between the existing and proposed conditions. This drainage scheme is not acceptable to the District and shall be corrected at the improvement plan check. In addition, the runoff from the north would be collected into a proposed storm drain along Sparkman Way and routed to the existing 36 inch RCP crossing.

The Water Quality Management Plan (WQMP) proposes many conventional Site Design, Source Control and Treatment Control BMPs. Since the drainage plan is broken into northern and southern areas, the Treatment Control BMPs are prescribed along the same lines. Initially, it is proposed that all runoff from the site is routed into Bio swales. For the northern section, the bio-swales outlet into a Vortech Filtration system before entering the underground detention basin. While it is stated that the intent of this is to remove debris and sediment prior to runoff entering the basin, the filters have the added benefit of treating pathogens, pesticides and organic compounds with at least a low level of efficiency. The treatment proposed for the southern section of the site is limited to having all runoff routed through bio-swales prior to exiting the site.

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 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 (or per lot for parcels larger than one 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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                    MAP - FLOOD HAZARD REPORT (cont.) (cont.)                    RECOMMND

While, in general, the District does not object to this proposal, the following issues remain to be resolved prior to final engineering approval:

- 1.The proposed underground detention basin can not hold water in "dead storage". Routing calculations for the basin show that after 24 hrs. 1.54 acre-feet still remain in the system. Also, it appears as though the outlet is too small. The District mandates a minimum 18" diameter outlet pipe for all detention facilities.
- 2.Nutrients are listed as an impairment for the receiving waters of this site. As such, runoff must be treated for nutrients to at least a medium level of effectiveness. The bio-swales could be upgraded to the "enhanced" variety to treat nutrients effectively. See the District's website to obtain a PDF file for preliminary enhanced vegetated swale details.
- 3.In order for the bio swales to be effective, the runoff must travel through at least 100 feet of the BMP. This generally requires that the runoff enter at one end and exit the other (at least 100 feet away). Runoff must be clearly routed to the end of the BMP and a curb or other barrier must be provided along the sides to deter runoff from enter the swale less than 100 feet from the outlet.
- 4.The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. While a basin is proposed, the site shall be designed to perpetuate the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. This will likely require additional mitigation features.

10.FLOOD RI. 5                    MAP PERP DRAINAGE PATTERNS                    RECOMMND

he 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 5                    MAP PERP DRAINAGE PATTERNS (cont.)                    RECOMMND

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, 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



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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

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outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13                    MAP INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

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. 16                    MAP WQMP ESTABL MAINT ENTITY                    RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 17                    MAP SUBMIT FINAL WQMP>PRELIM                    RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
[www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify

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10. GENERAL CONDITIONS

10.FLOOD RI. 17                    MAP SUBMIT FINAL WQMP>PRELIM (cont.)                    RECOMMND

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 will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19                    MAP BMP MAINTENANCE & INSPECT                    RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

10.FLOOD RI. 23                    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

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10. GENERAL CONDITIONS

10.FLOOD RI. 23                    MAP 10 YR CURB - 100 YR ROW (cont.)                    RECOMMND

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. 24                    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. 25                    MAP- CONSTRUCT STORM DRAINS                    RECOMMND

A facility to collect offsite storm runoff shall be constructed along Sky Canyon Drive to Borel Road then west along Borel Road where it would connect with an existing storm drain at the corner of Winchester Road and Hunter Road. A second facility shall be constructed from Sparkman Way (Airport Road) then south along Winchester Road where it would connect to an existing storm drain located approximately 900 feet to the south of Sparkman Way.

PLANNING DEPARTMENT

10.PLANNING. 1                    SP -SP 265 CONSISTS OF                    INEFFECT

The following conditions of approval are for SPECIFIC PLAN NO. 265 and consist of Conditions 1 through 26 inclusive.

Specific Plan No. 265 shall consist of the following:

- a. Exhibit "A": Specific Plan Text
- b. Exhibit "B": Specific Plan Conditions of Approval.
- c. Exhibit "C": Mitigation Reporting/Monitoring Program.

10.PLANNING. 2                    MAP - INADVERTENT ARCHAEO FIND                    RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of

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10. GENERAL CONDITIONS

10.PLANNING. 2                    MAP - INADVERTENT ARCHAEO FIND (cont.)                    RECOMMND

significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal 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 representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

10.PLANNING. 2                    SP -CONFORM TO ORD/STATE LAW                    INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinances Nos. 348 and 460 and state laws; and shall conform substantially with adopted Specific Plan No. 265 as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10.PLANNING. 3                    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 E, unless modified by the conditions listed herein.

10.PLANNING. 3                    SP -CHANGE, WAIVE OR MODIFY                    INEFFECT

No portion of the specific plan which purports and 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.

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10.PLANNING. 4                    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                    SP -PROP OWNERS ASSOC ESTAB                    INEFFECT

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 successor-in-interest.

10.PLANNING. 5                    SP -ENVIRONMENT ASSESSMENT                    INEFFECT

An environment assessment shall be conducted for each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the specific plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for Specific Plan No. 265.

10.PLANNING. 6                    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. 6                    SP -CEQA REQUIREMENTS                    INEFFECT

EXHIBIT C MITIGATION REPORTING/MONITORING PROGRAM

An amendment to the California Environmental Quality Act (CEQA), codified as Public Resources Code Section 21081.6, required the preparation of a program to ensure that all mitigation measures are fully and completely implemented.

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10. GENERAL CONDITIONS

10.PLANNING. 6                    SP -CEQA REQUIREMENTS (cont.)                    INEFFECT

The Environmental Impact Report prepared for Specific Plan No. 265, imposes certain mitigation measures on the project. Certain conditions of approval for Specific Plan No. 265 constitute self contained reporting/monitoring programs for certain mitigation measures. At the time of approval of subsequent development applications, further environmental reporting/monitoring programs will be established to ensure that all mitigation measures are appropriately implemented.

10.PLANNING. 7                    SP -COMPLY W/RECYCLING PLAN                    INEFFECT

Each planning area shall comply with the Riverside County recycling program upon the plan's adoption.

10.PLANNING. 8                    SP -PHASING OR FINANCING                    INEFFECT

A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.

10.PLANNING. 9                    SP -PRECEDENCE                    INEFFECT

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

10.PLANNING. 10                    SP -COMPLY W/AGENCIES                    INEFFECT

The project shall comply with the conditions set forth in the following agency letters, copies of which are attached, set forth by these agencies at the development stage:

- a. County Transportation Department:                    03/01/94
- b. County Health Department:                    12/20/90
- c. County Flood Control District:                    07/08/91
- d. County Fire Department:                    01/08/91
- e. Riverside County Airport Land Use Commission: 07/24/91
- f. Riverside County Aviation Unit:                    07/22/91

10.PLANNING. 11                    MAP - OFFSITE SIGNS ORD 679.4                    RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 (cont.) RECOMMND

any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 11 SP -VALIDITY DATES NOTAPPLY

Specific Plan No. 265 shall remain valid for 15 years as indicated in the Phasing portion of the specific plan text. Should the entire project not be built out in that period of time, a specific plan amendment will be required for any portion of the project which has not been constructed within 15 years.

10.PLANNING. 12 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

10.PLANNING. 12 SP -ENVIRONMENT ASSESSMENT INEFFECT

An environment assessment shall be conducted for each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the specific plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for Specific Plan No. 265.

10.PLANNING. 13 SP -COMMON AREA MAINTENANCE INEFFECT

Common areas identified in the specific plan shall be owned and maintained as follows:

- 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



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10. GENERAL CONDITIONS

10.PLANNING. 13                    SP -COMMON AREA MAINTENANCE (cont.)                    INEFFECT

areas.

b. Unless otherwise provide for in these conditions of approval, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permits for any approved development permit (use permit, plot plan, etc.)

10.PLANNING. 15                    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.

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. 17                    MAP - ORD NO. 659 (DIF)                    RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cummulative environmental effects generated by new development projects described and defined in this

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10. GENERAL CONDITIONS

10.PLANNING. 17                    MAP - ORD NO. 659 (DIF) (cont.)                    RECOMMND

Ordinance, and it establishes the authorized uses of the fees collected.

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. 21                    MAP - VIABLE LANDSCAPING                    RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."

10.PLANNING. 23                    MAP - GEO02047                    RECOMMND

County Geologic Report (GEO) No. 2047, submitted for this project (PM35212) was prepared by Geocon Incorporated and is entitled: "Geotechnical Investigation, Fleming Property, NEC Winchester Road and Borel Road, Riverside County, California, Project No. 07178-42-01", dated August 15, 2007. Included as an appendix within the Geocon report was the following report prepared by Terra Geosciences entitled: "Seismic Refraction Survey, Fleming Property, City of Murrieta, California, Project No. 272232-1" dated July 20, 2007. In addition the following reports and letter were submitted for this project:

"Preliminary Geotechnical Investigation, Proposed Commercial Development, +/- 52.98 - Acres, APN Nos. 958-080-011 & 958-080-012, NEC of Simpson Road (sic) and State Highway No. 79, French Valley Area, Riverside County, California, Work Order No. 914501.00" prepared by T.H.E. Soils Co., Inc. and dated July 25, 2005.

"Fleming Property, NEC Winchester Road and Borel Road, Riverside County, California, Geotechnical Engineer of Record, Project No. 07871-42-01" dated August 13, 2008.

"Fleming Property, NEC Winchester Road and Borel Road, Riverside County, California, Response to County of

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10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - GEO02047 (cont.)

RECOMMND

Riverside Review Comments, Project No. 07871-42-01" dated August 13, 2008.

"Fleming Property, NEC Winchester Road and Borel Road, Riverside County, California, Response to County of Riverside Review Comments No. 2, Project No. 07871-42-01" dated October 13, 2008.

These appended and additional reports are now considered as part of GEO No. 2047.

GEO No 2047 concluded:

1.The nearest active fault to the site is the Elsinore Fault Zone, Temecula segment, located about 5.0 miles to the west of the site. The maximum earthquake on this fault is estimated to be 6.8 Mw, with a peak ground acceleration of 0.38g at the site.

2.Based on site mapping, literature research and aerial photo review, the consultant concluded that the potential for surface fault rupture on this site is considered unlikely.

3.The potential for liquefaction to affect this site is considered very low to remote due to the depth to groundwater, the dense nature and grain-size distribution of the deeper onsite soils and the underlying granitic rock.

4.Although there is a low potential for this site to be affected by surface fault rupture, it lies within a seismically active area of southern California and should be expected to experience strong seismic shaking during the lifetime of the project. However, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced settlement, seismically induced flooding or landsliding and/or seismically induced ground lurching is considered low.

GEO No 2047 recommended:

1.The seismic shaking design parameters presented in the report, and based on the recently adopted California Building Code (CBC 2007), should be applied to the proposed

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10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - GEO02047 (cont.) (cont.)

RECOMMND

structures on the site.

2.Remedial grading removals should expose in-place native materials exhibiting an in-place relative density of at least 85% of the laboratory dry density as determined by ASTM D-1557. Subsequent to acceptance of the removal bottoms, all areas to receive fill should be scarified, moisture conditioned to slightly above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D-1557 and verified by field density testing.

3.The on-site soils, if cleaned of organics or other deleterious materials, are considered acceptable for use as compacted fill soils. All fills should be placed in thin lifts, moisture conditioned to slightly above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D-1557 and verified by field density testing.

GEO No. 2047 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2047 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 24 MAP - Prohibited Uses

RECOMMND

The following uses are prohibited:

a) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

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10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - Prohibited Uses (cont.)

RECOMMND

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.

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" in Zone D, the portion of the site located adjacent to Winchester Road.

f) Above ground storage of flammable materials.

10.PLANNING. 25 MAP - ALUC PURCHASER NOTICE

RECOMMND

The following notice shall be given to each potential purchaser within the project: "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 and Professional Code 11010 12(A) "

10.PLANNING. 26 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.

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10. GENERAL CONDITIONS

10.PLANNING. 26                    GEN - IF HUMAN REMAINS FOUND (cont.)                    RECOMMND

Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 27                    GEN - INADVERTANT ARCHAEO FIND                    RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

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

2.At the meeting, the significance of the discoveries shall be discussed and 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

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10. GENERAL CONDITIONS

10.PLANNING. 27            GEN - INADVERTANT ARCHAEO FIND (cont.)            RECOMMND  
mitigation measures.

10.PLANNING. 28            MAP - USES PROHIBTD - ALUC            RECOMMND

1. The following uses shall be prohibited:

a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an intial 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, including landscaping utilizing water features, acquaculture, production of cereal grains, sunflower, and row crops. trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, composting operations, fly ash disposal, and landfills.

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, nursing homes, and highly noise-sensitive outdoor uses, and within the portion of the site in Compatibility Zone B2, places of worship, day care centers, libraries, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.

10.PLANNING. 29            MAP - ALUC NOTICE            RECOMMND

The permit holder shall provide a notice to all potential purchasers and tenants informing them that they are in the vicinity of an airport.

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10. GENERAL CONDITIONS

10.PLANNING. 30 MAP - NOISE ALUC RECOMMND

Noise attenuation measures shall be incorporated into the office areas of future buildings located wholly or partially within Compatibility Zone B2 to ensure a minimum exterior-to-interior noise level reduction of 25 dB, so as to reduce interior noise levels from aircraft operations to 45 CNEL or below.

10.PLANNING. 31 MAP -STORMWATER RETENTION ALUC RECOMMND

Stormwater retention areas shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

10.PLANNING. 32 MAP -ALUC BUILDING PERMITS RECOMMND

No building permits for structures for human occupancy shall be issued prior to approval of a Plot Plan, Conditional Use Permit, or Public Use Permit. All plot plans and use permits proposing development of structures within the boundaries of this parcel map shall be subject to Airport Land Use Commission (ALUC) review. The first such Plot Plan or Use Permit shall be for an area at least ten (10) acres in size. In conjunction with the first plot plan or use permit (or multiple plot plans developed concurrently), the permittee shall identify and delineate on an exhibit an area of not less than 2.25 acres within the portion of the parcel map in Compatibility Zone D that would qualify as open land area in accordance with Section 4.2.4 of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan (unless such area has already been delineated on an Environmental Constraint Sheet (ECS) of the recorded parcel map, following approval of the ECS by the ALUC Director).

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative



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10. GENERAL CONDITIONS

10.TRANS. 1

MAP - TS/CONDITIONS (cont.)

RECOMMND

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.

SR-79/Winchester Road (NS) at:  
Thompson Road (EW)  
Benton road (EW)  
Auld Road (EW)  
Sparkman Way (EW)  
Project Access (EW)  
Borel Road (EW)  
Technology Drive (EW)  
Murrieta Hot Springs Road (EW)  
Winchester Road (NS) at:  
Nicolas Road (EW)  
Murrieta Hot Springs Road (EW) at:  
Alta Murrieta Drive (NS)  
Whitewood Road (NS)  
Margarita Road (NS)  
Date Street (NS)  
Sky Canyon Drive (NS)  
General Kearney Road (NS) at:  
Nicolas road  
Sky Canyon Drive (NS) at:  
Sparkman Way (EW)  
Sky Canyon Drive (NS) at:  
Project Access No. 1 North (EW)  
Project Access No. 2 North Central (EW)  
Project Access No. 3 South Central (EW)  
Project Access No. 4 South (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



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10. GENERAL CONDITIONS

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 - 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                SP -CC&R'S RECORDED W/FIN MAP                DEFERRED

Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

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.

30. PRIOR TO ANY PROJECT APPROVAL

BS GRADE DEPARTMENT

30.BS GRADE. 1                SP -CONDITIONS                    MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

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30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1                    SP   -CONDITIONS                    MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

FIRE DEPARTMENT

30.FIRE. 1                        SP   -CONDITIONS                    MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

PARKS DEPARTMENT

30.PARKS. 1                        SP   -CONDITIONS                    MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

PLANNING DEPARTMENT

30.PLANNING. 1                    SP   -CONDITIONS                    MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

30.PLANNING. 2                    SP   -LANDS AND IRRIGATION                    NOTAPPLY

Development applications which incorporate common areas shall be accompanied by design plans for the common area. Such plans shall specify the location and extent of landscaping and irrigation systems as specified in Ordinance 348, Section 18.12, and 19.300 through 19.304. Additionally, all proposed structures, and circulation components (vehicular, pedestrian and/or equestrian) shall be shown.

30.PLANNING. 3                    SP   -SPECIAL STUD/REPORT                    NOTAPPLY

The following special studies/reports shall accompany implementing development applications in the planning areas listed below:

Study/Report	Planning Area
a. Hazardous Waste Investigation	All Planning Areas

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3                    SP -SPECIAL STUD/REPORT (cont.)                    NOTAPPLY

Study

b. Slope Stability Plan                    All Planning Areas  
as required

c. Erosion and Sedimentation            All Planning Areas  
Control Plan                    as required

30.PLANNING. 4                    SP -CA FISH AND GAME FEE                    MET

In accordance with Section 711.4 of the Fish and Game Code, the applicant/subdivider is obligated to pay a filing fee to defray cost incurred by the Department of Fish and Game in managing and protecting fish and wildlife trust resources. The applicant/subdivider is also obligated to pay a documentary handling fee to defray costs incurred by the County of Riverside in implementing the Department of Fish and Game filing fee program. The filing fee is \$1,250.00 for a project for which a negative declaration has been prepared and the filing fee is \$850.00 for a project for which an environmental impact report has been prepared. The documentary handling fee is \$50.00 in all cases. These fees shall be paid to the County Clerk if the County of Riverside at the time of filing a notice of determination pursuant to Section 21152 of the Public Resources Code. If these fees are not paid, the project in question shall not be operative, vested, or final. Accordingly, until the fees are paid, no subsequent approval will be given, no subsequent permits will be issued and the property involved may not be used in the manner approved.

30.PLANNING. 5                    SP -10 COPIES OF SP FOR DIST                    NOTAPPLY

Prior to the submittal of any applications or the issuance of any permits 10 copies of the final specific plan document shall be submitted to the Planning Department for distribution. The documents shall include the final Board of Supervisors resolution, the final specific plan conditions of approval and zoning ordinance, and the Final EIR. A detailed list of required items and their order can be obtained from the Planning Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6                    SP   -CONFORMANCE W/SP AND ZONE                    MET

THE FOLLOWING CONDITION SHOULD BE CONSIDERED FOR PRIOR TO MAP RECORDATION.

Prior to recordation of any final maps or approval of any plot plan or use permit, Specific Plan No. 265, Comprehensive General Plan Amendment No. 240, Change of Zone No. 5615 shall be approved by the Board of Supervisors and shall be effective. Lots created by land divisions within Specific Plan No. 265 shall be in conformance with the development standards of the zone ultimately applied to the property.

30.PLANNING. 7                    SP   -PUBLIC MAST MAINT ORGANI                    DEFERRED

THE FOLLOWING CONDITION SHOULD BE CONSIDERED FOR PRIOR TO MAP RECORDATION.

If the permanent master maintenance organization referenced in Condition of Approval No. 12 is a public organization, the developer shall comply with the following condition:

a. Prior to the recordation of any final subdivision map, or issuance of building permits in the case of use permits and plot plans, the applicant shall convey to the County fee simple title, to all common or 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 subdivider shall submit the following documents to the Planning Department and the office of the County Counsel.

1. A declaration of covenants, conditions and restrictions; and
2. 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.

b. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7

SP -PUBLIC MAST MAINT ORGANI (cont.)

DEFERRED

owners of each individual lot or unit and (c) contain the following provisions verbatim:

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

1. The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.
2. 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 owners 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.
3. 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'.
4. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP -PUBLIC MAST MAINT ORGANI (cont.) (cont.) DEFERRED

- c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

30.PLANNING. 8 SP -PRIVATE MAST MAINT ORGANI DEFERRED

THE FOLLOWING CONDITIONS SHOULD BE CONSIDERED FOR PRIOR TO MAP RECORDATION.

- a. Prior to recordation of any final subdivision map or issuance of building permits in the case of use permits and plot plans, the subdivider shall submit the following documents to Planning Department for review, which documents shall be subject to the approval of that department and the Office of the County Counsel:

1. A declaration of covenants, conditions and restrictions; and
2. 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.

- b. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit and (c) provide for ownership of the common area by either the property owners' association of 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:

1. 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 successor-in-interest.



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8                    SP -PRIVATE MAST MAINT ORGANI (cont.)                    DEFERRED

2. 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.

3. 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'.

4. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the

and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if nay, this Declaration shall control."

- c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that final map is recorded.

30.PLANNING. 9                    SP -LEGAL DESCRIPTIONS                    DEFERRED

THE FOLLOWING CONDITION SHOULD BE CONSIDERED PRIOR TO MAP RECORDATION.

Prior to the recordation of any final map or issuance of any building permit within Specific Plan 265, the first applicant or their successor-in-interest for a subdivision or building permit within a Planning Area shall submit to the Planning Department, correct legal descriptions for the planning area(s) within which the proposed project is located.

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30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1                      SP -CONDITIONS                      MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1                      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. 2                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 3                      MAP ONSITE EASE ON FINAL MAP                      RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3                    MAP ONSITE EASE ON FINAL MAP (cont.)                    RECOMMND

stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 5                    MAP WRITTEN PERM FOR GRADING                    RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 6                    MAP ENCROACHMENT PERMIT REQ                    RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

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 Parcel Map 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. 7                    MAP 3 ITEMS TO ACCEPT FACILITY (cont.)                    RECOMMND

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 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 SUBMIT FINAL WQMP                    RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP                    RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP (cont.)                    RECOMMND

real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 8                    MAP - SP PA LEGAL DESCRIPTION                    RECOMMND

The land divider or their successors-in-interest shall submit to the County Planning Department a correct legal description for Planning Areas 11.1, 21.1, and 21.2 of Specific Plan No. 265.

50.PLANNING. 9                    MAP - FINAL MAP PREPARER                    RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 10                    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. 12                    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. 15                    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."

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50.PLANNING. 16

MAP- SURVEYOR CHECK

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 comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- C. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- D. The common open space area[s] shall be shown as a numbered lots on the FINAL MAP.
- E. The total number of commercial lots on the final map shall be 20.

50.PLANNING. 17

MAP - ECS - PROHIBITED USES

RECOMMND

The following environmental constraints note shall be placed on the ECS:

"The following uses are prohibited:

- a) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a 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.
- d) Any use which would generate electrical interference

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50.PLANNING. 17                    MAP - ECS - PROHIBITED USES (cont.)                    RECOMMND

that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

e) Above ground storage of flammable materials shall be prohibited."

50.PLANNING. 18                    MAP - AVIGATION EASEMENTS                    RECOMMND

Prior to recordation of a final map, the landowner shall convey an avigation easement to French Valley Airport which shall be recorded. Copies of the avigation easement , upon recordation, shall be forwarded to the Riverside County Planning Department and to the Riverside County Airport Land Use Commission.

50.PLANNING. 19                    MAP - ECS NOTE AIRPORT NOISE                    RECOMMND

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

"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 and Professional Code 11010 12(A) "

50.PLANNING. 20                    MAP - ECS NOTE DAM INUNDATION                    RECOMMND

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

DAM INUNDATION AREA - This property is located downstream of Lake Skinner which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The seismic stability evaluation of the dam, dikes and headworks embankments performed by

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50.PLANNING. 20 MAP - ECS NOTE DAM INUNDATION (cont.) RECOMMND

Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.

50.PLANNING. 21 MAP - CC&RS RECRD W/FINAL MAP RECOMMND

Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

50.PLANNING. 22 MAP - PRIVATE MAST MAINT ORG RECOMMND

THE FOLLOWING CONDITIONS SHOULD BE CONSIDERED FOR PRIOR TO MAP RECORDATION.

If the permanent master maintenance organization referenced in Condition of Approval 10.PLANNING.13 is a private organization, the developer shall comply with the following condition:

a. Prior to recordation of any final subdivision map or issuance of building permits in the case of use permits and plot plans, the subdivider shall submit the following documents to Planning Department for review, which documents shall be subject to the approval of that department and the Office of the County Counsel: 1. A declaration of covenants, conditions and restrictions; and 2. 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. b. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit and (c) provide for ownership of the common area by either the property owners' association of 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: 1. 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



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50.PLANNING. 22 MAP - PRIVATE MAST MAINT ORG (cont.)

RECOMMND

of the County of Riverside or the County successor-in-interest. 2. 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. 3. 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'. 4. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if nay, this Declaration shall control." c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that final map is recorded.

50.PLANNING. 23 MAP - LEGAL DESCRIPTIONS

RECOMMND

THE FOLLOWING CONDITION SHOULD BE CONSIDERED PRIOR TO MAP RECORDATION. Prior to the recordation of any final map or issuance of any building permit within Specific Plan 265, the first applicant or their successor-in-interest for a subdivision or building permit within a Planning Area shall submit to the Planning Department, correct legal descriptions for the planning area(s) within which the proposed project is located.

50.PLANNING. 24 MAP - PUBLIC MAST MAIN ORGANI

RECOMMND

THE FOLLOWING CONDITION SHOULD BE CONSIDERED FOR PRIOR TO MAP RECORDATION.

If the permanent master maintenance organization referenced in Condition of Approval 10.PLANNING.13 is a public organization, the developer shall comply with the following condition:

a. Prior to the recordation of any final subdivision map,

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50.PLANNING. 24

MAP - PUBLIC MAST MAIN ORGANI (cont.)

RECOMMND

or issuance of building permits in the case of use permits and plot plans, the applicant shall convey to the County fee simple title, to all common or 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 subdivider shall submit the following documents to the Planning Department and the office of the County Counsel. 1. A declaration of covenants, conditions and restrictions; and 2. 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. b. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit and (c) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: 1. The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. 2. 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 owners 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. 3. This Declaration shall not be terminated,

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50.PLANNING. 24 MAP - PUBLIC MAST MAIN ORGANI (cont.) (cont.)RECOMMND

'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'. 4. 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." c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

Winchester Road (NS) at Thompson Road (EW) (Modification for added lanes, to install eastbound to southbound right turn overlap, and to prohibit northbound to southbound U turns)

Winchester Road (NS) at Benton Road (EW) (Modification for added lanes)

Winchester Road (NS) at Sparkman Way (EW) (Modification for added lanes)

Winchester Road (NS) at Borel Road (EW) (Modification for added lanes)

Winchester Road (NS) at Murrieta Hot Springs Road (EW) (Modification to install southbound right turn overlap and prohibit eastbound to westbound U turns)

with no fee credit given for Traffic Signal Mitigation Fees.

Installation of the signal shall be per 90.TRANS.1.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2

MAP - TS/GEOMETRICS

RECOMMND

The intersection of Winchester Road (NS) and Sparkman Way (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, three through lanes, one right turn lane

Southbound: one left turn lane, three through lanes, one right turn lane

Eastbound: one left turn lane, one through lane, one right turn lane

Westbound: one left turn lane, one shared through/right turn lane

NOTE: The improvements at this intersection shall be designed in coordination with PP21750 (located between Sparkman Way and Auld Road on the east side of Winchester Road) and shall be consistent with the ultimate lane requirements at this intersection.

The intersection of Winchester Road (NS) at Project Access (EW) shall be improved to provide the following geometrics:

Northbound: three through lanes, one right turn lane

Southbound: three through lanes

Eastbound: N/A

Westbound: one right turn lane

NOTE: This right-turn only intersection of SR-79 (Winchester Road) at the Project Access has been approved to serve the demonstrated access needs of the proposed land uses presented in the Plot Map. If individual Plot Plans within the Plot Map propose land uses that differ substantially from those presented in the Plot Map, this access may be eliminated at the discretion of the Director of Transportation.

Only right turns will be allowed at this intersection. Left turns shall be prohibited. The design of the access driveway and acceleration/deceleration lanes on SR-79 (Winchester Road) shall be subject to the approval of Caltrans.

The intersection of Winchester Road (NS) at Borel Road (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, three through lanes

Southbound: one left turn lane, three through lanes, one right turn lane

Eastbound: one shared left turn/through lane, one right

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50.TRANS. 2

MAP - TS/GEOMETRICS (cont.)

RECOMMND

turn lane  
Westbound: one through lane

The intersection of Sky Canyon Drive (NS) at Sparkman Way (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one shared through/right turn lane

Southbound: one left turn lane, one shared through/right turn lane

Eastbound: one shared left turn/through lane, one right turn lane

Westbound: N/A

NOTE: The improvements at this intersection shall be designed in coordination with PP21750 (located between Sparkman Way and Auld Road on the east side of Winchester Road) and shall be consistent with the ultimate lane requirements at this intersection.

The intersection of Sky Canyon Drive (NS) at Project Access 1 North (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane

Southbound: one shared through/right turn lane

Eastbound: one shared left turn/right turn lane

Westbound: N/A

The intersection of Sky Canyon Drive (NS) at Project Access 2 North Central (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane

Southbound: one shared through/right turn lane

Eastbound: one shared left turn/right turn lane

Westbound: N/A

The intersection of Sky Canyon Drive (NS) at Project Access 3 South Central (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane

Southbound: one shared through/right turn lane

Eastbound: one shared left turn/right turn lane

Westbound: N/A

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50.TRANS. 2                      MAP - TS/GEOMETRICS (cont.) (cont.)                      RECOMMND

The intersection of Sky Canyon Drive (NS) at Project Access 4 South (EW) shall be improved to provide the following geometrics:

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

or as approved by the Transportation Department.

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

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

50.TRANS. 3                      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 project boundaries 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.

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 - CALTRANS 1                      RECOMMND

The land divider shall comply with the Caltrans recommendations as outlined in their letter dated February 7, 2008.

50.TRANS. 6                      MAP - CALTRANS 2                      RECOMMND

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for

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50.TRANS. 6                    MAP - CALTRANS 2 (cont.)                    RECOMMND

review and approval prior to recordation.

50.TRANS. 7                    MAP - EASEMENT/SUR                    RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 8                    MAP - ACCESS RESTRICTION                    RECOMMND

Lot access shall be restricted on Winchester Road (SR-79) and so noted on the final map, with the exception of one 50' access driveway between parcel 8 and parcel 11 as shown on Amended No. 2 exhibit dated 01/23/09.

50.TRANS. 9                    MAP - VACATION                    RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along the southerly and northerly side of Sparkman Way between Winchester Road (SR-79) and Sky Canyon Road. 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.

50.TRANS. 10                    MAP - ST DESIGN/IMPRV CONCEPT                    RECOMMND

The street design and improvement concept of this project shall be coordinated with PP21750 and PM34669.

50.TRANS. 11                    MAP - STRIPING PLAN                    RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant,

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50.TRANS. 11                    MAP - STRIPING PLAN (cont.)                    RECOMMND

unless otherwise approved by the County Traffic Engineer.

50.TRANS. 12                    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. 13                    MAP - INTERSECTION/50' TANGENT                    RECOMMND

All enterline 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. 14                    MAP - STREET LIGHT PLAN                    RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 15                    MAP - 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. 16                    MAP - STREET LIGHTS-L&LMD                    RECOMMND

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. (2) Sets of street lighting plans approved by Transportation Department.



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50.TRANS. 16                      MAP - STREET LIGHTS-L&LMD (cont.)                      RECOMMND

4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 17                      MAP - RIV. TRANSIT AUTHORITY                      RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations.

50.TRANS. 18                      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. 19                      MAP - TRAFFIC SIGNALS 2                      RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 20                      MAP - STREET SWEEPING 2                      RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

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50.TRANS. 21

MAP - R-O-W DEDICATED 1

RECOMMND

Sufficient public street right-of-way along Winchester Road (SR-79) from the intersection of Sparkman Way (curb return) to southerly 300' shall be dedicated for a public use to provide a 99' half width right-of-way.

Sufficient public street right-of-way along Winchester Road (SR-79) from 300' south of the intersection of Sparkman Way (curb return) to Borel Road shall be dedicated for a public use to provide a 92' half width right-of-way including required transition as approved by the Director of Transportation.

50.TRANS. 22

MAP - DEDICATION

RECOMMND

Sparkman Way along project boundary is designated as an Industrial Collector and shall be improved with 56 foot full-width AC pavement, 6" concrete curb, gutter, and sidewalk within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/ 78')

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line (on the project side) within the 11' parkway.

2. The driveway shall be constructed in accordance with County Standard No. 207A.

Sky Canyon Drive along project boundary shall be improved with 64 foot full-width AC pavement, 6" concrete curb, gutter, and sidewalk (on the project side) within the 88' full-width dedicated right-of-way (50' on the project side and 38' on the opposite side of the centerline) in accordance with County Standard No. 94. (64'/88')

NOTE: 1. A 5' sidewalk shall be constructed 9' from the curb line on the project side within the 18' parkway.

2. The driveway shall be constructed in accordance with County Standard No. 207A.

Borel Road along project boundary is designated as a Secondary Highway and shall be improved with 44 foot half-width AC pavement, 6" concrete curb, gutter, and sidewalk within the 106' full-width dedicated right-of-way (62' on the project side and 44' on the opposite side of

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50.TRANS. 22                      MAP - DEDICATION (cont.)                      RECOMMND

the centerline) in accordance with County Standard No. 94. Sheet (2 of 2) (44'/106') (Modified for reduced full-width right-of-way from 112' to 106'.)

NOTE: A 5' sidewalk shall be constructed 9' from the curb line within the 18' parkway.

50.TRANS. 23                      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 by contacting Judy Watterlond, Transportation Department at (951) 955-6829 and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Section. Said annexation should include the following:

- (1) Landscaping along Winchester Road (SR-79), Sparkman Way, Sky Canyon Drive, and Borel Road.
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.1 condition.
- (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.

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.

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50.TRANS. 23                      MAP - ANNEX L&LMD/OTHER DIST (cont.)                      RECOMMND

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 24                      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 Winchester Road (SR-79), Sparkman Way, Sky Canyon Drive, and Borel Road.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

NOTE: Any commercial project along State Highway (Winchester Road) must annex into L&LMD 89-1-C in addition to executing a Landscape Maintenance Agreement.

50.TRANS. 25                      MAP - EXISTING MAINTAINED                      RECOMMND

Winchester Road (SR-79) along project boundary is a paved CALTRANS maintained road designated as an Expressway and shall be improved with 8" concrete curb and gutter, AC pavement located 55' to 60 feet from centerline, 8" curbed landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 92' to 99 foot half-width dedicated right-of-way in accordance with County Standard No. 83. (55' to 60' AC pavement/92' to 99' right-of-way) (Modified for increased improvements from 55' to 60' AC pavement for the required right-turn lane at the intersection of Winchester Road and Sparkman Way; and acceleration and deceleration lane at the proposed driveway.)

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50. PRIOR TO MAP RECORDATION

50.TRANS. 25                      MAP - EXISTING MAINTAINED (cont.)                      RECOMMND

- NOTE: 1. An 8' sidewalk shall be constructed 15' from the curb line within the 37' parkway.
2. The driveway shall be constructed in accordance with County Standard No. 207A.
3. Bus turnout shall be constructed per County Standard No. 814 and as approved by the Riverside Transit Authority (RTA).

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP-G2.4GEOTECH/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. 2                      MAP-G2.7DRNAGE DESIGN Q100                      RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                    MAP-G2.14OFFSITE 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. 4                    MAP-G1.4 NPDES/SWPPP                    RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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. 5                    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. 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 and the Environmental Programs 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 will be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 NO PRECISE GRDG PMT ALLOWED

RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED BY THE PLANNING DEPARTMENT AND APPROVED BY THE BOARD OF SUPERVISORS, FOR THAT SAME PARCEL(S).

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2                    MAP SUBMIT PLANS (cont.)                    RECOMMND

Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3                    MAP EROS CNTRL AFTER RGH GRAD                    RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 5                    MAP ENCROACHMENT PERMIT REQ                    RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 6                    MAP PHASING                    RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 7                    MAP - ADP FEES                    RECOMMND

Parcel Map No. 35212 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.

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.



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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 7 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. 12 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 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 55.08 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 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. 14 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. 18 MAP- CULTURAL RESOURCES PROFE

RECOMMND

Due to the close proximity of a known archaeological site to the subject parcel, archaeological monitoring shall be required during any grading or trenching.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18            MAP- CULTURAL RESOURCES PROFE (cont.)            RECOMMND

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

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

60.PLANNING. 19            MAP - SPECIAL INTEREST MONITOR            RECOMMND

As a result of information submitted by the Pechanga Band of Luiseno Indians, tribal monitoring shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

NOTE:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19                    MAP - SPECIAL INTEREST MONITOR (cont.)                    RECOMMND

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                    MAP-G3.1NO 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 Divisin of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 2                    USE - FOOD PLANS REQD                    RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3                      MAP - ADP FEES                      RECOMMND

Parcel Map No. 35212 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.

TRANS DEPARTMENT

80.TRANS. 1                      MAP - TS/GEOMETRICS                      RECOMMND

Prior to the issuance of any building permit in PM35212, the following improvements shall be provided:

The intersection of Winchester Road (NS) at Thompson Road (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, three through lanes, one right turn lane

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1                      MAP - TS/GEOMETRICS (cont.)                      RECOMMND

Southbound: one left turn lane, two through lanes, one shared through/right turn lane  
Eastbound: one left turn lane, one through lane, two right turn lanes  
Westbound: one left turn lane, one shared through/right turn lane

The intersection of Winchester Road (NS) at Benton Road (EW) shall be improved to provide the following geometrics:

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

NOTE: Until the west leg of this intersection is constructed by others, the northbound left turn lane and the westbound through lane shall be constructed but not open to traffic.

80.TRANS. 2                      MAP - TS/FEES AND CASH PAYMENT                      RECOMMND

Prior to the issuance of any building permit in PM35212, the applicant shall pay:

All applicable TUMF fees

All applicable Development Impact Fees (DIF)

\$49,133 as the applicant's fair share for improvements in the City of Murrieta

\$22,892 as the applicant's fair share for improvements in the City of Temecula

80.TRANS. 3                      USE - TUMF CREDIT AGREEMENT                      RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - TUMF CREDIT AGREEMENT (cont.) RECOMMND

of Transportation. Please contact (951) 955-6800 for additional information.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2                    MAP BMP - EDUCATION (cont.)                    RECOMMND

assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3                    MAP IMPLEMENT WQMP                    RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 1                    MAP - ARCHO MONITORING REPORT                    RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one certified paper copy and two (2) PDF format CD copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.PLANNING. 2                    GEN - CULTURAL RESOURCES RPT                    RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.



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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signal modifications at the following locations:

Winchester Road (NS) at Thompson Road (EW) (Modification for added lanes, to install eastbound to southbound right turn overlap, and to prohibit northbound to southbound U turns)

Winchester Road (NS) at Benton Road (EW) (Modification for added lanes)

Winchester Road (NS) at Sparkman Way (EW) (Modification for added lanes)

Winchester Road (NS) at Borel Road (EW) (Modification for added lanes)

Winchester Road (NS) at Murrieta Hot Springs Road (EW) (Modification to install southbound right turn overlap and prohibit eastbound to westbound U turns)

Prior to the final building inspection of the first dwelling unit, the following traffic signals shall be modified and operational:

Winchester Road (NS) at Thompson Road (EW) (Modification for added lanes, to install eastbound to southbound right turn overlap, and to prohibit northbound to southbound U turns)

Winchester Road (NS) at Benton Road (EW) (Modification for added lanes)

Winchester Road (NS) at Sparkman Way (EW) (Modification for added lanes)

Winchester Road (NS) at Borel Road (EW) (Modification for added lanes)

Winchester Road (NS) at Murrieta Hot Springs Road (EW) (Modification to install southbound right turn overlap and prohibit eastbound to westbound U turns)

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1                    MAP - TS/INSTALLATION (cont.)                    RECOMMND

with no fee credit given for Traffic Signal Mitigation Fees.

or as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement, if any, prior to start of construction of signals. 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. 2                    MAP - TS/INTERCONNECT                    RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Winchester Road/Borel Road and the signal at Winchester Road/Sparkman Way.

or as approved by the Transportation Department.

90.TRANS. 3                    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. 4                    MAP STREETLIGHT AUTHORIZATION                    RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator
- 2 Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 5                    MAP - E STREET LIGHTS INSTALL                    RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5                      MAP - E STREET LIGHTS INSTALL (cont.)                      RECOMMND

(IID's) pole standard.

Street light 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 associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 6                      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. 7                      MAP - TRAFFIC SIGNAL 2                      RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 8                      MAP - STREET SWEEPING 2                      RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 9                      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. 9                      MAP - R & B B D (cont.)                      RECOMMND

NOTE: The project gross/net acreage is \_\_\_\_\_ acres.

90.TRANS. 10                      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 or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Section 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 Winchester Road (SR-79), Sparkman Way, Sky Canyon Drive, and Borel Road.
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.1 condition.
- (4) Street sweeping.

**COMPREHENSIVE PROJECT REVIEW  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: November 6, 2006

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Dept. of Bldg. & Safety (Vasquez)  
PD Trails – J. Jolliffe  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
Commissioner Petty  
Supervisor Stone  
EDA – County Airports

ALUC – J. Guerin  
County Sheriff's Dept.  
County Waste Management  
Riverside Transit Agency  
French Valley Airports  
City of Temecula  
Temecula Valley Unified School Dist.  
Eastern Municipal Water Dist.  
Southern CA Edison  
Southern CA Gas  
Caltrans Div. of Aeronautics – Phil Crimmins  
EIC  
Pechanga Band of Indians

**TENTATIVE PARCEL MAP NO. 35212 – EA41093 – Applicant:** Pacific Pointe Partners – Engineer/Representative: KCT Consultants Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office and Commercial Retail (CD:CO, CD:CR) – Location: Easterly of State Highway 79/Winchester Road, northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive. – 57 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center) - **REQUEST:** Schedule E subdivision of two lots into 23 commercial/retail lots with a minimum lot size of 1.4 acres. – APNs: 963-030-002, -003.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on November 30, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Kenya Huezo**, Project Planner, at **(951) 955-9075** or email at [khuezo@RCTLMA.org](mailto:khuezo@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.*



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR June 15, 2010

Simon Housman  
Rancho Mirage

VICE CHAIRMAN  
Rod Ballance  
Riverside

COMMISSIONERS

Arthur Butler  
Riverside

Robin Lowe  
Hemet

John Lyon  
Riverside

Glen Holmes  
Hemet

Greg Pettis  
Cathedral City

STAFF

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

County Administrative Center  
4080 Lemon St., 9<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Kinika Hesterly, Urban Regional Planner IV  
County of Riverside Planning Department  
4080 Lemon Street, Ninth Floor  
Riverside CA 92501

(HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1004FV06

Related File: PM35212 (Commercial/Industrial Parcel Map)

APN #: 963-030-002 and 963-030-003

Dear Ms. Hesterly:

On June 10, 2010, the Riverside County Airport Land Use Commission (ALUC), by a 4-1 vote, found the above-referenced parcel map consistent with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), subject to the following conditions.

## CONDITIONS:

1. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, composting operations, fly ash disposal, and landfills.

## Airport Land Use Commission

- (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, nursing homes, and highly noise-sensitive outdoor uses, and within the portion of the site in Compatibility Zone B2, places of worship, day care centers, libraries, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.
- SO 2. Prior to recordation of a final map, the landowner shall convey an avigation easement to French Valley Airport, which shall be recorded. Copies of the avigation easement, upon recordation, shall be forwarded to the Riverside County Planning Department and to the Riverside County Airport Land Use Commission.
3. The attached notice shall be provided to all potential purchasers and tenants.
4. Noise attenuation measures shall be incorporated into the office areas of future buildings located wholly or partially within Compatibility Zone B2 to ensure a minimum exterior-to-interior noise level reduction of 25 dB, so as to reduce interior noise levels from aircraft operations to 45 CNEL or below.
5. 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 Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans shall be transmitted to the Riverside County Economic Development Agency – Aviation Division for review and comment.
6. Stormwater retention areas shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. No building permits for structures for human occupancy shall be issued prior to approval of a Plot Plan, Conditional Use Permit, or Public Use Permit. All plot plans and use permits proposing development of structures within the boundaries of this parcel map shall be subject to Airport Land Use Commission (ALUC) review. The first such Plot Plan or Use Permit shall be for an area at least ten (10) acres in size. In conjunction with the first plot plan or use permit (or multiple plot plans developed concurrently), the permittee shall identify and delineate on an exhibit an area of not less than 2.25 acres within the portion of the parcel map in Compatibility Zone D that would qualify as open land area in accordance with Section 4.2.4 of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan (unless such area has already been delineated on an Environmental Constraint Sheet (ECS) of the recorded parcel map, following approval of the ECS by the ALUC Director.)

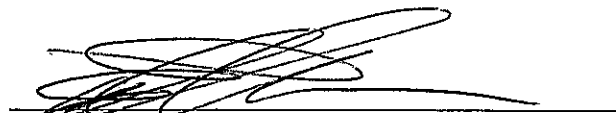
Airport Land Use Commission

**This letter supersedes the Riverside County Airport Land Use Commission letter regarding this project dated June 5, 2007, which is of no further force or effect.**

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG:bks

Attachment: Notice of Airport in Vicinity

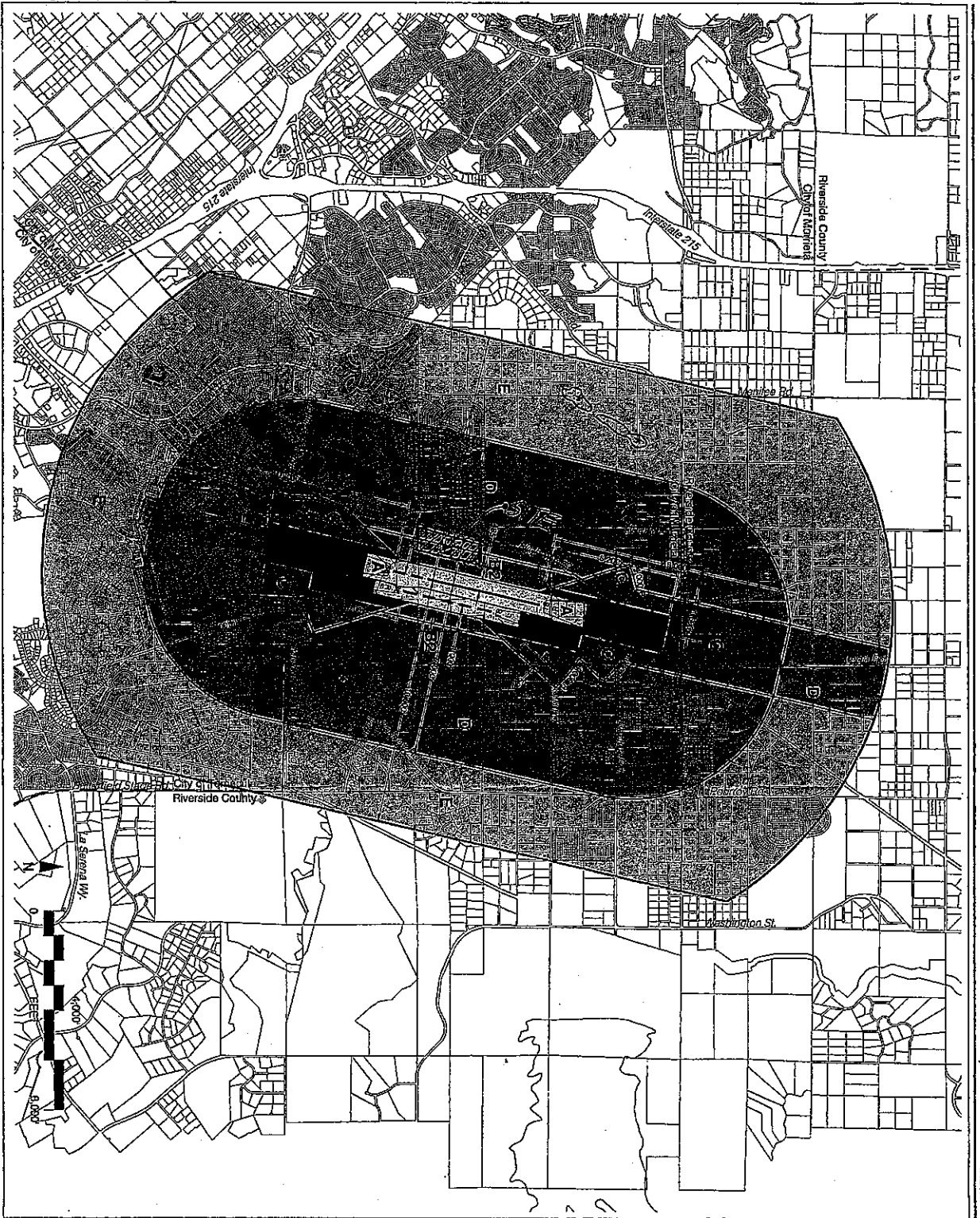
cc: ALUC Staff  
Fred J. Fleming (Fleming Family LP/Bel Air Family LP)  
H. G. Fenton Development Co. LLC – Attn.: Karen Ruggels or Allen Jones  
Riverside County EDA – Aviation Division (Attn.: Chad Davies)

Y:\ALUC\French Valley\ZAP1004FV062010Consistent\tr.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**

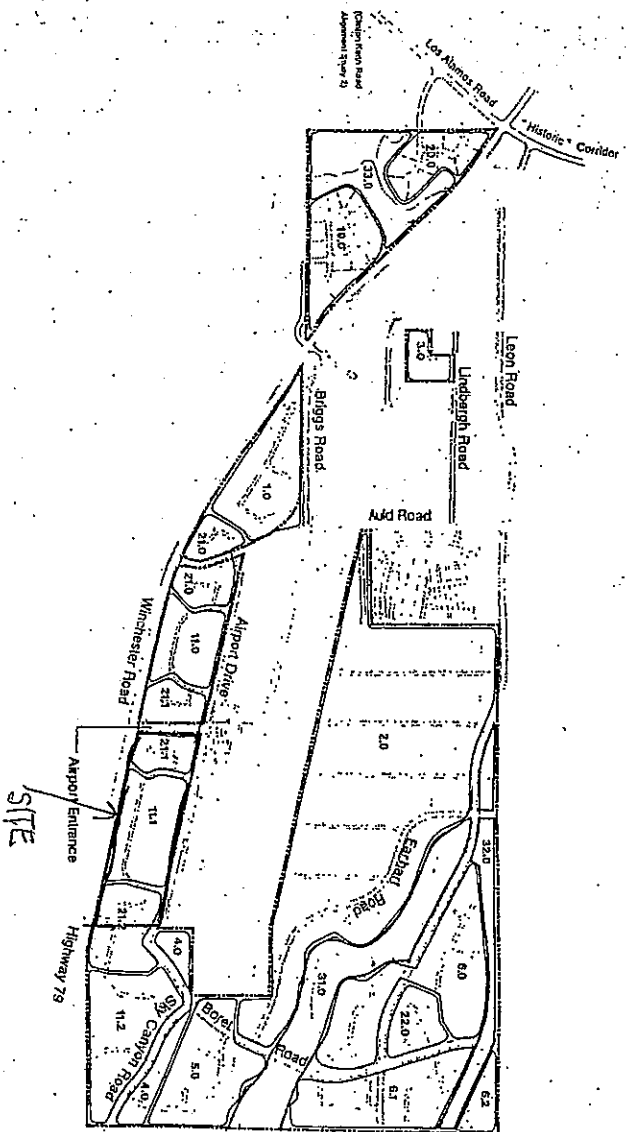
- Compatibility Zones**
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Height Review Overlay Zone
- Boundary Lines**
- Airport Property Line
- City Limits

**Note**  
 Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAA Part 77). All other dimensions measured from runway ends and centerlines.  
 See Chapter 2, Table 2A for compatibility criteria associated with this map.

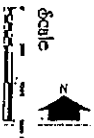
Riverside County  
 Airport Land Use Commission  
**Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document**  
 (Adopted October 2007)

**Compatibility Map**  
 French Valley Airport

Map FV-1



BOPEL  
AIRPARK  
CENTERR



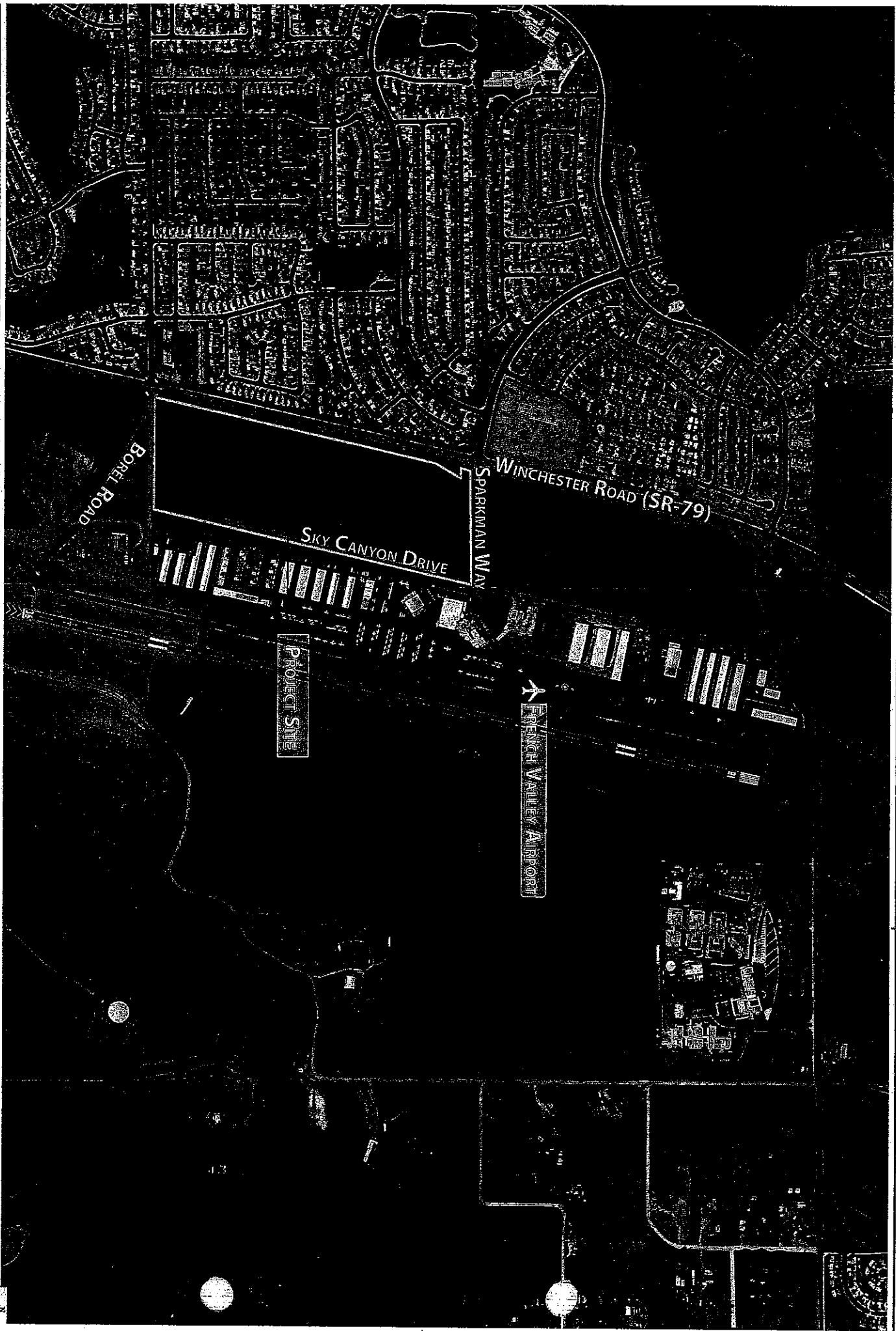
Specific Land Use Plan

USE	PLANNING AREA	GRICE	2011 VALUE
INDUSTRIAL PARK	18	21.4	450,000
INDUSTRIAL PARK	20	22.1	470,000
<b>Special</b>		36.5	7,700,000
RESTRICTED LIGHT INDUSTRIAL	28	3.2	680,000
RESTRICTED LIGHT INDUSTRIAL	40	14.4	3,100,000
RESTRICTED LIGHT INDUSTRIAL	48	12.8	2,750,000
RESTRICTED LIGHT INDUSTRIAL	49	12.4	2,650,000
RESTRICTED LIGHT INDUSTRIAL	51	11.3	2,450,000
<b>Special</b>		112.2	24,350,000
Office Park - "High-Tech"	16	2.8	600,000
Office Park - "High-Tech"	17	2.8	600,000
Office Park - "High-Tech"	18	2.8	600,000
Office Park - "High-Tech"	19	2.8	600,000
Office Park - "High-Tech"	20	2.8	600,000
Office Park - "High-Tech"	21	2.8	600,000
Office Park - "High-Tech"	22	2.8	600,000
Office Park - "High-Tech"	23	2.8	600,000
Office Park - "High-Tech"	24	2.8	600,000
Office Park - "High-Tech"	25	2.8	600,000
Office Park - "High-Tech"	26	2.8	600,000
Office Park - "High-Tech"	27	2.8	600,000
Office Park - "High-Tech"	28	2.8	600,000
Office Park - "High-Tech"	29	2.8	600,000
Office Park - "High-Tech"	30	2.8	600,000
Office Park - "High-Tech"	31	2.8	600,000
Office Park - "High-Tech"	32	2.8	600,000
Office Park - "High-Tech"	33	2.8	600,000
Office Park - "High-Tech"	34	2.8	600,000
Office Park - "High-Tech"	35	2.8	600,000
Office Park - "High-Tech"	36	2.8	600,000
Office Park - "High-Tech"	37	2.8	600,000
Office Park - "High-Tech"	38	2.8	600,000
Office Park - "High-Tech"	39	2.8	600,000
Office Park - "High-Tech"	40	2.8	600,000
Office Park - "High-Tech"	41	2.8	600,000
Office Park - "High-Tech"	42	2.8	600,000
Office Park - "High-Tech"	43	2.8	600,000
Office Park - "High-Tech"	44	2.8	600,000
Office Park - "High-Tech"	45	2.8	600,000
Office Park - "High-Tech"	46	2.8	600,000
Office Park - "High-Tech"	47	2.8	600,000
Office Park - "High-Tech"	48	2.8	600,000
Office Park - "High-Tech"	49	2.8	600,000
Office Park - "High-Tech"	50	2.8	600,000
Office Park - "High-Tech"	51	2.8	600,000
Office Park - "High-Tech"	52	2.8	600,000
Office Park - "High-Tech"	53	2.8	600,000
Office Park - "High-Tech"	54	2.8	600,000
Office Park - "High-Tech"	55	2.8	600,000
Office Park - "High-Tech"	56	2.8	600,000
Office Park - "High-Tech"	57	2.8	600,000
Office Park - "High-Tech"	58	2.8	600,000
Office Park - "High-Tech"	59	2.8	600,000
Office Park - "High-Tech"	60	2.8	600,000
Office Park - "High-Tech"	61	2.8	600,000
Office Park - "High-Tech"	62	2.8	600,000
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Office Park - "High-Tech"	72	2.8	600,000
Office Park - "High-Tech"	73	2.8	600,000
Office Park - "High-Tech"	74	2.8	600,000
Office Park - "High-Tech"	75	2.8	600,000
Office Park - "High-Tech"	76	2.8	600,000
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Office Park - "High-Tech"	82	2.8	600,000
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Office Park - "High-Tech"	85	2.8	600,000
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Office Park - "High-Tech"	89	2.8	600,000
Office Park - "High-Tech"	90	2.8	600,000
Office Park - "High-Tech"	91	2.8	600,000
Office Park - "High-Tech"	92	2.8	600,000
Office Park - "High-Tech"	93	2.8	600,000
Office Park - "High-Tech"	94	2.8	600,000
Office Park - "High-Tech"	95	2.8	600,000
Office Park - "High-Tech"	96	2.8	600,000
Office Park - "High-Tech"	97	2.8	600,000
Office Park - "High-Tech"	98	2.8	600,000
Office Park - "High-Tech"	99	2.8	600,000
Office Park - "High-Tech"	100	2.8	600,000
<b>PROJECT TOTAL</b>	<b>724</b>	<b>8,280K</b>	<b>178,850,000</b>

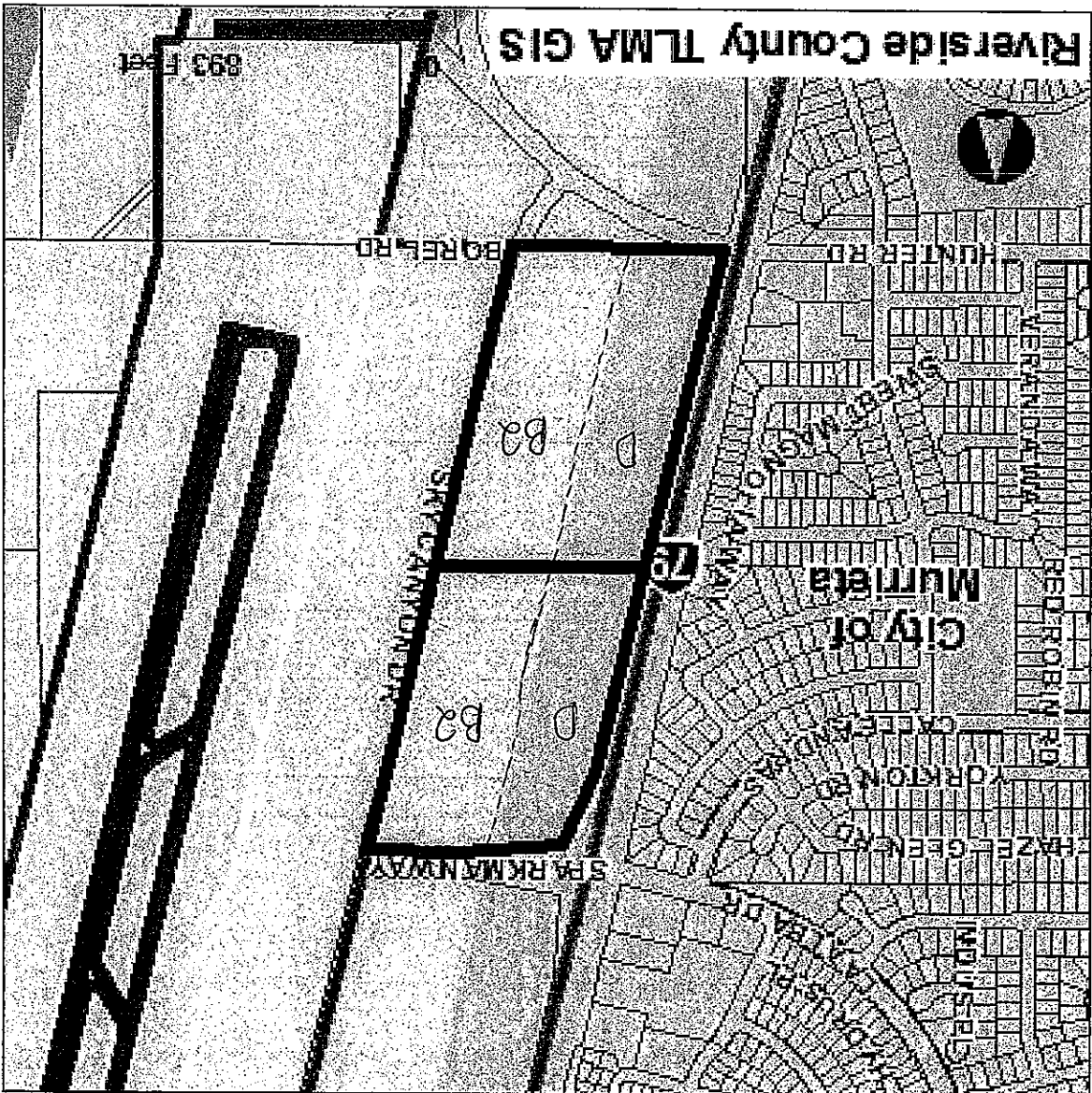
The Planning Associates  
P.H.A. Inc.

TFC  
TEMBOSQUA  
INCORPORATED  
CONSULTANTS

Exhibit No. 4



RIVERSIDE COUNTY GIS



Selected parcel(s):  
963-030-002 963-030-003

\*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...Wed Dec 23 16:19:33 2009

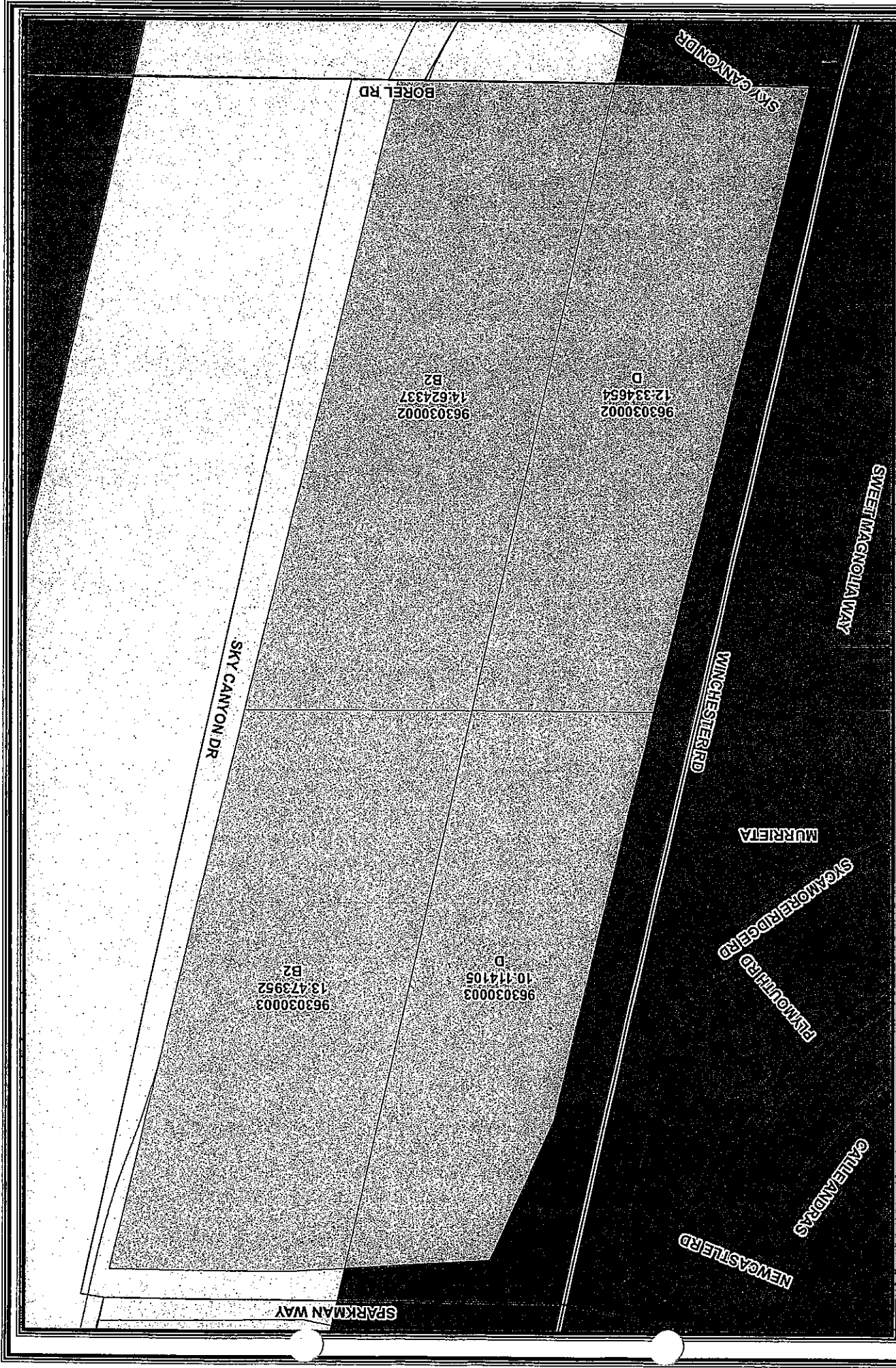


Scale: 1 inch = 200 feet

0 25 50 100 150 200 Feet

For Internal Review Purpose Only

- ZONES**
- Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
  - APPROX.
- TLMA AIRPORT COMPATIBILITY**
- Proposed
  - Existing
- Runway Status**
- Runways
  - Major Road
  - Expressway Ramp
  - Expressway
  - Highway Ramp
  - Highway
- ROADS CLASS**
- Runways
  - Major Road
  - Expressway Ramp
  - Expressway
  - Highway Ramp
  - Highway
  - Collector Street
  - Arterial Street
  - Local Street



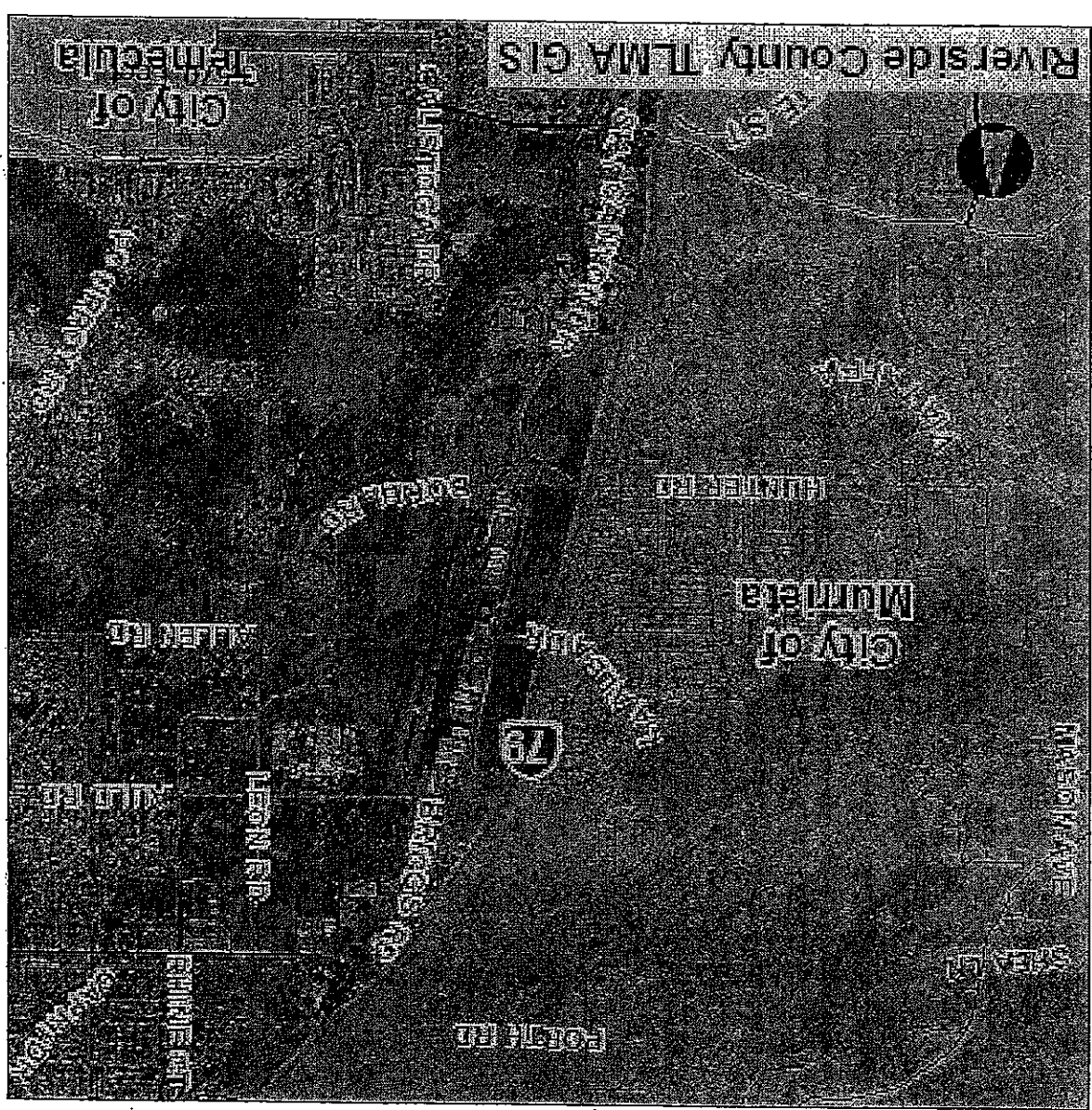
French Valley Land Use

RCJLMA



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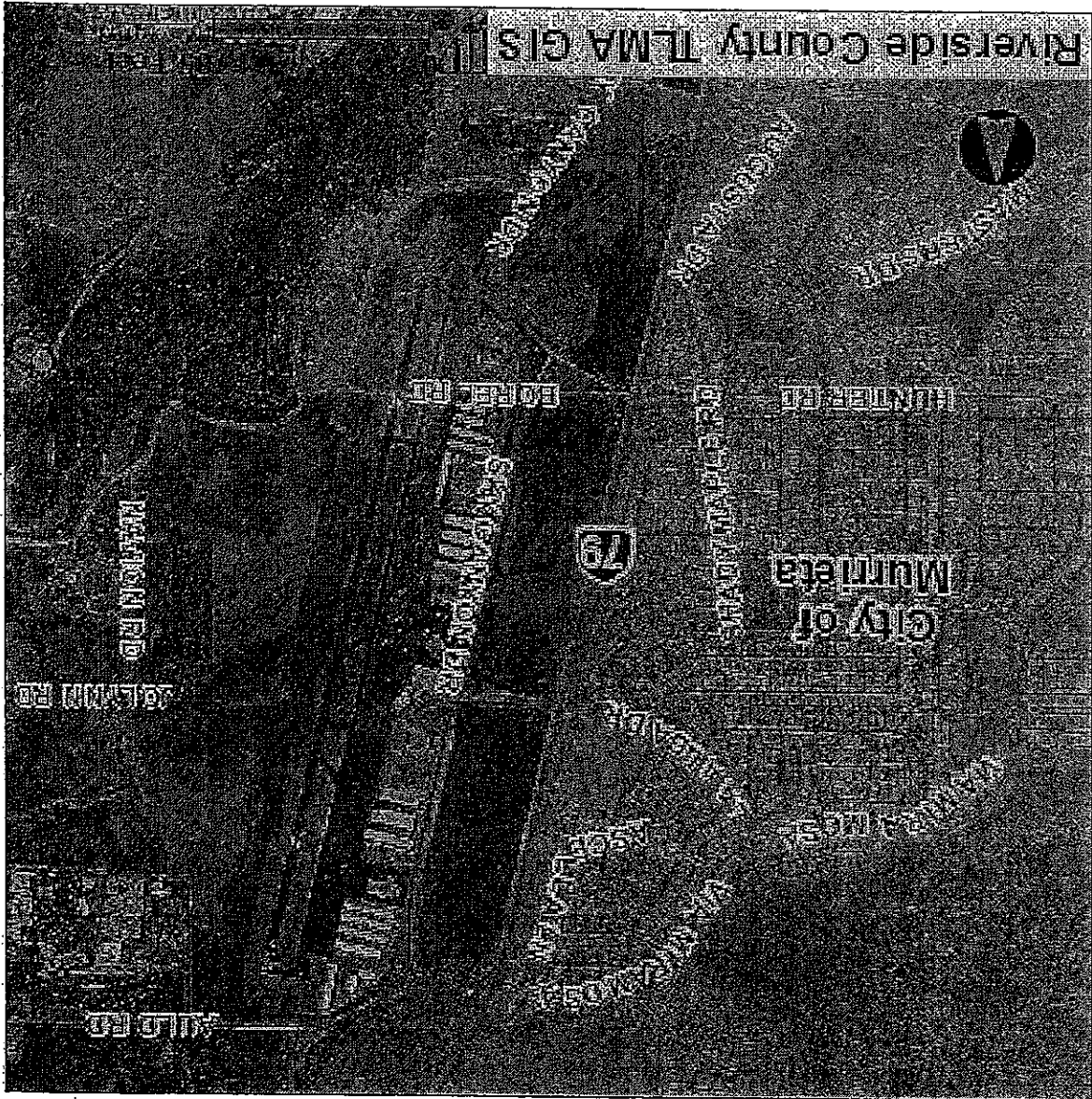
Selected parcel(s):  
963-030-002 963-030-003



RIVERSIDE COUNTY GIS

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Selected parcel(s):  
963-030-002 963-030-003

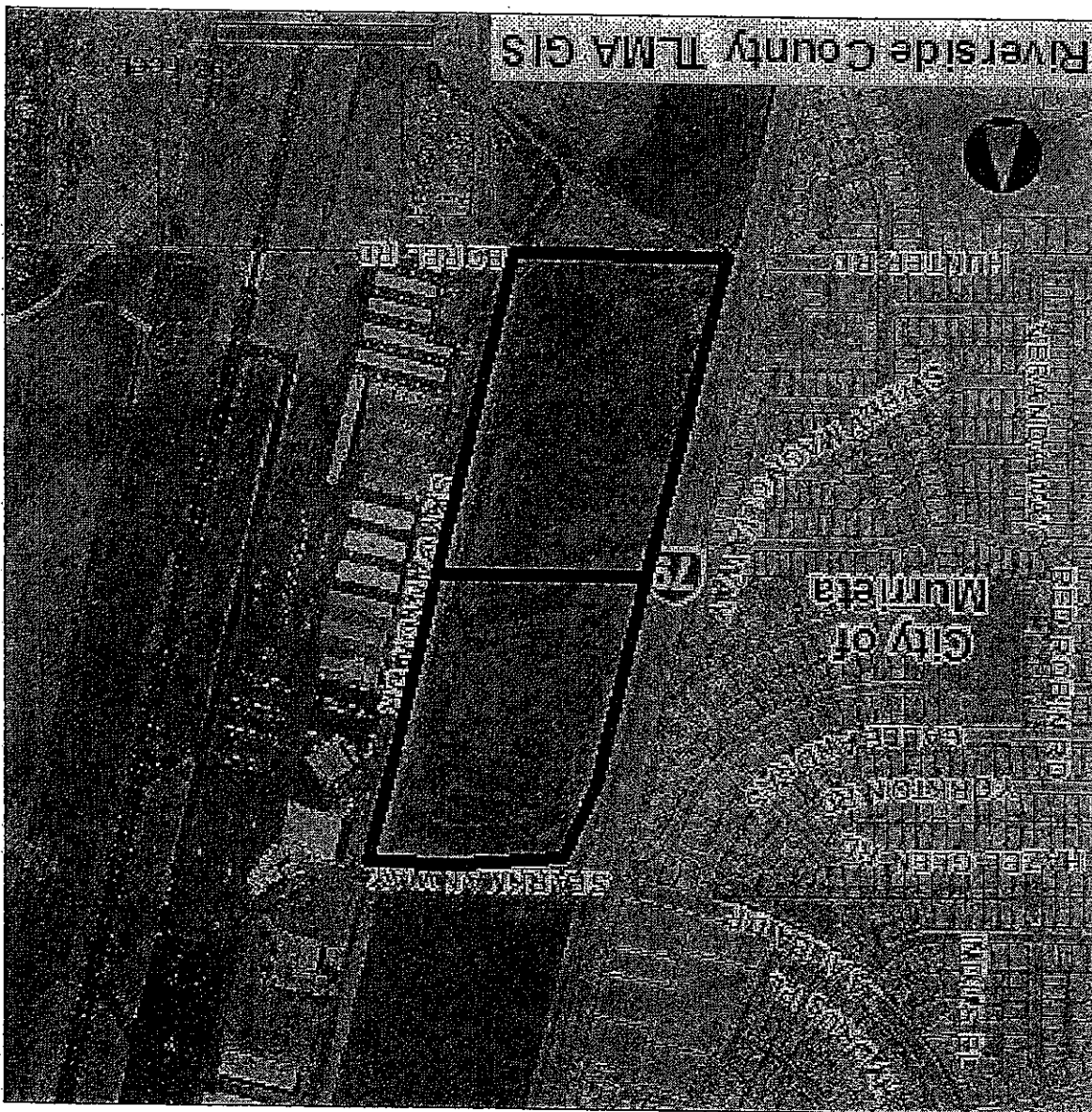


RIVERSIDE COUNTY GIS



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Selected parcel(s):  
963-030-002 963-030-003



RIVERSIDE COUNTY GIS





SPARKMAN WAY

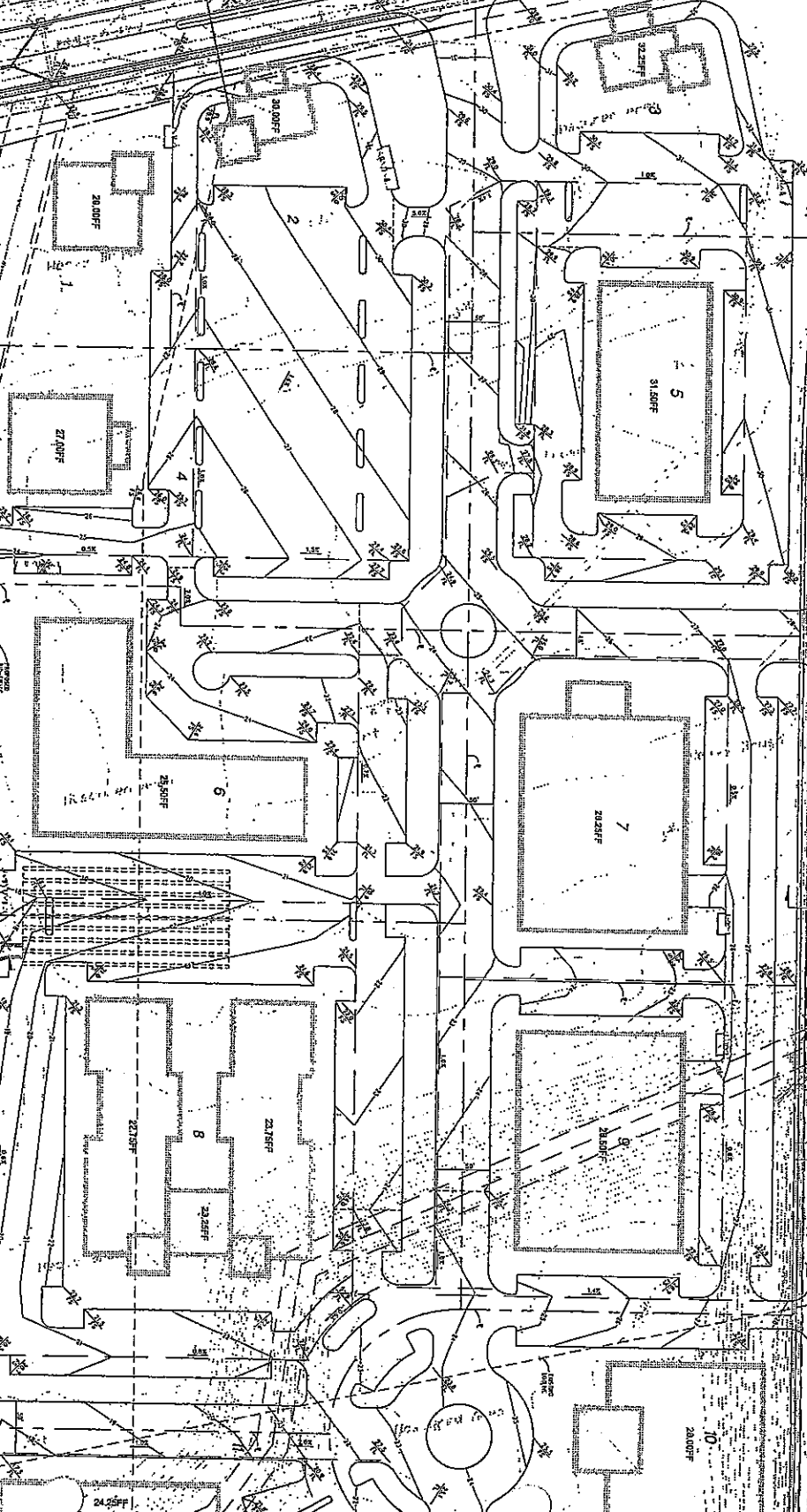
LOT B

SKY CANYON DRIVE

MANCHESTER ROAD (SR-79)

CITY OF MARRIETTA

COUNTY OF RIVERSIDE



SCALE 1"=40' HORIZONTAL  
SCALE 1"=10' VERTICAL

NO.	DATE	DESCRIPTION
1	APRIL 2004	PRELIMINARY
2	MAY 2004	REVISED
3	JUNE 2004	REVISED
4	JULY 2004	REVISED
5	AUGUST 2004	REVISED
6	SEPTEMBER 2004	REVISED
7	OCTOBER 2004	REVISED
8	NOVEMBER 2004	REVISED
9	DECEMBER 2004	REVISED
10	JANUARY 2005	REVISED
11	FEBRUARY 2005	REVISED
12	MARCH 2005	REVISED
13	APRIL 2005	REVISED
14	MAY 2005	REVISED
15	JUNE 2005	REVISED
16	JULY 2005	REVISED
17	AUGUST 2005	REVISED
18	SEPTEMBER 2005	REVISED
19	OCTOBER 2005	REVISED
20	NOVEMBER 2005	REVISED
21	DECEMBER 2005	REVISED
22	JANUARY 2006	REVISED
23	FEBRUARY 2006	REVISED
24	MARCH 2006	REVISED
25	APRIL 2006	REVISED
26	MAY 2006	REVISED
27	JUNE 2006	REVISED
28	JULY 2006	REVISED
29	AUGUST 2006	REVISED
30	SEPTEMBER 2006	REVISED
31	OCTOBER 2006	REVISED
32	NOVEMBER 2006	REVISED
33	DECEMBER 2006	REVISED
34	JANUARY 2007	REVISED
35	FEBRUARY 2007	REVISED
36	MARCH 2007	REVISED
37	APRIL 2007	REVISED
38	MAY 2007	REVISED
39	JUNE 2007	REVISED
40	JULY 2007	REVISED
41	AUGUST 2007	REVISED
42	SEPTEMBER 2007	REVISED
43	OCTOBER 2007	REVISED
44	NOVEMBER 2007	REVISED
45	DECEMBER 2007	REVISED
46	JANUARY 2008	REVISED
47	FEBRUARY 2008	REVISED
48	MARCH 2008	REVISED
49	APRIL 2008	REVISED
50	MAY 2008	REVISED
51	JUNE 2008	REVISED
52	JULY 2008	REVISED
53	AUGUST 2008	REVISED
54	SEPTEMBER 2008	REVISED
55	OCTOBER 2008	REVISED
56	NOVEMBER 2008	REVISED
57	DECEMBER 2008	REVISED
58	JANUARY 2009	REVISED
59	FEBRUARY 2009	REVISED
60	MARCH 2009	REVISED
61	APRIL 2009	REVISED
62	MAY 2009	REVISED
63	JUNE 2009	REVISED
64	JULY 2009	REVISED
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77	AUGUST 2010	REVISED
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79	OCTOBER 2010	REVISED
80	NOVEMBER 2010	REVISED
81	DECEMBER 2010	REVISED
82	JANUARY 2011	REVISED
83	FEBRUARY 2011	REVISED
84	MARCH 2011	REVISED
85	APRIL 2011	REVISED
86	MAY 2011	REVISED
87	JUNE 2011	REVISED
88	JULY 2011	REVISED
89	AUGUST 2011	REVISED
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91	OCTOBER 2011	REVISED
92	NOVEMBER 2011	REVISED
93	DECEMBER 2011	REVISED
94	JANUARY 2012	REVISED
95	FEBRUARY 2012	REVISED
96	MARCH 2012	REVISED
97	APRIL 2012	REVISED
98	MAY 2012	REVISED
99	JUNE 2012	REVISED
100	JULY 2012	REVISED
101	AUGUST 2012	REVISED
102	SEPTEMBER 2012	REVISED
103	OCTOBER 2012	REVISED
104	NOVEMBER 2012	REVISED
105	DECEMBER 2012	REVISED
106	JANUARY 2013	REVISED
107	FEBRUARY 2013	REVISED
108	MARCH 2013	REVISED
109	APRIL 2013	REVISED
110	MAY 2013	REVISED
111	JUNE 2013	REVISED
112	JULY 2013	REVISED
113	AUGUST 2013	REVISED
114	SEPTEMBER 2013	REVISED
115	OCTOBER 2013	REVISED
116	NOVEMBER 2013	REVISED
117	DECEMBER 2013	REVISED
118	JANUARY 2014	REVISED
119	FEBRUARY 2014	REVISED
120	MARCH 2014	REVISED
121	APRIL 2014	REVISED
122	MAY 2014	REVISED
123	JUNE 2014	REVISED
124	JULY 2014	REVISED
125	AUGUST 2014	REVISED
126	SEPTEMBER 2014	REVISED
127	OCTOBER 2014	REVISED
128	NOVEMBER 2014	REVISED
129	DECEMBER 2014	REVISED
130	JANUARY 2015	REVISED
131	FEBRUARY 2015	REVISED
132	MARCH 2015	REVISED
133	APRIL 2015	REVISED
134	MAY 2015	REVISED
135	JUNE 2015	REVISED
136	JULY 2015	REVISED
137	AUGUST 2015	REVISED
138	SEPTEMBER 2015	REVISED
139	OCTOBER 2015	REVISED
140	NOVEMBER 2015	REVISED
141	DECEMBER 2015	REVISED
142	JANUARY 2016	REVISED
143	FEBRUARY 2016	REVISED
144	MARCH 2016	REVISED
145	APRIL 2016	REVISED
146	MAY 2016	REVISED
147	JUNE 2016	REVISED
148	JULY 2016	REVISED
149	AUGUST 2016	REVISED
150	SEPTEMBER 2016	REVISED
151	OCTOBER 2016	REVISED
152	NOVEMBER 2016	REVISED
153	DECEMBER 2016	REVISED
154	JANUARY 2017	REVISED
155	FEBRUARY 2017	REVISED
156	MARCH 2017	REVISED
157	APRIL 2017	REVISED
158	MAY 2017	REVISED
159	JUNE 2017	REVISED
160	JULY 2017	REVISED
161	AUGUST 2017	REVISED
162	SEPTEMBER 2017	REVISED
163	OCTOBER 2017	REVISED
164	NOVEMBER 2017	REVISED
165	DECEMBER 2017	REVISED
166	JANUARY 2018	REVISED
167	FEBRUARY 2018	REVISED
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250	JANUARY 2025	REVISED

KCI CONSULTANTS, INC.  
 54 Gordon Avenue, Atlanta, GA 30308  
 (404) 525-1100  
 www.kci.com

TENTATIVE PARCEL MAP 98212  
 CONCEPTUAL GRADING PLAN  
 FOR "LIVING WATERS OAK"  
 24.25 ACRES  
 CITY OF MARRIETTA, GEORGIA

MATCH LINE SEE SHEET THREE

MATCHLINE SEE SHEET TWO

CITY OF MURRIETA  
COUNTY OF RIVERSIDE

WINCHESTER ROAD (SR 79)

SKY CANYON DRIVE

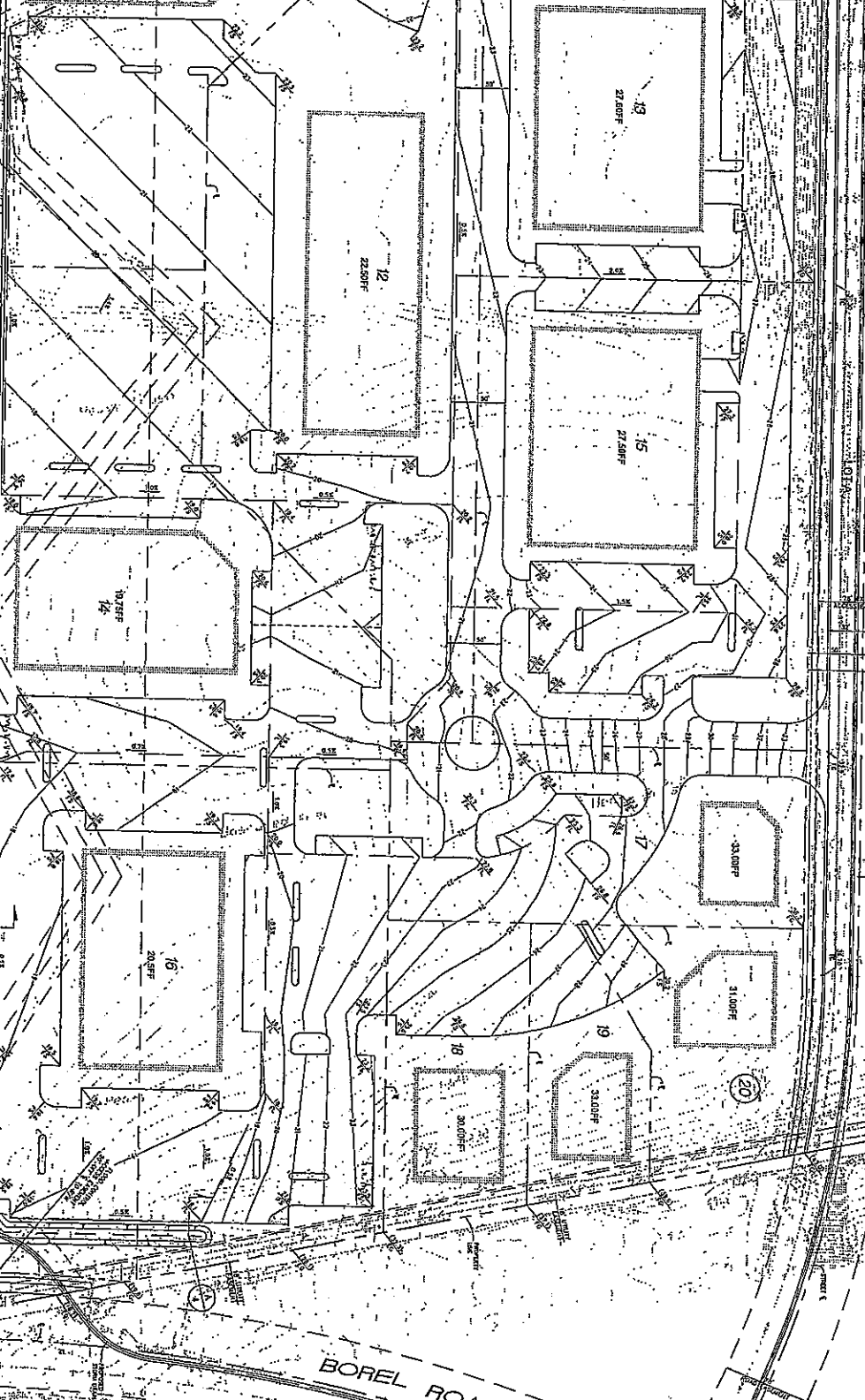
BOREL ROAD  
(UNIMPROVED)



KOT CONSULTANTS, INC.  
5440 Potomac Highway, Suite 200  
San Diego, CA 92121  
(619) 591-1100  
www.kotconsultants.com

3  
TENTATIVE PARCEL MAP 9222  
CONCEPTUAL GRADING PLAN  
FOR ALTERNATIVE PARCELS ONLY  
DATE: 11/15/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN  
SHEET NO. 3

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PUBLIC REVIEW	11/15/11	[Name]	[Name]
2	FOR PUBLIC COMMENT	11/15/11	[Name]	[Name]
3	FOR PUBLIC COMMENT	11/15/11	[Name]	[Name]
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**AIRPORT LAND USE COMMISSION  
RIVERSIDE COUNTY**



June 14, 2010

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

Robin Lowe  
Hemet

John Lyon  
Riverside

Glen Holmes  
Hemet

Greg Pettis  
Cathedral City

**STAFF**

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

County Administrative Center  
4080 Lemon St., 9<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Kinika Hesterly, Urban Regional Planner IV  
County of Riverside Planning Department  
4080 Lemon Street, Ninth Floor  
Riverside CA 92501

(HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1035FV09

Related File: CZ07690 (Change of Zone/Ordinance Amendment) and SP00265S1  
(Specific Plan No. 265, Substantial Conformance No. 1)

APN #: 963-030-002 and 963-030-003

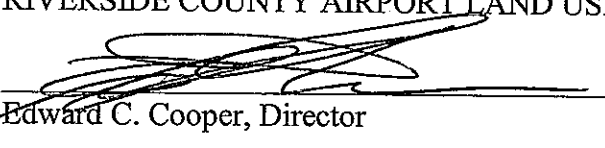
Dear Ms. Hesterly:

On June 10, 2010, the Riverside County Airport Land Use Commission (ALUC), by a 4-1 vote, found the above-referenced amendment to the Specific Plan **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP).

The associated parcel map was considered as a separate ALUC case. A separate letter will be prepared regarding that project.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

  
Edward C. Cooper, Director

JG:bks

Attachment: Notice of Airport in Vicinity

cc: ALUC Staff  
Fred J. Fleming (Fleming Family LP/Bel Air Family LP)  
H. G. Fenton Development Co. LLC – Attn.: Karen Ruggels or Allen Jones  
Riverside County EDA – Aviation Division (Attn.: Chad Davies)

Y:\ALUC\French Valley\ZAP1035FV09.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

PM35212  
SUBSTANTIAL CONFORMANCE REVIEW  
Borel Airpark Center Specific Plan No. 265

**PROJECT INFORMATION**

The project site for PM35212 is located within the Borel Airpark Center Specific Plan (SP No. 265) area. SP 265 applies two separate zones and land use designations to the project site. The central portion (Planning Area 11.1) of the site is zoned A-1-1. The Specific Plan identifies Office Park uses for Planning Area 11.1. The north (Planning Area 21.1) and south (Planning Area 21.2) portions of the site are zoned C-S-P. These areas are intended for Commercial uses in the Specific Plan.

The project proposes a change in zone for Planning Area 11.1 to allow for development with uses in accordance with Specific Plan 265. The applicant is also proposing a refinement to the uses allowed within the C-S-P zone for Planning Areas 21.1 and 21.2 to correspond to the uses expressed in Specific Plan 265.

Specifically, the applicant is requesting that the CO zone be applied to Planning Area 11.1, allowing offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate) and health and exercise centers with specific restrictions to prohibit retail commercial uses. This zone as amended would allow the land uses called for in the Specific Plan and would therefore be in conformance with the approved Borel Airpark Specific Plan. For Planning Areas 21.1 and 21.2, the applicant is requesting that the existing zone for these Planning Areas (C-P-S) be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate) and health clubs and exercise centers, as allowed in the approved Borel Airpark Center Specific Plan. This change in zone would result in uses in conformance with the approved Specific Plan.



**Legend**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
  - Height Review Overlay Zone
- Boundary Lines**
- Airport Property Line
  - City Limits

**Note**

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (PART 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map.

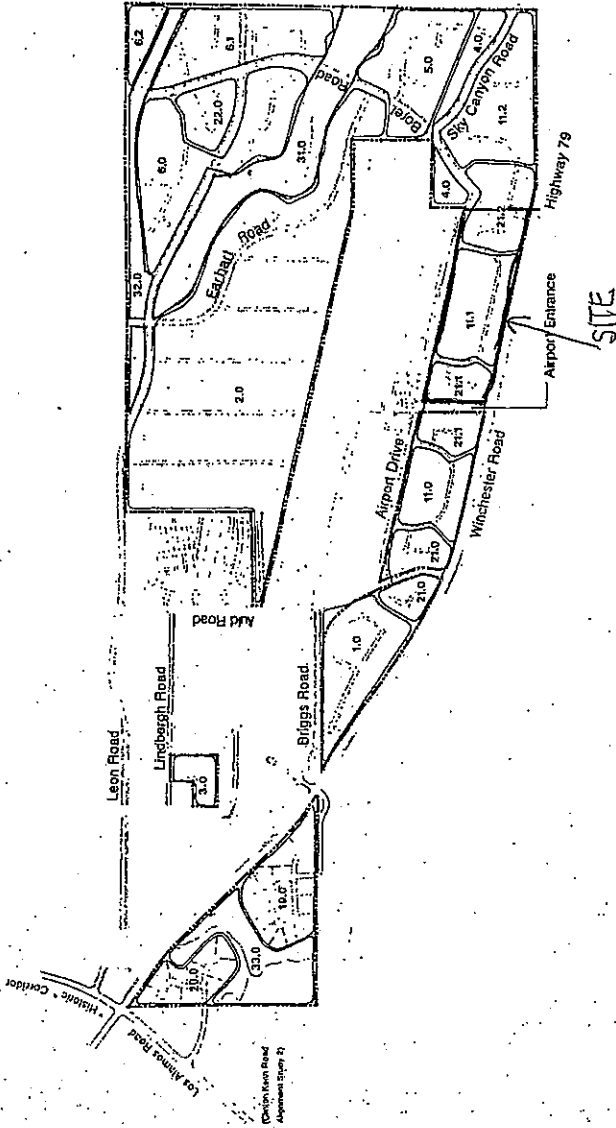
Riverside County  
 Airport Land Use Commission  
 Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document  
 (Adopted October 2007)

Map FV-1

**Compatibility Map**  
 French Valley Airport



Specific Land Use Plan



BORER AIRPARK CENTER

LAND USE	PLANNING AREA	ACRES	EST. BUILDING VALUE
RESTRICTED LIGHT INDUSTRIAL	1.1	22.1	476,000
INDUSTRIAL PARK	2.6	22.1	476,000
<b>Subtotal</b>		48.2	952,000
RESTRICTED LIGHT INDUSTRIAL	2.0	31.5	3,120,000
RESTRICTED LIGHT INDUSTRIAL	4.0	19.4	1,940,000
RESTRICTED LIGHT INDUSTRIAL	6.0	22.0	440,000
RESTRICTED LIGHT INDUSTRIAL	6.1	31.8	636,000
RESTRICTED LIGHT INDUSTRIAL	7.5	65.2	1,304,000
<b>Subtotal</b>		116.2	5,760,000
OFFICE PARK - MEDIOCRE	18.2	21.2	212,000
OFFICE PARK	11.1	19.7	394,000
OFFICE PARK	11.3	20.0	400,000
<b>Subtotal</b>		40.5	806,000
COMMERCIAL - TOURIST	20.0	15.2	304,000
COMMERCIAL	21.1	23.3	466,000
COMMERCIAL	23.2	31.8	636,000
<b>Subtotal</b>		64.5	1,296,000
OPEN SPACE	31.0	63.0	1,260,000
OPEN SPACE	28.0	27.2	544,000
OPEN SPACE	33.0	34.4	688,000
<b>Subtotal</b>		92.6	1,892,000
<b>PROJECT TOTAL</b>		102.4	6,270,000

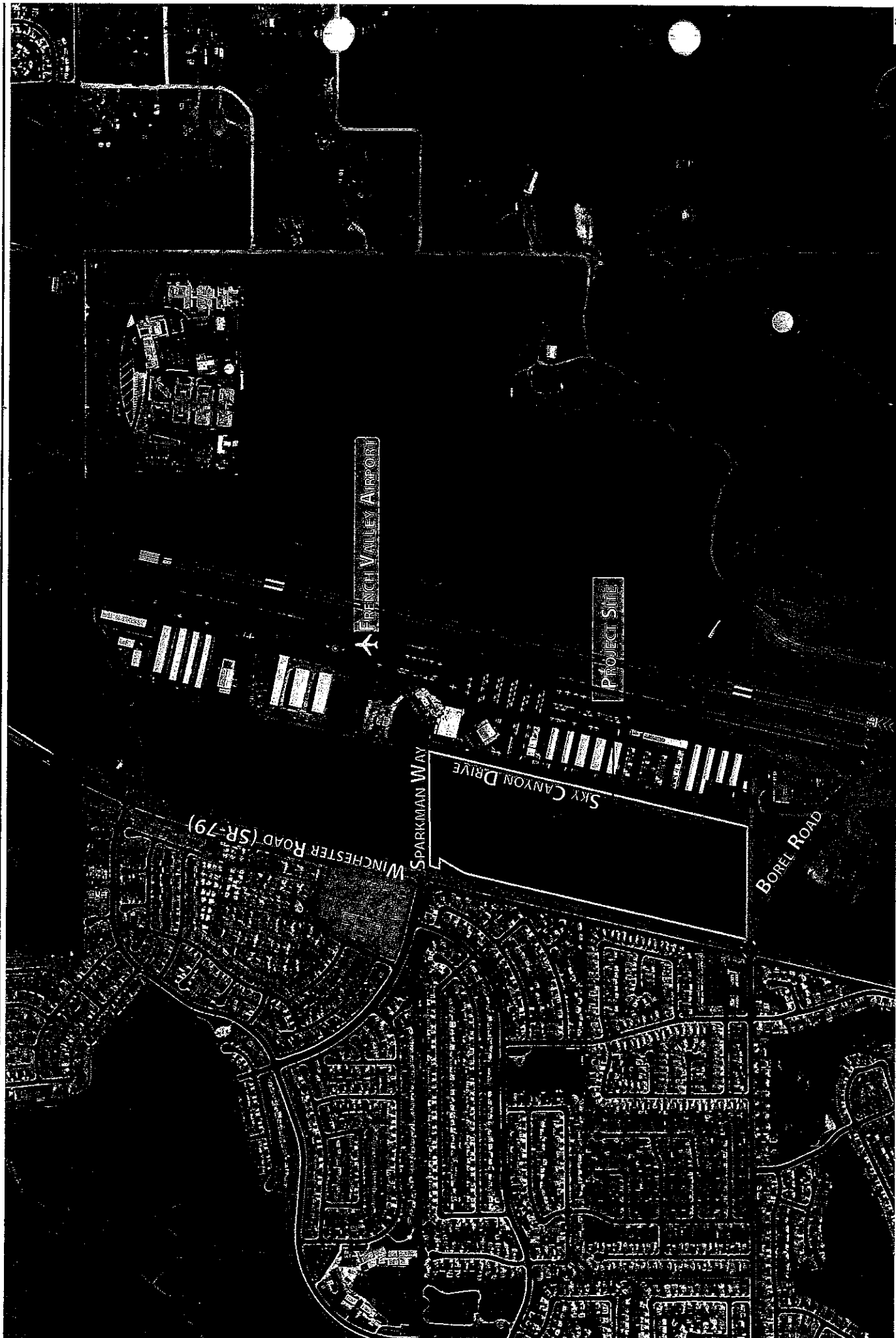
The Planning Associates  
DHA, Inc.

TEC TEXAS COUNCIL  
ENGINEERING  
CONSULTANTS

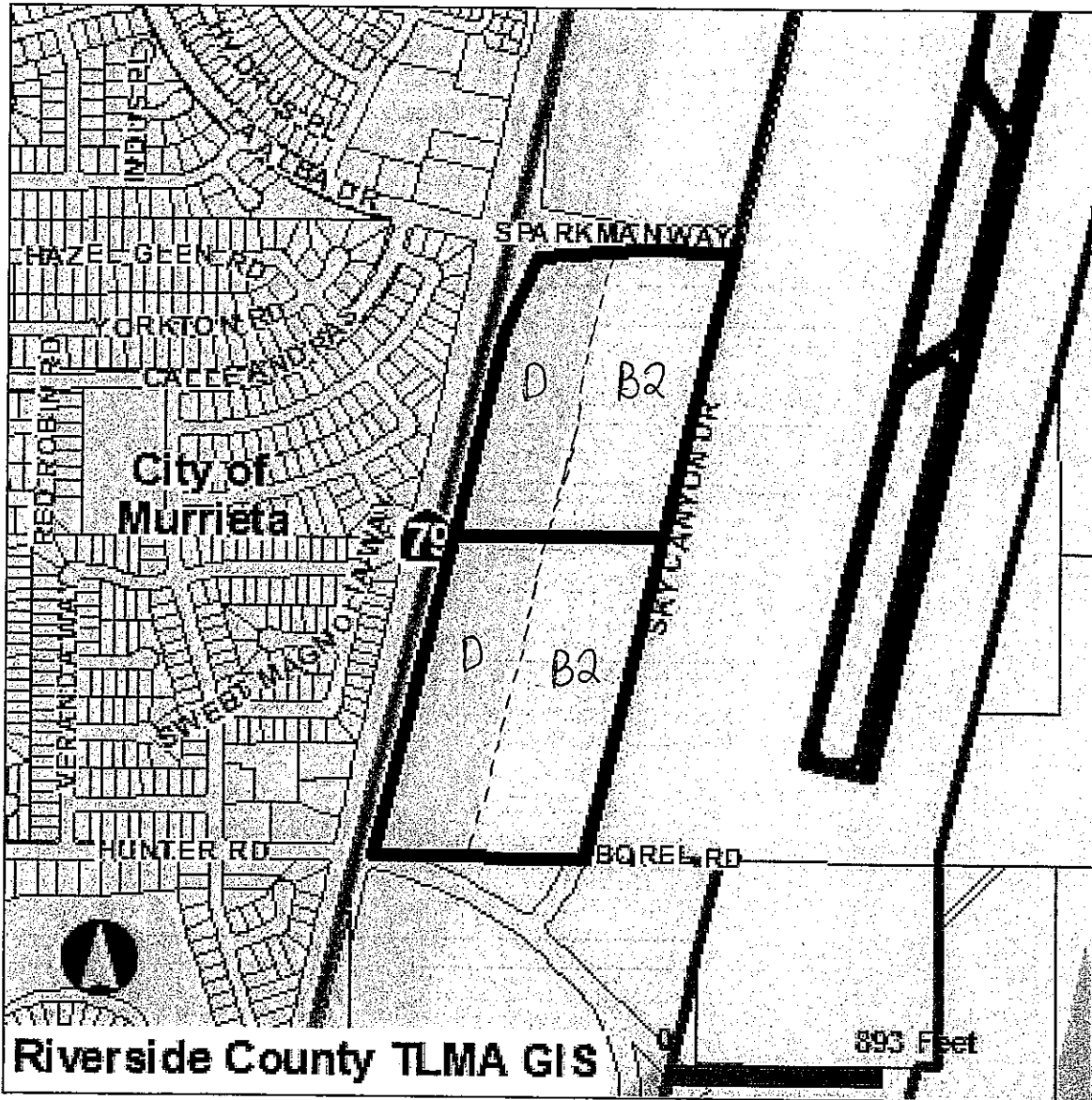
Exhibit No. 4



PM35212  
2007



RIVERSIDE COUNTY GIS



Selected parcel(s):  
 963-030-002 963-030-003

**\*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...Wed Dec 23 16:19:33 2009



French Valley  
Land Use

SPARKMAN WAY

NEWCASTLE RD

CALLE ANDRAS

PLYMOUTH RD

SYCAMORE RIDGE RD

MURRIETA

WINCHESTER RD

SWEET MAGNOLIA WAY

SKY CANYON DR

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10:114105  
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12:334654  
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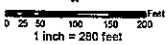
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BOREL RD

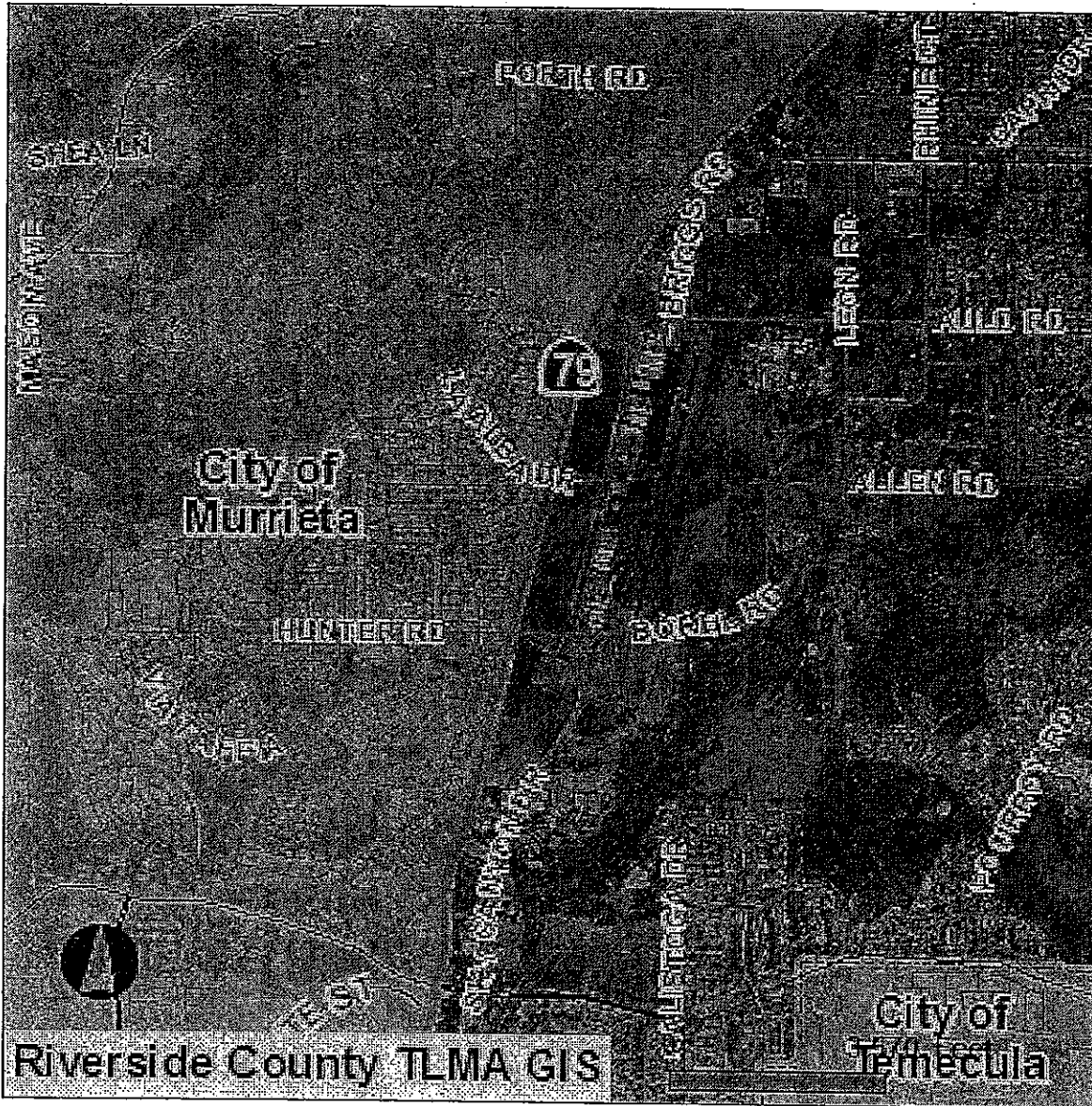
SKY CANYON DR

- ROADS**  
CLASS
- Highways
  - Highway Ramp
  - Expressway
  - Expressway Ramp
  - Major Road
  - Arterial Street
  - Collector Street
  - Residential Street
- Runways**  
Runway Status
- EXISTING
  - PROPOSED
- French Valley Parcels 121709  
Parcels
- TULSA AIRPORT COMPATIBILITY ZONES**
- Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
  - AIRPORTS

For Internal Review  
Purposes Only



RIVERSIDE COUNTY GIS



Selected parcel(s):  
963-030-002 963-030-003

**\*IMPORTANT\***

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RIVERSIDE COUNTY GIS



Selected parcel(s):  
963-030-002 963-030-003

**\*IMPORTANT\***

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REPORT PRINTED ON...Wed Dec 23 16:26:10 2009

RIVERSIDE COUNTY GIS



Selected parcel(s):  
963-030-002 963-030-003

**\*IMPORTANT\***

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# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 5, 2007

CHAIR  
Simon Housman  
Rancho Mirage

Deborah Saulina

VICE CHAIRMAN  
Rod Ballance  
Riverside

KCT Consultants, Inc.  
4344 Latham Street, Suite 200  
Riverside CA 92501

COMMISSIONERS

Arthur Butler  
Riverside

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

Robin Lowe  
Hemet

File No.: ZAP1004FV06  
Related File: Parcel Map No. 35212 (Commercial/Industrial)  
APN #: 963-030-002 and 963-030-003

John Lyon  
Riverside

Dear Ms. Saulina:

Glen Holmes  
Hemet

Melanie Fesmire  
Indio

This Commission will take no action on your application at this time because of the ruling of the Riverside Superior Court in *Silverhawk Land and Acquisitions, LLC v. Riverside County Airport Land Use Commission*. That ruling suspends any and all land use review activity under the 2004 French Valley Airport Land Use Compatibility Plan until the ALUC has taken necessary action to bring its approval of the 2004 Airport Land Use Compatibility Plan into compliance with the California Environmental Quality Act. Therefore, the above project is reported back to the County of Riverside for appropriate action.

STAFF

Interim  
Executive Director  
Ed Cooper

We are attaching for your use a "Notice of Airport in Vicinity" that may be of assistance in meeting the State requirement for disclosure in real estate transactions that the property is located in an Airport Influence Area.

John Guerin  
Cecilia Lara  
Sophia Nolasco  
Barbara Santos

County Administrative Center  
4080 Lemon St., 9<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

If you have any questions, please contact Mr. John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

[www.rcaluc.org](http://www.rcaluc.org)

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

---

Edward C. Cooper, Interim Executive Director

JJGG:bks

Airport Land Use Commission

Page 2

cc: ALUC Staff  
Alisa Krizel, Riverside County Planning Department  
French Valley Development PRT, LLC  
Fleming Family Limited Partnership, c/o Fred Fleming  
Fred Fleming  
Kenneth Friedman, Karno, Schwartz and Friedman  
B. T. Miller, ALUC Counsel  
Mark Dillon, Gatzke Dillon & Ballance LLP  
Riverside County EDA – Aviation Division (Attn.: Chad Davies)

Y:\ALUC\French Valley\ZAP1004FV06TakeNoActionLtr

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman - Planning Director*

**REQUEST FOR DETERMINATION OF SUBSTANTIAL  
CONFORMANCE WITH A SPECIFIC PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP0020531 DATE SUBMITTED: 05.29.09

**APPLICATION INFORMATION**

Applicant's Name: Allen Jones, H. G. Fenton Company E-Mail: ajones@hgfenton.com

Mailing Address: 7577 Mission Valley Road, Suite 200

San Diego Street CA 92108  
City State ZIP

Daytime Phone No: (619) 400-0134 Fax No: (619) 400-0111

Engineer/Representative's Name: KCT Consultants, Inc. E-Mail: kctinc@kctconsultants.co

Mailing Address: 4344 Latham Street, Suite 200

Riverside Street CA 92501  
City State ZIP

Daytime Phone No: (951) 341-8940 Fax No: (951) 341-8945

Property Owner's Name: Fred Fleming E-Mail: \_\_\_\_\_

Mailing Address: 3701 Wilshire Boulevard, Suite 410

Los Angeles Street CA 90010  
City State ZIP

Daytime Phone No: (213) 381-1321 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.

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.

Riverside Office: 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 Fax (951) 955-3157  
Form 295-1058 (02/27/08)

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

Murrieta Office: 39493 Los Alamos Road.  
Murrieta, California 92563  
Fax (951) 600-6145


**REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN**

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.

Allen M. Jones

\_\_\_\_\_  
*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.

Authorization for H. G. Fenton to act on behalf of the property owner is on-file with the County.

\_\_\_\_\_  
*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.

**PROJECT INFORMATION:**

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

See Attachment "A".

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## ATTACHMENT A

### PROJECT INFORMATION

The project site for PM35212 is located within the Borel Airpark Center Specific Plan (SP No. 265) area. SP 265 applies two separate zones and land use designations to the project site. The central portion (Planning Area 11.1) of the site is zoned A-1-1. The Specific Plan identifies Office Park uses for Planning Area 11.1. The north (Planning Area 21.1) and south (Planning Area 21.2) portions of the site are zoned C-S-P. These areas are intended for Commercial uses in the Specific Plan.

The project proposes a change in zone for Planning Area 11.1 to allow for development with uses in accordance with Specific Plan 265. The applicant is also proposing a refinement to the uses allowed within the C-S-P zone for Planning Areas 21.1 and 21.2 to correspond to the uses expressed in Specific Plan 265.

Specifically, the applicant is requesting that the C-S-P zone be applied to Planning Area 11.1, allowing offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate) and health and exercise centers with specific restrictions to prohibit retail commercial uses. This zone as amended would allow the land uses called for in the Specific Plan and would therefore be in conformance with the approved Borel Airpark Specific Plan. For Planning Areas 21.1 and 21.2, the applicant is requesting that the existing zone for these Planning Areas (C-P-S) be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate) and health clubs and exercise centers, as allowed in the approved Borel Airpark Center Specific Plan. This change in zone would result in uses in conformance with the approved Specific Plan.

Alisa Krizek

Disinterested Applicant

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning 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: C207690 DATE SUBMITTED: 10-31-08

**APPLICATION INFORMATION**

Applicant's Name: H.G. Fenton Company E-Mail: ajones@hgfenton.com

Mailing Address: 7577 Mission Valley Road, Suite 200  
San Diego Street 92108  
City California State ZIP

Daytime Phone No: ( 619 ) 400-0120 Fax No: ( 619 ) 400-0111

Engineer/Representative's Name: KCT Consultants, Inc. E-Mail: kctinc@kctconsultants.com

Mailing Address: 4344 Latham Street, Suite 200  
Riverside Street 92501  
City California State ZIP

Daytime Phone No: ( 951 ) 341-8940 Fax No: ( 951 ) 341-8945

Property Owner's Name: Fred Fleming Family Trust E-Mail: \_\_\_\_\_

Mailing Address: 3701 Wilshire Boulevard, Suite 410  
Los Angeles Street 90010  
City California State ZIP

Daytime Phone No: ( 213 ) 381-1321 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.

CFG 04490 EA 41093 Geo 02047  
Riverside Office · 4080 Lemon Street, 9th Floor  
Desert Office · 38686 El Cerrito Road

Dm 35212

**APPLICATION FOR CHANGE OF ZONE**

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.

Allen Jones

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.

Authorization for H.G. Fenton to act on behalf of the property owner is on-file with County.

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): 963-030-002, 003

Section: 7 Township: T7S Range: R2W

Approximate Gross Acreage: 55.08 acres

General location (nearby or cross streets): North of Borel Road, South of La Alba Drive, East of Winchester Road, West of Sky Canyon Drive

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

**APPLICATION FOR CHANGE OF ZONE**

**Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):**

Zone Change from A-1-1 to C-1/C-P, permitting land uses identified in SP 265 – Borel Airpark Center Specific Plan. This area is within Planning Area 11.1 of SP 265.

**Related cases filed in conjunction with this request:**

PM35212



**FRED J. FLEMING**

3701 WILSHIRE BOULEVARD, SUITE 410

LOS ANGELES, CALIFORNIA 90010

Phone: (213) 381-1321

Fax: (213) 380-3637

June 7, 2007

Planning Department  
Attn: Alisa Krizek  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92501

**Re: File # PM35212 – APN# 963-030-002 and 963-030-003; PAR00889  
Change in Applicant**

Dear Ms. Krizek:

The subject property is owned by Fred J. Fleming, Nancy L. Oren and Genevieve Fleming, Trustee of the Benjamin Fleming Exemption Trust B. As the owners of said property, we are requesting a change in the application currently in process with the County.

Please replace the current applicant- Pacific Pointe Partners, Inc. – with the new applicant - H.G. Fenton Development Company, LLC. As owner of the property, we give H.G. Fenton Development Company, LLC authorization to process Parcel Map 35212 and associated actions that pertain to APN #963-030-002 and APN #963-030-002.

If you need anything further, please contact our attorney Norton S. Karno with Karno, Schwartz & Friedman at (818) 981-3400, ext 180. Thank you.

By: Fred J. Fleming  
Fred J. Fleming

Date 6/14/07

By: Nancy L. Oren  
Nancy L. Oren

Date 6/12/07

By: Genevieve Fleming  
Genevieve Fleming, Trustee of the  
Benjamin Fleming Exemption Trust B

Date 6-15-07

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
 Robert C. Johnson Planning Director

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

CC003996

- |  |   |   |
|--|---|---|
| <input 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 checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM35212 DATE SUBMITTED: 10/10/06

**APPLICATION INFORMATION**

Applicant's Name: PACIFIC POINTE PARTNERS E-Mail: glevinski@pacpointepartners.com

Mailing Address: 2552 WALNUT AVENUE, SUITE 150  
TUSTIN Street CA 92780  
City State ZIP

Daytime Phone No: (714) 730-9990 Fax No: (714) 730-9991

Engineer/Representative's Name: KCT CONSULTANTS, INC. E-Mail: don@kctconsultants.com

Mailing Address: 4344 LATHAM STREET, SUITE 200  
RIVERSIDE Street CA 92501  
City State ZIP

Daytime Phone No: (951) 341-8940 Fax No: (951) 341-8945

Property Owner's Name: SEE ATTACHED E-Mail: newcase@socal.rr.com

Mailing Address: 3701 WILSHIRE BOULDEVARD, SUITE 410  
LOS ANGELES Street CA 90010  
City State ZIP

Daytime Phone No: (213) 381-1321 Fax No: (213) 381-3637

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

EA41093/CFG04490

**Attachment**

***Page 1***

**Property Owner's Name:**

Fred J. Fleming  
Nancy L. Oren  
Genevieve Fleming

***Page 3***

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological report, been prepared for the subject property?

Yes,

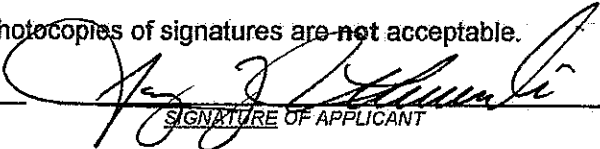
Phase 1 – Environmental Site Assessment  
Archaeological Survey  
Preliminary Geotechnical Investigation

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

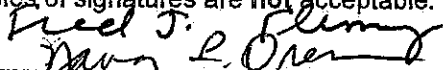

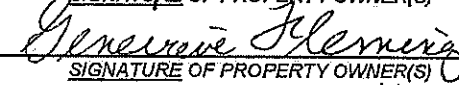
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

GARY J LEVINSKI  
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.

Fred J. Fleming  
PRINTED NAME OF PROPERTY OWNER(S)  
Nancy L. Owen  
PRINTED NAME OF PROPERTY OWNER(S)  
  
SIGNATURE OF PROPERTY OWNER(S)  
  
SIGNATURE OF PROPERTY OWNER(S)  
Genevieve Fleming  
PRINTED NAME OF PROPERTY OWNER(S)  
  
SIGNATURE OF PROPERTY OWNER(S)

*Genevieve Fleming Trustee of the Benjamin Fleming Trust B*

*Genevieve Fleming Trustee of the Benjamin Fleming Trust B*

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 963-030-002 & 003

Section: 7 Township: 7 S Range: 2 W

Approximate Gross Acreage: 56.95

General location (street address, cross streets, etc.): North of BOREL ROAD, South of

AIRPORT ROAD, East of WINCHESTER ROAD, West of FRENCH VALLEY AIRPORT

Thomas Brothers map, edition year, page number, and coordinates: 2006; 929 - A 3 & 4

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

SUBDIVIDE TWO PARCELS INTO 23 PARCELS WITH 1 PARCEL BEING NOT A PART.

For commercial use for offices & retail

Related cases filed in conjunction with this request:

NONE

HANS 01485 (04-07-06) AND PAR00907 (05-08-06)

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

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

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

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

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

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

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

Will the proposal 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: 24,000 c.y.

Estimated amount of fill = cubic yards 24,000 c.y.

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?

\_\_\_\_\_

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

What is the anticipated route of travel for transport of the soil material?  
\_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) \_\_\_\_\_

*Deborah Paulina*  
*KCT CONSULTANTS, INC.*

Date

*10/9/06*

Owner/Representative (2) \_\_\_\_\_

Date

**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. 7690, TENTATIVE PARCEL MAP NO. 35212, SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: H.G. Fenton Company – Engineer/Representative: KCT Consultants Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office (CD: CO) and Community Development: Commercial Retail (CD: CR) – Location: Easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive – 55.08 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center), Planning Areas 11.1, 21.1 and 21.2 - **REQUEST:** The tentative parcel map is a Schedule E subdivision of two (2) parcels on 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres. The change of zone proposes to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers. The specific plan substantial conformance is to change the text of the specific plan as a result of the change of zone. – APNs: 963-030-002 and 003. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: August 18, 2010  
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, Kinika Hesterly, at 951-955-1888 or email [khesterl@rctlma.org](mailto:khesterl@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_pc.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a 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 Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the 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: Kinika Hesterly  
P.O. Box 1409, Riverside, CA 92502-1409

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/1/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers SP0026551/CZ07690/Pm35212 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

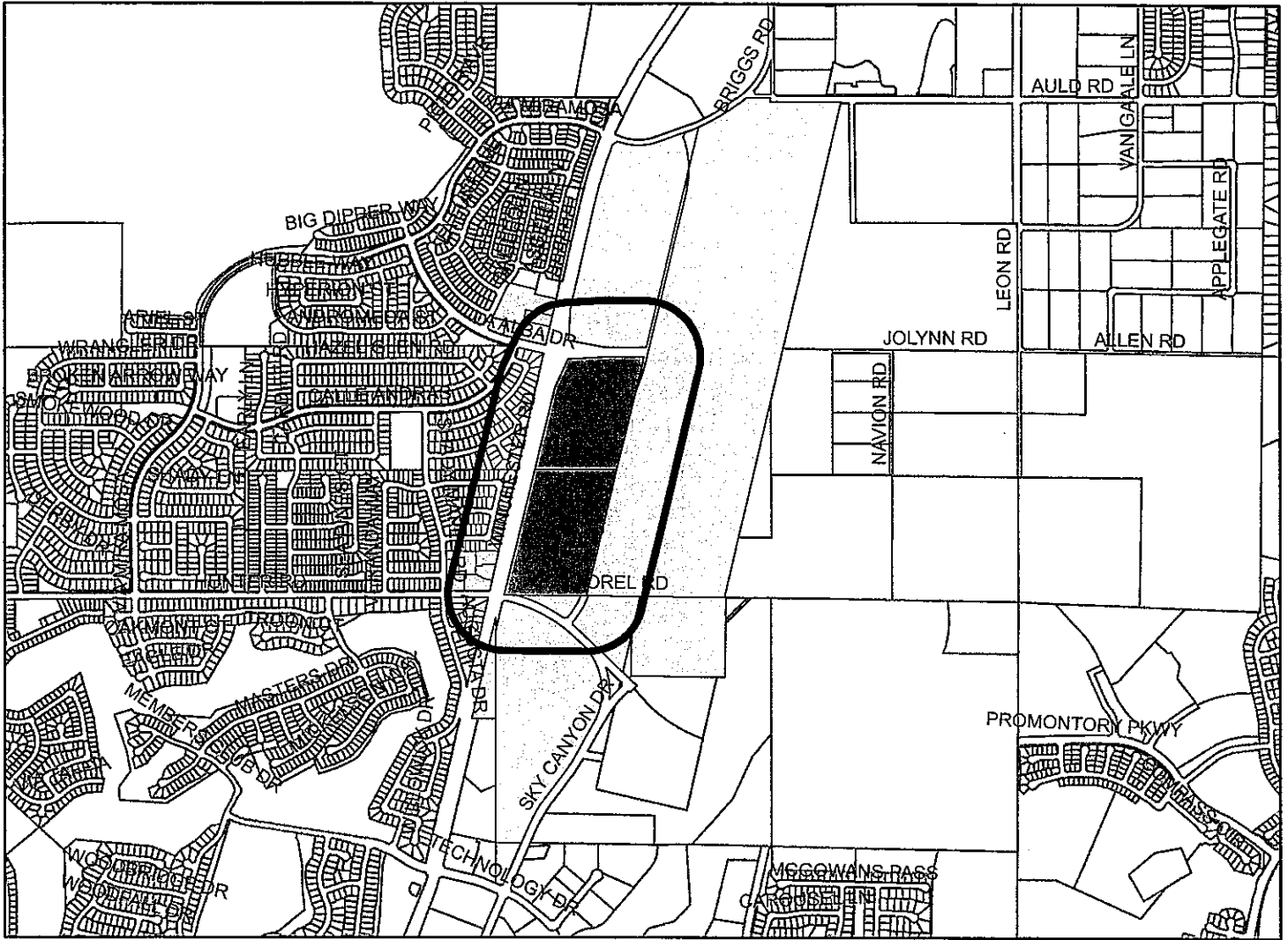
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

✓ 7/6/10 CS  
EXPIRES: 1/6/2011



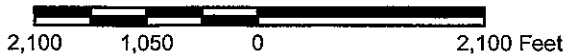
# 600 feet buffer



## Selected Parcels

900-440-003	900-440-004	900-440-005	900-440-006	908-151-019	957-320-021	957-320-011	957-320-011	957-320-001	908-134-003
908-152-023	908-131-027	908-151-018	908-172-011	908-172-002	908-151-013	963-030-003	908-134-010	908-152-012	908-131-006
908-172-006	908-300-012	908-151-009	908-151-010	908-172-003	908-133-012	908-131-029	908-130-011	908-180-004	957-320-019
963-030-010	908-300-011	908-300-004	908-131-016	908-152-025	908-131-007	908-131-011	908-300-007	908-152-021	908-300-019
908-152-011	908-151-012	908-133-008	908-152-027	908-152-009	908-151-022	908-131-021	908-151-016	908-172-010	908-131-028
908-151-014	908-152-008	908-131-004	908-300-008	963-030-002	908-152-019	908-152-024	908-131-013	908-152-006	908-151-021
908-131-008	908-300-015	908-131-019	908-131-026	908-300-010	908-131-020	908-152-007	908-134-009	908-134-006	908-300-018
908-152-004	908-134-005	908-172-001	908-300-020	908-151-020	908-151-023	908-131-018	908-131-025	908-131-023	908-133-010
908-133-006	908-172-004	908-133-009	908-152-028	908-131-001	908-151-026	908-133-005	908-300-014	908-131-015	908-131-005

rst 90 parcels shown



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

APN: 900440006, ASMT: 900440006  
AIRPORT VILLAGE LTD PARTNERSHIP  
C/O JOHN HANSEN  
100 W BROADWAY NO 1100  
GLENDALE CA 91210

APN: 908172011, ASMT: 908172011  
ASHWIN SEWDARSEN, ETAL  
37893 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908151019, ASMT: 908151019  
ALBERT CAMPBELL, ETAL  
37793 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908172002, ASMT: 908172002  
AUTURIO FRAZIER  
37913 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 957320001, ASMT: 957320001  
ALEXANDER A BOREL, ETAL  
37760 BOREL RD  
MURRIETA CA 92563

APN: 908151013, ASMT: 908151013  
BECCY HASSELBARTH  
30008 ROSE BLOSSOM DR  
MURRIETA CA. 92563

APN: 908134003, ASMT: 908134003  
AMIR AKHAVAN, ETAL  
29960 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

APN: 963030003, ASMT: 963030003  
BEL AIR FAMILY LTD PARTNERSHIP  
C/O FRED J FLEMING  
16782 OAK VIEW DR  
ENCINO CA 91436

APN: 908152023, ASMT: 908152023  
AMY C MADDOX, ETAL  
29994 PEACHTREE CT  
MURRIETA CA. 92563

APN: 908134010, ASMT: 908134010  
BETTY J POOLE  
3201 LEMORA LN  
ESCONDIDO CA 92025

APN: 908131027, ASMT: 908131027  
AREK TADEUS DOUGLAS, ETAL  
29939 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

APN: 908152012, ASMT: 908152012  
BILLY G SCHWAHN, ETAL  
3726 FOXGLOVE LN  
FALLBROOK CA 92028

APN: 908151018, ASMT: 908151018  
ARIEL Q MARQUEZ, ETAL  
34501 STAGE RD  
TEMECULA CA 92592

APN: 908131006, ASMT: 908131006  
BRANDON DAMATO, ETAL  
37542 NEWCASTLE RD  
MURRIETA CA. 92563



APN: 908172006, ASMT: 908172006  
BRUCE M WYNN, ETAL  
37953 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908300012, ASMT: 908300012  
CARLOS TORRES, ETAL  
38028 RIVIERA CT  
MURRIETA CA. 92563

APN: 908151009, ASMT: 908151009  
CHRISTINE CHOI  
29968 ROSE BLOSSOM DR  
MURRIETA CA. 92563

APN: 908151010, ASMT: 908151010  
CHRISTOPHER J HILL, ETAL  
29978 ROSE BLOSSOM DR  
MURRIETA CA. 92563

APN: 908172003, ASMT: 908172003  
CHRISTOPHER WOODS  
37923 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908130011, ASMT: 908130011  
CITY OF MURRIETA  
1 TOWN SQUARE  
24601 JEFFERSON AVE  
MURRIETA CA 92562

APN: 908180004, ASMT: 908180004  
COUNTY OF RIVERSIDE  
C/O TRANSPORTATION DEPT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

APN: 963030010, ASMT: 963030010  
COUNTY OF RIVERSIDE  
C/O DEPT OF BLDG SERV  
3525 14TH ST  
RIVERSIDE CA 92501

APN: 908300011, ASMT: 908300011  
CRAIG BRADLEY, ETAL  
38036 RIVIERA CT  
MURRIETA CA. 92563

APN: 908300004, ASMT: 908300004  
CRISANTO R MILANA, ETAL  
38108 AUGUSTA DR  
MURRIETA CA. 92563

APN: 908131016, ASMT: 908131016  
CUPERTINO N OPINA, ETAL  
30017 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

APN: 908152025, ASMT: 908152025  
DALE M BADORE, ETAL  
29995 ROSE BLOSSOM DR  
MURRIETA CA. 92563

APN: 908131007, ASMT: 908131007  
DANIEL J COLLIER, ETAL  
37550 NEWCASTLE RD  
MURRIETA CA. 92563

APN: 908131011, ASMT: 908131011  
DAREN D CLARK, ETAL  
33740 SATTUI ST  
TEMECULA CA 92592

APN: 908300007, ASMT: 908300007  
DAVID PARSONAGE, ETAL  
38068 RIVIERA CT  
MURRIETA CA. 92563

APN: 908152009, ASMT: 908152009  
DWIGHT HAYES, ETAL  
29991 PEACHTREE CT  
MURRIETA CA. 92563

APN: 908152021, ASMT: 908152021  
DAVITH KOHR, ETAL  
29974 PEACHTREE CT  
MURRIETA CA. 92563

APN: 908151022, ASMT: 908151022  
EARNEST H JONES, ETAL  
37823 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908300019, ASMT: 908300019  
DAWOOD N BESHAY, ETAL  
38044 AUGUSTA DR  
MURRIETA CA. 92563

APN: 908131021, ASMT: 908131021  
EDWARD HOLLOWAY, ETAL  
37724 TOWNSVILLE CT  
MURRIETA CA. 92563

APN: 908152011, ASMT: 908152011  
DEAN W HOLLAND, ETAL  
29961 PEACHTREE CT  
MURRIETA CA. 92563

APN: 908151016, ASMT: 908151016  
EDWARD W ALLEN, ETAL  
30038 ROSE BLOSSOM DR  
MURRIETA CA. 92563

APN: 908151012, ASMT: 908151012  
DEUTSCHE BANK NATL TRUST CO  
C/O CARRINGTON MTG SVCS  
1610 E ST ANDREWS PL  
SANTA ANA CA 92705

APN: 908172010, ASMT: 908172010  
ENRIQUE BARRERA, ETAL  
37883 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908133008, ASMT: 908133008  
DHARMENDRA BHAKTA, ETAL  
37569 NEWCASTLE RD  
MURRIETA CA. 92563

APN: 908131028, ASMT: 908131028  
EPHFRIAM W FORD, ETAL  
29933 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

APN: 908152027, ASMT: 908152027  
DOUGLAS M KATONA, ETAL  
29975 ROSE BLOSSOM DR  
MURRIETA CA. 92563

APN: 908151014, ASMT: 908151014  
EVA B BRISENO  
30018 ROSE BLOSSOM DR  
MURRIETA CA. 92563

APN: 908152008, ASMT: 908152008  
 FEDERAL NATL MORTGAGE ASSN  
 C/O BANK OF AMERICA  
 P O BOX 9000  
 GETZVILLE NY 14068

APN: 908131004, ASMT: 908131004  
 FELIX CISNEROS, ETAL  
 37526 NEWCASTLE RD  
 MURRIETA CA. 92563

APN: 908300008, ASMT: 908300008  
 FINN R FAHEY, ETAL  
 38060 RIVIERA CT  
 MURRIETA CA. 92563

APN: 963030002, ASMT: 963030002  
 FLEMING FAMILY LIMITED PARTNERSHIP  
 C/O FRED J FLEMING  
 16782 OAK VIEW DR  
 ENCINO CA 91436

APN: 908152019, ASMT: 908152019  
 FRANK W CONLEY, ETAL  
 17886 BIG SKY CIR  
 PERRIS CA 92570

APN: 908152024, ASMT: 908152024  
 GEORGIA HAMILTON  
 30015 ROSE BLOSSOM DR  
 MURRIETA CA. 92563

APN: 908131013, ASMT: 908131013  
 GERARD J HACKETT, ETAL  
 37628 PLYMOUTH RD  
 MURRIETA CA. 92563

APN: 908152006, ASMT: 908152006  
 GERARD J ROMANO, ETAL  
 37936 SWEET MAGNOLIA DR  
 MURRIETA CA. 92563

APN: 908151021, ASMT: 908151021  
 GLENN WUN KWAN, ETAL  
 202 W LEMON AVE  
 ARCADIA CA 91007

APN: 908131008, ASMT: 908131008  
 GREGORY A WILSON, ETAL  
 37558 NEWCASTLE RD  
 MURRIETA CA. 92563

APN: 908300015, ASMT: 908300015  
 HARRY CONERFORD, ETAL  
 38073 AUGUSTA DR  
 MURRIETA CA 92563

APN: 908131019, ASMT: 908131019  
 HENRICUS VANBOXTTEL, ETAL  
 2814 OLIVE HILL RD  
 FALLBROOK CA 92028

APN: 908131026, ASMT: 908131026  
 HONIBEA SMITH  
 29945 SYCAMORE RIDGE RD  
 MURRIETA CA. 92563

APN: 908300010, ASMT: 908300010  
 ISMAEL RESENDIZ, ETAL  
 38044 RIVIERA CT  
 MURRIETA CA. 92563

APN: 908131020, ASMT: 908131020  
JACOB J SANCHEZ, ETAL  
37708 TOWNSVILLE CT  
MURRIETA CA. 92563

APN: 908172001, ASMT: 908172001  
JOSE M ROBLES  
37903 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908152007, ASMT: 908152007  
JAMES FREEMAN, ETAL  
37926 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908300020, ASMT: 908300020  
JUAN CARLOS LEON, ETAL  
38036 AUGUSTA DR  
MURRIETA CA. 92563

APN: 908134009, ASMT: 908134009  
JOHN H FENNESSY, ETAL  
37606 NEWCASTLE RD  
MURRIETA CA. 92563

APN: 908151020, ASMT: 908151020  
KAREN L TILLOTSON  
37803 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908134006, ASMT: 908134006  
JOHN KIRK MATSON, ETAL  
29996 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

APN: 908151023, ASMT: 908151023  
KENNETH B ROBINSON, ETAL  
37833 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908300018, ASMT: 908300018  
JOHN LUCACI, ETAL  
38052 AUGUSTA DR  
MURRIETA CA 92563

APN: 908131018, ASMT: 908131018  
KENNETH STEPHEN DAMRON, ETAL  
37676 TOWNSVILLE CT  
MURRIETA CA. 92563

APN: 908152004, ASMT: 908152004  
JOSE FARIAS, ETAL  
37956 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908131025, ASMT: 908131025  
KEOUDONE N PHRAKOUSONH  
37679 TOWNSVILLE CT  
MURRIETA CA. 92563

APN: 908134005, ASMT: 908134005  
JOSE G ALVAREZ, ETAL  
29984 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

APN: 908131023, ASMT: 908131023  
KEVIN M MCGUIRE, ETAL  
37711 TOWNSVILLE CT  
MURRIETA CA. 92563

APN: 908133010, ASMT: 908133010  
 KHAMPHAY THAMMAVONGSA, ETAL  
 37545 NEWCASTLE RD  
 MURRIETA CA. 92563

APN: 908133006, ASMT: 908133006  
 LARRY L BROWN, ETAL  
 37585 NEWCASTLE RD  
 MURRIETA CA. 92563

APN: 908172004, ASMT: 908172004  
 LARRY STIDHAM  
 37933 SWEET MAGNOLIA WAY  
 MURRIETA CA. 92563

APN: 908133009, ASMT: 908133009  
 LAURA M ONTIVEROS  
 37553 NEWCASTLE RD  
 MURRIETA CA. 92563

APN: 908152028, ASMT: 908152028  
 LESTER C MARKS, ETAL  
 29965 ROSE BLOSSOM DR  
 MURRIETA CA. 92563

APN: 908131001, ASMT: 908131001  
 LINDA ROWELL  
 37502 NEWCASTLE RD  
 MURRIETA CA. 92563

APN: 908151026, ASMT: 908151026  
 LITA A CARVALHO, ETAL  
 24562 CAMINO MERIDIANA  
 MURRIETA CA 92562

APN: 908133005, ASMT: 908133005  
 MARC NULL  
 2902 N BROADWAY  
 ESCONDIDO CA 92026

APN: 908300014, ASMT: 908300014  
 MARK D SWINEHEART  
 38012 RIVIERA CT  
 MURRIETA CA. 92563

APN: 908131015, ASMT: 908131015  
 MARTIN OROZCO, ETAL  
 37660 PLYMOUTH RD  
 MURRIETA CA. 92563

APN: 908131005, ASMT: 908131005  
 MATTHEW J SIMICH, ETAL  
 37534 NEWCASTLE RD  
 MURRIETA CA. 92563

APN: 908151024, ASMT: 908151024  
 MEHRDAD HERAVI, ETAL  
 37843 SWEET MAGNOLIA WAY  
 MURRIETA CA. 92563

APN: 908172016, ASMT: 908172016  
 MESA PLAZA  
 WESTMAR PROPERTY MANAGEMENT INC  
 41623 MARGARITA RD 100  
 TEMECULA CA 92591

APN: 908172020, ASMT: 908172020  
 MESA PLAZA  
 C/O WESTMAR PROP MGMT INC  
 41623 MARGERITA RD 100  
 TEMECULA CA 92591

APN: 908172012, ASMT: 908172012  
MESA PLAZA  
WESTMAR PROPERTY MANAGEMENT INC  
41623 MARGARITA RD 100  
TEMEGULA CA 92591

APN: 908131009, ASMT: 908131009  
MICHAEL BOWMAN, ETAL  
37566 NEWCASTLE RD  
MURRIETA CA. 92563

APN: 908300016, ASMT: 908300016  
MICHAEL F ROGERS, ETAL  
38063 RIVIERA CT  
MURRIETA CA. 92563

APN: 908134004, ASMT: 908134004  
MICHAEL L THOMPSON, ETAL  
9205 UTICA ST  
WESTMINSTER CO 80031

APN: 908151015, ASMT: 908151015  
MICHAEL R PAYNE, ETAL  
30028 ROSE BLOSSOM DR  
MURRIETA CA. 92563

APN: 908133011, ASMT: 908133011  
MIDORI OKAMURA  
37537 NEWCASTLE RD  
MURRIETA CA. 92563

APN: 908152013, ASMT: 908152013  
NANCY K GERATY  
29941 PEACHTREE CT  
MURRIETA CA. 92563

APN: 908152014, ASMT: 908152014  
NEAL NICHOLAS BROWDER, ETAL  
29931 PEACHTREE CT  
MURRIETA CA. 92563

APN: 908134007, ASMT: 908134007  
NEW LIFE VENTURE  
1661 HANOVER RD STE 211  
CITY OF INDUSTRY CA 91748

APN: 908131017, ASMT: 908131017  
NNEKA DURU  
30005 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

APN: 908131003, ASMT: 908131003  
ONEWEST BANK  
12555 W JEFFERSON 2ND FL  
LOS ANGELES CA 90066

APN: 908131010, ASMT: 908131010  
PEDRO L OCHOA  
37574 NEWCASTLE RD  
MURRIETA CA. 92563

APN: 908151027, ASMT: 908151027  
RALPH E ANDREWS  
37873 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908131014, ASMT: 908131014  
RAMON MONTANEZ  
37644 PLYMOUTH RD  
MURRIETA CA. 92563



APN: 908131002, ASMT: 908131002  
RANCHO HORIZON  
110 N LINCOLN AVE STE 100  
CORONA CA 92882

APN: 908300009, ASMT: 908300009  
RAYMOND L RUBIO, ETAL  
38052 RIVIERA CT  
MURRIETA CA. 92563

APN: 908151011, ASMT: 908151011  
RICHARD S KOLSTAD  
29988 ROSE BLOSSOM DR  
MURRIETA CA. 92563

APN: 908134008, ASMT: 908134008  
RICHARD S WALTERS, ETAL  
37598 NEWCASTLE RD  
MURRIETA CA. 92563

APN: 908134011, ASMT: 908134011  
ROBERT C ARP, ETAL  
37622 NEWCASTLE RD  
MURRIETA CA. 92563

APN: 908134002, ASMT: 908134002  
ROBERT STOTZ  
29948 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

APN: 908151017, ASMT: 908151017  
RONALD ALSOBROOKS, ETAL  
37773 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908300017, ASMT: 908300017  
RUDOLPH T WOODY, ETAL  
38071 RIVIERA CT  
MURRIETA CA. 92563

APN: 908172005, ASMT: 908172005  
SANDRA J THOMAS  
37943 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908300013, ASMT: 908300013  
SHARON H KINIKIN  
38020 RIVIERA CT  
MURRIETA CA. 92563

APN: 908133007, ASMT: 908133007  
STEPHEN C DOUGLAS, ETAL  
37577 NEWCASTLE RD  
MURRIETA CA. 92563

APN: 908131022, ASMT: 908131022  
STEPHEN NUGENT, ETAL  
37727 TOWNSVILLE CT  
MURRIETA CA. 92563

APN: 908172007, ASMT: 908172007  
STEPHEN T COOK, ETAL  
37963 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908131024, ASMT: 908131024  
STEVEN WOOLSON, ETAL  
37695 TOWNSVILLE CT  
MURRIETA CA. 92563

APN: 908131012, ASMT: 908131012  
TERRY MORPHIS, ETAL  
37590 NEWCASTLE RD  
MURRIETA CA. 92563

APN: 908152005, ASMT: 908152005  
THOMAS BEKE, ETAL  
37946 SWEET MAGNOLIA DR  
MURRIETA CA. 92563

APN: 908133004, ASMT: 908133004  
THOMAS R BROADWAY, ETAL  
PSC 475 BOX 1840  
FPO AP 96350

APN: 908152022, ASMT: 908152022  
TIMOTHY RAMIREZ  
29984 PEACH TREE CT  
MURRIETA CA. 92563

APN: 908152026, ASMT: 908152026  
VICTORIA TUONG VY NGUYEN  
27540 YNEZ NO J5  
TEMECULA CA 92591

APN: 908151025, ASMT: 908151025  
VU VAN NGUYEN, ETAL  
37853 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 963030004, ASMT: 963030004  
WAL MART STORES INC  
C/O WAL MART PROP TAX DEPT MS 0555  
1301 SE 10TH ST  
BENTONVILLE AR 72716

APN: 908152020, ASMT: 908152020  
WAYNE WEFEL, ETAL  
29964 PEACHTREE CT  
MURRIETA CA. 92563

APN: 908152010, ASMT: 908152010  
WILLIE RILEY, ETAL  
29971 PEACHTREE CT  
MURRIETA CA. 92563

ATTN: Philip Crimmins  
CALTRANS Division of Aeronautics  
P.O. Box 942873  
Sacramento, CA 94273-0001

Cultural Resources Committee,  
Pechanga Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

ATTN: General Manager  
French Valley Airport  
37552 Winchester Rd.  
Murrieta, CA 92563

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Applicant:  
H G Fenton Development Company  
7577 Mission Valley Rd., Suite 200  
San Diego, CA 92108

Applicant:  
H G Fenton Development Company  
7577 Mission Valley Rd., Suite 200  
San Diego, CA 92108

ATTN: Gary Thornbill  
City of Temecula  
43200 Business Park Dr.  
P.O. Box 9033  
Temecula, CA 92589-9033

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Eng-Rep:  
KCT Consultants, Inc.  
4344 Iatha, St., Suite 200  
Riverside, CA 92501

Eng-Rep:  
KCT Consultants, Inc.  
4344 Iatha, St., Suite 200  
Riverside, CA 92501

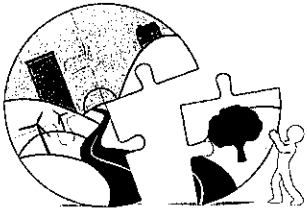
Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Owner:  
Fred Fleming & Nancy Oren  
3701 Wilshire Blvd., Ste. 410  
Los Angeles, CA 90010

Owner:  
Fred Fleming & Nancy Oren  
3701 Wilshire Blvd., Ste. 410  
Los Angeles, CA 90010



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
*Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: EA 41093 / SP00265S1 / CZ07690 / PM35212

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: Kinika Hesterly Title: Project Planner Date: July 1, 2010

Applicant/Project Sponsor: HG Fenton Development Co. Date Submitted: October 10, 2006

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

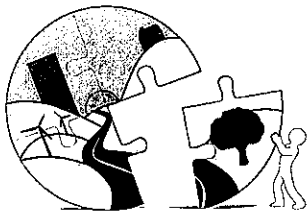
For additional information, please contact Kinika Hesterly at 951-955-1888.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA41093 ZCFG4490.

**FOR COUNTY CLERK'S USE ONLY**

Empty rectangular box for County Clerk's use.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA 41093 / SP0265S1 / CZ07690 / PM35212

*Project Title/Case Numbers*

Kinika Hesterly

*County Contact Person*

951-955-1888

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

HG Fenton Development Company

*Project Applicant*

7577 Mission Valley Road, Suite 200, San Diego, CA 92108

*Address*

The project is located in the Rancho California Community within the Southwest Area Plan, more specifically, easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive

*Project Location*

The change of zone and specific plan substantial conformance propose to change the text to allow specific commercial, office, and retail uses in Planning Areas 11.1 and 21.1 and 21.2 of Specific Plan No. 265. Specifically, the applicant is requesting that the C-O zone be applied to Planning Area 11.1. This zone as amended would allow the land uses called for in the Specific Plan along with laboratories, film, dental, medical, research and testing uses. The applicant is requesting that the existing zone for Planning Areas 21.1 and 21.2 be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate) and health clubs and exercise centers, as allowed in the Borel Airpark Specific Plan.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the 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, 9th Floor, Riverside, CA 92501.

[Signature]  
*Signature*

Principal Planner  
*Title*

November 1, 2010

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA41093 ZCFG4490 .

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R0618348

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: H G FENTON DEVELOPMENT COMPANY \$64.00  
paid by: CK 2031  
CALIFORNIA FISH AND GAME FOR EA41093  
paid towards: CFG04490 CALIF FISH & GAME: DOC FEE  
at parcel: 37862 WINCHESTER RD MURR  
appl type: CFG3

By \_\_\_\_\_ Oct 10, 2006 08:59  
MAVALENZ posting date Oct 10, 2006

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0914947

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: H G FENTON DEVELOPMENT COMPANY \$1,993.00  
paid by: CK 10345  
paid towards: CFG04490 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA41093  
at parcel #: 37862 WINCHESTER RD MURR  
appl type: CFG3

By \_\_\_\_\_ Oct 27, 2009 09:54  
SBROSTRO posting date Oct 27, 2009

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1007062

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: H G FENTON DEVELOPMENT COMPANY \$17.25  
paid by: CK 10406  
paid towards: CFG04490 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA41093  
at parcel #: 37862 WINCHESTER RD MURR  
appl type: CFG3

By \_\_\_\_\_ Jun 24, 2010 13:22  
SBROSTRO posting date Jun 24, 2010

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Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$17.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)