

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: March 8, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

March 8, 2010

SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 453, GENERAL PLAN AMENDMENT NO. 662, CHANGE OF ZONE NO. 6730, SPECIFIC PLAN NO. 308, AMENDMENT NO. 1, TENTATIVE TRACT MAP NO. 31554

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st and 5th Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st and 5th Dist) Press Enterprise

Please schedule on the MARCH 23, 2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination
Fish & Game Receipt (CFG2787)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

RUSH

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

ARM
3/9/10

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 8, 2010

REVIEWED BY EXECUTIVE OFF

DATE: Tina Grande
Departmental Concurrence

SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 453, GENERAL PLAN AMENDMENT NO. 662, CHANGE OF ZONE NO. 6730, SPECIFIC PLAN NO. 308, AMENDMENT NO. 1, TENTATIVE TRACT MAP NO. 31554– Lake Mathews Associates, LLC. - Engineer/Rep: T & B Planning - First Supervisorial District - Lake Mathews Area Plan-Location-Gavilan Hills East, northerly of Santa Rosa Mine Road, southerly of Cajalco Road, easterly of Gavilian Road and westerly of Juniper Road, Gavilan Hills West, Northerly of Lake Mathews Drive, Southerly of Cajalco Road, Easterly of Zeno Street, and westerly of Gavilan Road. - 1,301.0 acres- SP Zone (SP308) **REQUEST:** The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development. The General Plan Amendment proposes to incorporate 423.7 acres located to the east of the Harford Springs Reserve into Specific Plan No. 308 Amendment No. 1, by eliminating the existing land use designations and establishing Open Space Specific Plan on the site. The proposed amendment would also amend the description of Specific Plan No. 308 from "Gavilan Hills Golf Course" to "Gavilan Hills Estate". The Change of Zone proposes to reclassify the zoning on the site from "Residential Agricultural (2 Acre Minimum) (R-A-2)," "Residential Agricultural (5 Acre Minimum) (R-A-5)," and "Residential Agricultural (10 Acre Minimum) (R-A-10)," to "Adopted Specific Plan 308 (SP)" for the 423.7-acre area proposed to be added to the Gavilan Hills Specific Plan, and a Change of Zone to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP 308 boundaries. The Specific Plan proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 537.8 acres (32 dwelling units with a 2-acre minimum lot size and 369 units with a 1-acre minimum lot size), a 17.6-acre school site, 71.7 acres of land devoted to active and passive park uses and a


Ron Goldman
Planning Director

Initials: *RG*
RG:vc

(continued on attached page)

Dep't Re. m.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: First

Agenda Number:

The Honorable Board of Supervisors

RE: **ENVIRONMENTAL IMPACT REPORT NO. 453, GENERAL PLAN AMENDMENT NO. 662, CHANGE OF ZONE NO. 6730, SPECIFIC PLAN NO. 308, AMENDMENT NO. 1, TENTATIVE TRACT MAP NO. 31554**

Page 2 of 2

parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads on a total of 1,301.0 acres. The Tentative Tract Map proposes a Schedule B subdivision of 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot. Alternate A proposes 12 residential lots with a one (1) acre minimum lot size on the proposed 18.1 acre school site-APNs: 287-220-001, 289-210-006, 289-210-007, 289-210-008, 289-210-009, 289-210-010, 287-210-034, 287-210-035, 287-210-036, 287-210-037, 287-210-038, 287-210-039, 287-210-040, 321-150-025, 321-150-026, 321-150-027, 321-160-050, 321-160-051 and 321-160-052 - Related Case: SP00308

RECOMMENDED MOTION:

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

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 453**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 662** from Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) to Specific Plan No. 308, Amendment No. 1 in the Lake Mathews/Woodcrest Area Plan in accordance with Exhibit #5; and,

APPROVAL of **SPECIFIC PLAN NO. 308, AMENDMENT NO. 1**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

APPROVAL of **CHANGE OF ZONE NO. 6730**, amending the zoning classification for the subject property from Residential Agricultural (2 Acre Minimum) (R-A-2), Residential Agricultural (5 Acre Minimum) (R-A-5), and Residential Agricultural (10 Acre Minimum) (R-A-10) to Specific Plan (SP Zone), in accordance with Exhibit #2.

APPROVAL of **TENTATIVE TRACT MAP NO. 31554**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND: The project was approved by the Planning Commission in two (2) separate stages. The Environmental Impact Report was tentatively certified, and the Specific Plan, General Plan Amendment, and Change of Zone were approved at the December 2, 2009 Planning Commission hearing. The Environmental Impact Report was tentatively certified and the Tentative Tract Map was approved at the February 3, 2010 Planning Commission hearing.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 3, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 5.5: ENVIRONMENTAL IMPACT REPORT NO. 453 / TENTATIVE TRACT MAP NO. 31554 - Intent to Tentatively Certify an Environmental Impact Report - Applicant: Lake Mathews Associates LLC - Engineer/Representative: K & A Engineering Inc. - First Supervisorial District - Gavilan Hills & Lake Mathews Zoning District - Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural: Rural Residential (R:RR) (5 Acre Minimum) - Location: Northerly of Lake Mathews Drive, Southerly of Multiview Drive, Easterly of Via Lago, Westerly of Gavilan Road - 880 Acres - Zoning: Specific Plan (SP00308)

II. PROJECT DESCRIPTION

The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development. The Tentative Tract Map proposes a Schedule B subdivision of 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot. Alternate A proposes 12 residential lots with a one (1) acre minimum lot size on the proposed 18.1 acre school site.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Jeff Horn, Ph: (951) 955-4641 or E-mail jhorn@rctlma.org

The following spoke in favor of the subject proposal:

Joel Morse, Applicant's Representative

The following spoke in opposition of the subject proposal:

Cynthia Ferry, Neighbor, 16115 Rocky Bluff Rd., Gavilan Hills, CA 92570

Laurie Taylor, Neighbor, 14679 Descanso Dr., Lake Mathews, CA 92570

The following did not wish to speak but gave time to Cynthia Ferry:

Clayton Rytych, Neighbor, Perris/Gavilan Hills, CA 92570

Sandra Rytych, Neighbor, Perris/Gavilan Hills, CA 92570

No one spoke in a neutral position 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;

TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 453, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure; and,

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 3, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

TENTATIVE APPROVAL of **TENTATIVE TRACT MAP NO. 31554**, 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 Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

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

- I. AGENDA ITEM 6.1: ENVIRONMENTAL IMPACT REPORT NO. 453 / GENERAL PLAN AMENDMENT NO. 662 / CHANGE OF ZONE NO. 6730 / SPECIFIC PLAN NO. 308 AMENDMENT NO. 1** – Intent to Certify an Environmental Impact Report - Lake Mathews Associates, LLC. - Engineer/Rep: T & B. Planning-First Supervisorial District-Lake Mathews Area Plan-Location-Gavilan Hills East, northerly of Santa Rosa Mine Road, southerly of Cajalco Road, easterly of Gavilan Road and westerly of Juniper Road, Gavilan Hills West, Northerly of Lake Mathews Drive, Southerly of Cajalco Road, Easterly of Zeno Street, and westerly of Gavilan Road. - 1,301.0 acres- SP Zone (SP 308). APN(s): 287-220-001, 289-210-006, 289-210-007, 289-210-008, 289-210-009, 289-210-010, 287-210-034, 287-210-035, 287-210-036, 287-210-037, 287-210-038, 287-210-039, 287-210-040, 321-150-025, 321-150-026, 321-150-027, 321-160-050, 321-160-051 and 321-160-052. (Continued from 10/28/2009). (Legislative)

II. PROJECT DESCRIPTION

The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development. The General Plan Amendment proposes to incorporate 423.7 acres located to the east of the Harford Springs Reserve into Specific Plan No. 308 Amendment No. 1, by eliminating the existing land use designations and establishing Open Space Specific Plan on the site. The proposed amendment would also amend the description of Specific Plan No. 308 from "Gavilan Hills Golf Course" to "Gavilan Hills Estate". The Change of Zone proposes to reclassify the zoning on the site from "Residential Agricultural (2 Acre Minimum) (R-A-2)," "Residential Agricultural (5 Acre Minimum) (R-A-5)," and "Residential Agricultural (10 Acre Minimum) (R-A-10)," to the "Adopted Specific Plan 308 (SP)" for the 423.7-acre area proposed to be added to the Gavilan Hills Specific Plan, and a Change of Zone to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP 308 boundaries. The Specific Plan proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 537.8 acres (32 dwelling units with a 2-acre minimum lot size and 369 units with a 1-acre minimum lot size), a 17.6-acre school site, 71.7 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Adam Rush, at 951-955-6646 or email arush@rctlma.org.

The following spoke in favor of the subject proposal:

Joel Morse, Applicant's Representative

The following did not speak but would like to be recorded as in favor of the subject proposal:

Nancy C. Lacey, Other Interested Party, 18605 Chickory Dr., Riverside, California 92504

The following spoke in a neutral position of the subject proposal:

Laurie Taylor, Other Interested Party, 14679 Descanso Dr., Lake Mathews, California 92570

No one spoke in opposition of the subject proposal.

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

PLANNING COMMISSION 12/2/09
AGENDA ITEM NO. 6.1 PAGE 2

**IV. CONTROVERSIAL ISSUES
NONE**

V. PLANNING COMMISSION ACTION

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

TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 453, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 662 from Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) to Specific Plan No. 308, Amendment No. 1 in the Lake Mathews/Woodcrest Area Plan in accordance with Exhibit #5; and,

TENTATIVE APPROVAL of SPECIFIC PLAN NO. 308, AMENDMENT NO. 1, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6730, amending the zoning classification for the subject property from Residential Agricultural (2 Acre Minimum) (R-A-2), Residential Agricultural (5 Acre Minimum) (R-A-5), and Residential Agricultural (10 Acre Minimum) (R-A-10) to Specific Plan (SP Zone), in accordance with Exhibit #2.

ADOPTION of RESOLUTION RECOMMENDING ADOPTION of GENERAL PLAN AMENDMENT NO. 662 and SPECIFIC PLAN NO. 308, AMENDMENT NO. 1 to the Board of Supervisors.

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.

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 7.5: ENVIRONMENTAL IMPACT REPORT NO. 453 / GENERAL PLAN AMENDMENT NO. 662 / CHANGE OF ZONE NO. 6730 / SPECIFIC PLAN NO. 308 AMENDMENT NO. 1** – Intent to Certify an Environmental Impact Report - Lake Mathews Associates, LLC. - Engineer/Rep: T & B Planning-First Supervisorial District-Lake Mathews Area Plan-Location-Gavilan Hills East, northerly of Santa Rosa Mine Road, southerly of Cajalco Road, easterly of Gavilan Road and westerly of Juniper Road, Gavilan Hills West, Northerly of Lake Mathews Drive, Southerly of Cajalco Road, Easterly of Zeno Street, and westerly of Gavilan Road. - 1,301.0 acres- SP Zone (SP 308). **APN(s):** 287-220-001, 289-210-006, 289-210-007, 289-210-008, 289-210-009, 289-210-010, 287-210-034, 287-210-035, 287-210-036, 287-210-037, 287-210-038, 287-210-039, 287-210-040, 321-150-025, 321-150-026, 321-150-027, 321-160-050, 321-160-051 and 321-160-052. (Legislative)

II. PROJECT DESCRIPTION

The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development. The General Plan Amendment proposes to incorporate 423.7 acres located to the east of the Harford Springs Reserve into Specific Plan No. 308 Amendment No. 1, by eliminating the existing land use designations and establishing Open Space Specific Plan on the site. The proposed amendment would also amend the description of Specific Plan No. 308 from "Gavilan Hills Golf Course" to "Gavilan Hills Estate". The Change of Zone proposes to reclassify the zoning on the site from "Residential Agricultural (2 Acre Minimum) (R-A-2)," "Residential Agricultural (5 Acre Minimum) (R-A-5)," and "Residential Agricultural (10 Acre Minimum) (R-A-10)," to the "Adopted Specific Plan 308 (SP)" for the 423.7-acre area proposed to be added to the Gavilan Hills Specific Plan, and a Change of Zone to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP 308 boundaries. The Specific Plan proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 537.8 acres (32 dwelling units with a 2-acre minimum lot size and 369 units with a 1-acre minimum lot size), a 17.6-acre school site, 71.7 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Adam Rush, at 951-955-6646 or email arush@rctlma.org.

The following spoke in favor of the subject proposal:

Joel Morse, Applicant's Representative

The following spoke in a neutral position of the subject proposal:

Cynthia Ferry, Other Interested Party, 16115 Rocky Bluff Rd., Gavilan Hills, California 92570

The following spoke in opposition of the subject proposal:

Laurie Taylor, Neighbor, 14679 Descanso Dr., Lake Mathews, California 92570

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 10/28/09
AGENDA ITEM NO. 7.5 PAGE 2

IV. CONTROVERSIAL ISSUES
NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, continued the subject proposal to December 2, 2009.

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@rctima.org.

Agenda Item No.:
Area Plan: Lake Mathews/Woodcrest
Zoning District: Gavilan Hills
Supervisorial District: First
Project Planner: Jeff Horn
Board of Supervisors Staff Report

Environmental Impact Report No. 453
General Plan Amendment No. 662
Specific Plan No. 308, Amendment No. 1
Change of Zone No. 6730
Tentative Tract Map No. 31554
Applicant: Lake Mathews Associates, LLC
Engineer: T&B Planning Consultants, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT ADDENDUM

PROJECT DESCRIPTION AND LOCATION:

Environmental Impact Report No. 453 has been prepared in accordance with CEQA to inform decision-makers and the public of the potential significant environmental effects associated with proposed development.

General Plan Amendment No. 662 proposes to amend the Riverside County General Plan Land Use Element as it applies to the 423.7 acres located to the east of the Harford Springs Reserve, designated as the eastern portion of proposed Specific Plan No. 308 Amendment No. 1, by eliminating the land use designation of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), and Rural: Rural Residential (R:RR) (5 Acre Minimum) and establishing an Open Space Specific Plan, more specifically Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR), on the site pursuant to Lake Mathews/Woodcrest Area Plan (LMWAP) Policy 2.1, in conjunction with the adopted Specific Plan No. 308, as amended.

Specific Plan No. 308, Amendment No. 1 proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 534 acres (32 dwelling units with a 2-acre minimum lot size and 369 units with a 1-acre minimum lot size), a 18.1-acre school site, 70.6 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads on a total of 1,301.0 acres.

Change of Zone No. 6730 proposes to reclassify the zoning on the additional 423.7 acres located to the east of the Harford Springs Reserve from "Residential Agricultural (2 Acre Minimum) (R-A-2)," "Residential Agricultural (5 Acre Minimum) (R-A-5)," and "Residential Agricultural (10 Acre Minimum) (R-A-10)," to "Adopted Specific Plan 308, Amendment No. 1 (SP0308A1)" and to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP00308 boundaries.

Tentative Tract Map No. 31554 proposes a Schedule B subdivision of 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot. Alternate A proposes 12 residential lots with a one (1) acre minimum lot size on the proposed 18.1 acre school site.

The project site is located northerly of Lake Mathews Drive, southerly of Multiview Drive and westerly of Olive Drive in the Lake Mathews/Woodcrest Area Plan.

BACKGROUND

The project was approved by the Planning Commission in two (2) separate stages. The Environmental Impact Report was tentatively certified, and the Specific Plan, General Plan Amendment, and Change of Zone were approved at the December 2, 2009 Planning Commission hearing. The Environmental Impact Report was tentatively certified and the Tentative Tract Map was approved at the February 3, 2010 Planning Commission hearing.

FURTHER PLANNING CONSIDERATION

Attached within this Staff Report is an Open Space dedication acceptance letter from the Regional Conservation Authority (RCA) dated January 20, 2010. The RCA has agreed to not requiring an endowment for the transfer of land, but through a fee credit arrangement to be based on an independent appraisal of the property.

ISSUES OF POTENTIAL CONCERN:

February 16, 2010

Justification for the proposed General Plan Amendment

REQUIRED FINDINGS:

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

a. The proposed change does not involve a change in or conflict with:

(1) The Riverside County Vision;

(2) Any General Plan Principle; or

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

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

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

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

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

A. The proposed change does not conflict with:

(1) The Riverside County Vision. The proposed amendment would contribute to the fulfillment of the "Conservation and Open Space Resource System" Fundamental Value stated in Chapter No. 2 entitled "Vision" of the General Plan.

Currently the Riverside County General Plan has designated the following land uses for the 423.7 acres located to the east of the Harford Springs Wildlife Preserve: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), and Rural: Rural Residential (R:RR) (5 Acre Minimum). The project proposes to amend the current land use designations from primarily residential uses to Open Space: Conservation (OS:C) and OS: Rural (OS:RUR) which would contribute approximately 200 acres to the Harford Springs Wildlife Preserve and expanding the overall acreage dedicated to the Regional Conservation Authority (RCA) via the Multiple Species Habitat Conservation Plan.

(2) Any General Plan Principle. Given Staff's review, it is possible that proposed project, including the General Plan Amendment and the Specific Plan Amendment, which proposes land use designation and General Plan policy modifications could satisfy each of the General Plan Principals and Policies.

(3) Any Foundation Component designation in the General Plan. The amendment proposes to provide for the addition of 423.7 acres to the eastern boundary of the Gavilan Hills Specific Plan No. 308. The 423.7 acres is currently designated as Rural Community: Estate Density Residential (RC:EDR), Rural Community: Low Density Residential (RC:LDR), Rural: Rural Mountainous (R:RM), and Rural: Rural Residential (R:RR). Once incorporated into the Specific Plan, the land use designations would be Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR). Although this would involve a change in the foundation component, the Lake Mathews/Woodcrest Area Plan (LMWAP) has provided a policy specifically allowing for this change in foundation absent the five (5) year Foundation General Plan Amendment Cycle.

LMWAP Policy No. 2.1 states "Any proposal to increase the residential density [within Specific Plan No. 308] such that the total number of dwelling units allowable on the westerly 880 acres

exceeds what would be allowed by the mapped densities within that area shall be accompanied with a proposal to increase the size of the Harford Springs Park by no less than 200 acres through addition of lands to the east, northeast, and/or south at no cost to the County.”

The Specific Plan No. 308 has proposed to increase the residential density over the total number of dwelling units allowed by the mapped General Plan Land Use Designations within the westerly 880 acres; therefore, the project proposes to add an additional 423.7 acres, located to the east of the project site, to the Specific Plan. Within the 423.7 acres, 200 acres will be designated as Open Space Conservation and shall be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve. Therefore, the amendment is consistent with Policy 2.1 which allows for the change in the General Plan Foundation Component change.

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

The proposed General Plan Amendment would provide for additional 423.7 acres of Open Space and add an additional 200 acres for conservation to the Harford Springs Reserve. The proposed amendment would achieve the purposes of LMWAP Policy 2.1 and would contribute to the achievement of the goals of the Multipurpose Open Space Element which encourage protecting and preserving natural resources, agriculture and open space areas, and providing recreational opportunities for the citizens of Riverside County.

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

The appropriate additional finding for the proposed Amendment is:

“Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan”.

The Amendment proposes to incorporate 423.7 acres to the east of the site into Specific Plan No. 308. The Specific Plan land uses shall be Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR). In addition, 200 acres shall be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Reserve. The amendment achieves the goals of the Lake Mathews/Woodcrest Area Plan Policy 2.1.

The timing for implementing the Lake Mathews/Woodcrest Area Plan Policy 2.1 to allow for Specific Plan No. 308 to increase the residential density such that the total number of dwelling units allowed on the westerly 880 acres would exceed what is allowed by the current General Plan Land Use Designations within that area contingent upon a proposal to increase the size of Harford Springs Park by no less than 200 acres through addition of lands to the east, northeast, and/or south is right because the rural lifestyle of the community is not conducive to the golf course plan as approved in Specific Plan No. 308. The proposed specific plan amendment, consists of residential uses and open space which is in line with the current rural nature of the community.

The Amendment specifies which parcels shall be included in the expansion of the Harford Springs Park and reserved for Open Space purposes. Furthermore, the Amendment is necessary to ensure the proper land use designation applies to expansion of the Harford Springs Park (which currently allows for residential uses).

A finding can be made that the existing Rural Community: Estate Density Residential (RC:EDR), Rural Community: Low Density Residential (RC:LDR), Rural: Rural Mountainous (R:RM), and Rural: Rural Residential (R:RR) land use designations would be better suited to the west of Harford Reserve and Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR) designations would be more appropriate on the 423.7 acres located to the west of the Harford Preserve.

SUMMARY OF FINDINGS:

1. General Plan Land Use (Ex. #5):
Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum).
2. Proposed General Plan Land Use (Ex. #5):
Specific Plan (Open Space: Conservation and Open: Space Rural) specifically for the portion being added to the SP boundaries.
3. Surrounding General Plan Land Use (Ex. #5):
Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Residential (R: RR) (5 Acre Minimum) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.
3. Existing Zoning (Ex. #2):
Specific Plan (SP), Residential Agricultural – 2 Acre Minimum (R-A-2), Residential Agricultural – 5 Acre Minimum (R-A-5) and Residential Agricultural
4. Surrounding Zoning (Ex. #2):
Residential Agricultural – 10 Acre Minimum (R-A-10) to the north and west, Residential Agricultural – 2 Acre Minimum (R-A-2) to the south and east, and Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south, Natural Assets – 160 Acre Minimum (N-A-160) to the west.
5. Existing Land Use (Ex. #1):
Vacant
6. Surrounding Land Use (Ex. #1):
Vacant land to the north south, east, and west, and single family residential on large lots to the south and east.

7. Project Data: Total Acreage: 1,301.0 acres
Residential Acreage: 537.8.4 Acres
(421 dwellings)
Non-Residential Acreage: 742.5 Acres
8. Environmental Concerns: See included Environmental Impact Report

RECOMMENDATIONS:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 453**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 662** from Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) to Specific Plan No. 308, Amendment No. 1 in the Lake Mathews/Woodcrest Area Plan in accordance with Exhibit #5; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 308, AMENDMENT NO. 1**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6730**, amending the zoning classification for the subject property from Residential Agricultural (2 Acre Minimum) (R-A-2), Residential Agricultural (5 Acre Minimum) (R-A-5), and Residential Agricultural (10 Acre Minimum) (R-A-10) to Specific Plan (SP Zone), in accordance with Exhibit #2.

TENTATIVE APPROVAL of **TENTATIVE TRACT MAP NO. 31554**, 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 existing and proposed Specific Plan Land Use Designation (SP 308A1), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

6. The proposed project will have a significant affect on the environment.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings.

1. The project is designated Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The project is surrounded by projects that are designated Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Residential (R: RR) (5 Acre Minimum) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.
3. The proposed uses will be permitted by the Specific Plan land use designations, pending approval by the Board of Supervisors.
4. The proposed zoning for the subject site is Specific Plan (SP Zone).
5. The proposed modifications are consistent with the development standards set forth in the proposed Specific Plan zone and Zoning Ordinance text.
6. The project site is surrounded by properties which are zoned Residential Agricultural-2 Acre minimum (R-A-2), Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½), Residential Agricultural 5 Acre Minimum (R-A-5) and Residential Agricultural-10 Acre Minimum (R-A-10) to the north, Residential Agricultural 5 Acre Minimum (R-A-5) and Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) to the east, Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) to the south and Residential Agricultural-2 Acre Minimum (R-A-2) to the west.
7. This project is located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. The Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Environmental Impact Report (EIR) No. 453 was prepared and circulated as required per the California Environmental Quality Act (CEQA) and the Riverside County CEQA Implement Procedures. A Final Environmental Impact Report has been prepared and includes responses to comments received during the comment period. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures.
 - a. **Agricultural Resources** (direct and cumulative impacts) – Conversion of the project site from agriculture to urban uses would result in the permanent loss of 142.7 acres of Unique Farmland and 60.2 acres of Statewide Important farmland. Conversion of these farmland

restrooms. These proposed improvements are in conformance with the Gavilan Hills Policy Area, as defined in the Lake Mathews/Woodcrest Area Plan.

- D. The Project will preserve Gavilan Peak and Bird Peak as natural open space, both of which are visually prominent topographic landforms that are important to the local community.
- E. The Project will dedicate an 18.1-acre site for the construction of a K-8 school facility that will help meet the educational needs of the surrounding community while reducing commute times to existing school facilities.
- F. The Project will realign and construct improvements to Gavilan Road between the southern project boundary and Multiview Drive in a manner consistent with the Lake Mathews/Woodcrest Area Plan. The realignment of this roadway would replace existing Gavilan Road, which currently bisects the Harford Springs Reserve and reduces the amount of contiguous biological habitat provided within the Reserve.
- G. The Project provides other public roadway improvements on and adjacent to the site to facilitate safe vehicular travel to, from, and within the site.
- H. The Project will make monetary contributions to Riverside County's Transportation Uniform Mitigation Fee (TUMF) to assist in the construction of regional transportation improvements.
- I. The Project will make monetary contributions to the Western Riverside County MSHCP to assist in property acquisition and maintenance of habitat core and linkage areas.
- J. The Project will incorporate multiple design features to reduce operational energy and water consumption, as specified in the Specific Plan's Design Guidelines.

The following specific overriding economic, legal, social, technological, or other benefits, independent of the other benefits, outweigh the significant effects on the environment and render acceptable each and every one of those unavoidable adverse environmental effects:

- A. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project would contribute substantial areas of open space to the MSHCP Reserve System, which would assist the County in meeting the objectives of the Plan. Development of the proposed Project is consistent with planned growth identified in the Riverside County General Plan, the Lake Mathews/Woodcrest Area Plan, and by the Southern California Association of Governments (SCAG). Because the proposed Project is generally consistent with the General Plan Land Use Plan and the land use designations assigned to the property by the Lake Mathews/Woodcrest Area Plan, implementation of the proposed Project will be consistent with growth forecasts and will not create an imbalance between jobs and housing within the Project vicinity. The property primarily consists of vacant undeveloped land previously used for agricultural production (citrus groves) in the west and undeveloped property in the east. Implementation of the proposed Project will not stimulate growth in the area beyond that anticipated by the General Plan and the Lake Mathews/Woodcrest Area Plan.

- B. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the Riverside County General Plan's land use designation of the Project site through the creation of a well-designed rural residential community that avoids to the extent possible impacts to sensitive biological resources. Development of the Project will provide necessary infrastructure, desired amenities, and common landscape and design elements for the site that would not otherwise be possible.
- C. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the objectives and development goals of the County's General Plan for the Project site and surrounding area. The Planning Commission has determined and finds that: the site is designated as "Estate Density Residential (2 AC)," "Open Space – Conservation," and "Rural – Rural Mountainous;" the designation for the Project site was adopted as part of the Riverside County Integrated Project ("RCIP"); the process of adopting the RCIP was extensive, thorough, and comprehensive, and involved extensive review and input from multiple agencies within the County, multiple regional governmental agencies, and the public; and that the subject property's historic use, which is agricultural, is not consistent or compatible with the General Plan's land use designation, objectives and development goals for the Project site.
- D. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will create an aesthetically pleasing and distinct rural residential community identity (sense of place) through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, entry monuments, and other planning and design features. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's aesthetic enhancement for the community than to forego the Project out of regard for the agricultural resources, air quality, and transportation and traffic impacts.
- E. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will provide traffic mitigation measures to address Project-specific and cumulative circulation impacts, thereby contributing to improvements to various existing intersections. As part of the Project's proposed improvements, Gavilan Road will be realigned and constructed in a new location so as to replace the existing Gavilan Road, which currently bisects the Harford Springs Reserve. Additionally, the Project will provide funding for various elements of regional infrastructure through TUMF and R&BBD fee programs. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's contribution to the traffic and circulation improvements of the community than to forego the Project out of regard for the agricultural resources, air quality, noise, and transportation and traffic impacts.

INFORMATIONAL ITEMS:

1. As of this writing, no letters in support, one (1) in opposition, and various neutral and comment have been received.

2. The project site is not located within:
 - a. An area drainage plan, or dam inundation area;
 - b. A fault zone;
 - c. A redevelopment area;
 - d. An airport influence area; or a
 - e. An MSHCP Cell Criteria Area.

3. The project site is located within:
 - a. The boundaries of Corona Norco Unified School District;
 - b. County Service Area No. 152;
 - c. Santa Ana River Watershed
 - d. The Stephens Kangaroo Rat Fee Area;
 - e. The Western Municipal Water District;
 - f. Zone B of Lighting Ord. 655, 42.82 miles;
 - g. Low Liquefaction Potential;
 - h. Subsidence susceptibility; and
 - i. A High Fire Area.

4. The subject site is currently designated as Assessor's Parcel Numbers: 287-210-034, -035, -036, -037, -038, -039, -040, 287-220-001, 289-210-006, -007, -008, -009, -010

5. Included within the letters section of this Staff Report is an Ordinance 810 Fee Credit Agreement between the County of Riverside and the Lake Mathews Associates, LLC to be adopted by the Board of Supervisor's.

Agenda Item No.: 5.5
Area Plan: Lake Mathews/Woodcrest
Zoning District: Gavilan Hills
Supervisorial District: First
Project Planner: Jeff Horn
Planning Commission: February 3, 2010

Environmental Impact Report No. 453
Tentative Tract Map No. 31554
Environmental Assessment No. 39310
Applicant: Lake Mathews Associates, LLC
Engineer: K&A Engineering, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Environmental Impact Report No. 453 has been prepared in accordance with CEQA to inform decision-makers and the public of the potential significant environmental effects associated with proposed development.

Tentative Tract Map No. 31554 proposes a Schedule B subdivision of 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot. Alternate A proposes 12 residential lots with a one (1) acre minimum lot size on the proposed 18.1 acre school site.

The project site is located in the Lake Mathews/Woodcrest Area Plan, more specifically located northerly of Lake Mathews Drive, southerly of Multiview Drive and westerly of Olive Drive.

BACKGROUND

Specific Plan 308, Amendment No. 1 (Gavilan Hills) was approved by the Planning Commission on December 2, 2009. The Gavilan Hills Specific Plan consist of just over 1,300 gross acres with a residential build out of 421 residential units in densities ranging one (1) acre two (2) acre minimums, a 17.6-acre school site, 71.7 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve.

The exhibits and correspondences attached within this staff report represent a historical record of communication between parties with an interest in the project. Through the stages of development of the proposal, conditions have changed over time and the correspondences may not accurately represent the project as proposed for approval. The following items represent significant conditions that have changed over time:

1. Depiction of the Mid County Parkway (MCP) on any exhibits or discussed in correspondences is not correct. Alternative 9, the "Far South alternative", which would have bisected the project, has been abandoned by the Riverside County Transportation Commission (RCTC) and will no longer impact the project.
2. Any reference to individual septic systems is incorrect. All sewage presented by the project will be processed by packaged sewage treatment modules, and operated and maintained by the Western Municipal Water District (WMWD). Treated waste will be discharged into a recycled water line owned and operated by WMWD. Solid waste products will be removed from the site under WMWD supervision and disposed of at a facility designed to handle this specific type of waste.

ABR 4/2/10

FURTHER PLANNING CONSIDERTION:

January 21, 2010

The project proposes a Package Wastewater Treatment Plant, to be located on the 1.29 acre Public Facilities lot, to provide sewer services to the subdivision. The Package Wastewater Treatment Plant shall be operational prior to the issuance of the first occupancy permit. (COA 90.PLANNING.01)

SUMMARY OF FINDINGS:

1. General Plan Land Use (Ex. #5): Specific Plan (SP00308A1)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Open Space: Conservation (OS:C), Rural: Rural Residential (R: RR) (5 Acre Minimum) Rural Community: Estate Density Residential (RC:EDR), Rural Community: Low Density Residential (RC:LDR), and Community Development: Commercial Retail (CD:CR) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.
3. Existing Zoning (Ex. #2): Specific Plan (SP SP00308A1)
4. Surrounding Zoning (Ex. #2): Residential Agricultural – 2 Acre Minimum (R-A-2), Residential Agricultural – 2 1/2 Acre Minimum (R-A-2 1/2), and Residential Agricultural – 5 Acre Minimum (R-A-5) to the north and west, Residential Agricultural – 2 Acre Minimum (R-A-2) to the south and east, and Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south, and Natural Assets – 160 Acre Minimum (N-A-160) and Controlled Development Area with Mobile Homes – 2 Acre Minimum (W-2-M-2) to the east.
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): Vacant land to the north south, east, and west, and single family residential on large lots to the south and a mobile home subdivision to the east.
7. Project Data: Total Acreage: 880 acres
Residential Acreage: 730 Acres
(420 dwellings)
Non-Residential Acreage: 150 Acres
8. Environmental Concerns: See included Environmental Impact Report

RECOMMENDATIONS:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 453**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure; and,

TENTATIVE APPROVAL of **TENTATIVE TRACT MAP NO. 31554**, 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 existing and proposed Specific Plan Land Use Designation (SP 308A1), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
6. The proposed project will have a significant affect on the environment.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings.

1. The project is designated Specific Plan (SP00308) on the Lake Mathews/Woodcrest Area Plan.
2. The project is surrounded by projects that are designated Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Open Space: Conservation (OS:C), Rural: Rural Residential (R: RR) (5 Acre Minimum) Rural Community: Estate Density Residential (RC:EDR), Rural Community: Low Density Residential (RC:LDR), and Community Development: Commercial Retail (CD:CR) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.
3. The proposed uses will be permitted by the Specific Plan land use designations, pending approval by the Board of Supervisors.
4. The proposed zoning for the subject site is Specific Plan (SP Zone).
5. The proposed modifications are consistent with the development standards set forth in the proposed Specific Plan zone and Zoning Ordinance text.

6. The project site is surrounded by properties which are zoned Residential Agricultural – 2 Acre Minimum (R-A-2), Residential Agricultural – 2 1/2 Acre Minimum (R-A-2 1/2), and Residential Agricultural – 5 Acre Minimum (R-A-5) to the north and west, Residential Agricultural – 2 Acre Minimum (R-A-2) to the south and east, and Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south, and Natural Assets – 160 Acre Minimum (N-A-160) and Controlled Development Area with Mobile Homes – 2 Acre Minimum (W-2-M-2) to the east.
7. This project is located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. The Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Environmental Impact Report (EIR) No. 453 was prepared and circulated as required per the California Environmental Quality Act (CEQA) and the Riverside County CEQA Implementing Procedures. A Final Environmental Impact Report has been prepared and includes responses to comments received during the comment period. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures. The Final EIR was considered on December 2, 2009 in conjunction with GPA00662, SP00308A1, and CZ06730. The Final EIR is being presented for review in conjunction with the Tentative Tract Map. The Final EIR, along with a statement of overriding considerations for the impacts listed below will be made available to the Riverside County Board of Supervisors for certification prior to the final approval of the proposed project.
 - a. **Agricultural Resources** (direct and cumulative impacts) – Conversion of the project site from agriculture to urban uses would result in the permanent loss of 142.7 acres of Unique Farmland and 60.2 acres of Statewide Important farmland. Conversion of these farmland types represents a direct and cumulative adverse impact for which no project-specific mitigation is available.
 - b. **Air Quality** (direct and cumulative impacts) – During construction of the proposed project, emissions of VOC, NO_x, and CO would exceed the SCAQMD Regional Threshold and would exceed the SCAQMD Localized Significance Threshold for particulate matter (PM₁₀). Long-term operation of the project would result in emissions that exceed the SCAQMD Regional Thresholds for VOC and NO_x. The project's near-term construction- and long-term operational-related emissions also would cumulatively contribute to the inability to attain regional air quality objectives.
 - c. **Transportation and Traffic** (direct and cumulative impacts) – Implementation of the project would result in an increase in traffic along segments of I-15 and I-215 that are projected to operate at unacceptable levels with buildout of the land uses identified in the Riverside County General Plan.
9. The Environmental Impact Report has determined that most potentially adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, the Riverside County Board of Supervisors will be required to adopt a statement of overriding findings for unavoidable impacts to Agricultural Resources, Air Quality, and Transportation and Traffic.

10. The following benefits of the Project against the unavoidable adverse environmental effects outweigh and render acceptable:
 - A. The Project provides development on the site that is consistent with the Lake Mathews/Woodcrest Area Plan's designation of the site for Rural Community – Estate Density Residential, Rural – Rural Mountainous, and Open Space - Conservation land uses. Based on the existing General Plan designations, the project site could be developed with up to 565 units, which is more than the 432 units (maximum) proposed by the project. Although the project is proposing to provide up to 432 units on minimum one-acre lot sizes, which is less than the underlying two-acre minimum specified in the area plan, the smaller lot sizes are allowed in order to help facilitate the project's substantial contribution to the MSHCP Reserve System.
 - B. The Project proposes to contribute 429.0 acres of the site as permanently conserved open space, including 200 acres located adjacent to the Harford Springs Reserve. This substantial dedication of open space will assist the County in achieving the objectives as outlined by the MSHCP for the project area.
 - C. The Project will dedicate an additional 71.7 acres as a Reserve/Park that will serve as an extension of the Harford Springs Reserve and will help to meet the recreational needs of local area residents. As part of proposed improvements to this 71.7-acre site, a trail-head/day-use parking area will be constructed, along with an amphitheater, recreational trails, an informational kiosk, shade shelter, and an enclosure to accommodate two portable restrooms. These proposed improvements are in conformance with the Gavilan Hills Policy Area, as defined in the Lake Mathews/Woodcrest Area Plan.
 - D. The Project will preserve Gavilan Peak and Bird Peak as natural open space, both of which are visually prominent topographic landforms that are important to the local community.
 - E. The Project will dedicate an 18.1-acre site for the construction of a K-8 school facility that will help meet the educational needs of the surrounding community while reducing commute times to existing school facilities.
 - F. The Project will realign and construct improvements to Gavilan Road between the southern project boundary and Multiview Drive in a manner consistent with the Lake Mathews/Woodcrest Area Plan. The realignment of this roadway would replace existing Gavilan Road, which currently bisects the Harford Springs Reserve and reduces the amount of contiguous biological habitat provided within the Reserve.
 - G. The Project provides other public roadway improvements on and adjacent to the site to facilitate safe vehicular travel to, from, and within the site.
 - H. The Project will make monetary contributions to Riverside County's Transportation Uniform Mitigation Fee (TUMF) to assist in the construction of regional transportation improvements.
 - I. The Project will make monetary contributions to the Western Riverside County MSHCP to assist in property acquisition and maintenance of habitat core and linkage areas.

- J. The Project will incorporate multiple design features to reduce operational energy and water consumption, as specified in the Specific Plan's Design Guidelines.

The following specific overriding economic, legal, social, technological, or other benefits, independent of the other benefits, outweigh the significant effects on the environment and render acceptable each and every one of those unavoidable adverse environmental effects:

- A. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project would contribute substantial areas of open space to the MSHCP Reserve System, which would assist the County in meeting the objectives of the Plan. Development of the proposed Project is consistent with planned growth identified in the Riverside County General Plan, the Lake Mathews/Woodcrest Area Plan, and by the Southern California Association of Governments (SCAG). Because the proposed Project is generally consistent with the General Plan Land Use Plan and the land use designations assigned to the property by the Lake Mathews/Woodcrest Area Plan, implementation of the proposed Project will be consistent with growth forecasts and will not create an imbalance between jobs and housing within the Project vicinity. The property primarily consists of vacant undeveloped land previously used for agricultural production (citrus groves) in the west and undeveloped property in the east. Implementation of the proposed Project will not stimulate growth in the area beyond that anticipated by the General Plan and the Lake Mathews/Woodcrest Area Plan.
- B. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the Riverside County General Plan's land use designation of the Project site through the creation of a well-designed rural residential community that avoids to the extent possible impacts to sensitive biological resources. Development of the Project will provide necessary infrastructure, desired amenities, and common landscape and design elements for the site that would not otherwise be possible.
- C. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the objectives and development goals of the County's General Plan for the Project site and surrounding area. The Planning Commission has determined and finds that: the site is designated as "Estate Density Residential (2 AC)," "Open Space – Conservation," and "Rural – Rural Mountainous;" the designation for the Project site was adopted as part of the Riverside County Integrated Project ("RCIP"); the process of adopting the RCIP was extensive, thorough, and comprehensive, and involved extensive review and input from multiple agencies within the County, multiple regional governmental agencies, and the public; and that the subject property's historic use, which is agricultural, is not consistent or compatible with the General Plan's land use designation, objectives and development goals for the Project site.
- D. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will create an aesthetically pleasing and distinct rural residential community identity (sense of place) through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, entry monuments, and other planning and design features. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the

Project's aesthetic enhancement for the community than to forego the Project out of regard for the agricultural resources, air quality, and transportation and traffic impacts.

- E. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will provide traffic mitigation measures to address Project-specific and cumulative circulation impacts, thereby contributing to improvements to various existing intersections. As part of the Project's proposed improvements, Gavilan Road will be realigned and constructed in a new location so as to replace the existing Gavilan Road, which currently bisects the Harford Springs Reserve. Additionally, the Project will provide funding for various elements of regional infrastructure through TUMF and R&BBD fee programs. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's contribution to the traffic and circulation improvements of the community than to forego the Project out of regard for the agricultural resources, air quality, noise, and transportation and traffic impacts.

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 fault zone;
 - c. A redevelopment area; or a
 - d. An airport influence area.
3. The project site is located within:
 - a. The boundaries of Corona-Norco and Perris & Perris Union School Districts;
 - b. An area drainage plan, or dam inundation area;
 - c. County Service Area No. 152;
 - d. MSHCP Cell Criteria Group S, Criteria Cell Number: 2627, 2735, and 2892;
 - e. Santa Ana River Watershed;
 - f. The Stephens Kangaroo Rat Fee Area;
 - g. The Western Municipal Water District;
 - h. Zone B of Lighting Ord. 655, 42.82 miles;
 - i. Low Liquefaction Potential;
 - j. Subsidence susceptibility; and
 - k. A High Fire Area.
4. The subject site is currently designated as Assessor's Parcel Numbers: 287-210-034, -035, -036, -037, -038, -039, -040, 287-220-001, 289-210-006, -007, -008, -009, -010.
5. This project Tentative Tract Map was filed with the Planning Department on November 25, 2003 and the Environmental Impact Report was filed with the Planning Department on July 14, 2003.
6. This project was reviewed by the Land Development Committee eight (8) times.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$191,673.04.

Agenda Item No.:
Area Plan: Lake Mathews/Woodcrest
Zoning District: Gavilan Hills
Supervisorial District: First
Project Planner: Jeff Horn
Planning Commission: December 2, 2009
Continued From: October 28, 2009

Environmental Impact Report No. 453
General Plan Amendment No. 662
Specific Plan No. 308, Amendment No. 1
Change of Zone No. 6730
Applicant: Lake Mathews Associates, LLC
Engineer: T&B Planning Consultants, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Environmental Impact Report No. 453 has been prepared in accordance with CEQA to inform decision-makers and the public of the potential significant environmental effects associated with proposed development.

General Plan Amendment No. 662 proposes to amend the Riverside County General Plan Land Use Element as it applies to the 423.7 acres located to the east of the Harford Springs Reserve, designated as the eastern portion of proposed Specific Plan No. 308 Amendment No. 1, by eliminating the land use designation of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), and Rural: Rural Residential (R:RR) (5 Acre Minimum) and establishing an Open Space Specific Plan, more specifically Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR), on the site pursuant to Lake Mathews/Woodcrest Area Plan (LMWAP) Policy 2.1, in conjunction with the adopted Specific Plan No. 308, as amended.

Specific Plan No. 308, Amendment No. 1 proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 537.8 acres (32 dwelling units with a 2-acre minimum lot size and 369 units with a 1-acre minimum lot size), a 17.6-acre school site, 71.7 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads on a total of 1,301.0 acres.

Change of Zone No. 6730 proposes to reclassify the zoning on the additional 423.7 acres located to the east of the Harford Springs Reserve from "Residential Agricultural (2 Acre Minimum) (R-A-2)," "Residential Agricultural (5 Acre Minimum) (R-A-5)," and "Residential Agricultural (10 Acre Minimum) (R-A-10)," to "Adopted Specific Plan 308, Amendment No. 1 (SP0308A1)" and to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP00308 boundaries.

The project site is located northerly of Lake Mathews Drive, southerly of Multiview Drive and westerly of Olive Drive in the Lake Mathews/Woodcrest Area Plan.

BACKGROUND

The exhibits and correspondences attached within this staff report represent a historical record of communication between parties with an interest in the project. Through the stages of development of the proposal, conditions have changed over time and the correspondences may not accurately represent

ARR 12/2/09

the project as proposed for approval. The following items represent significant conditions that have changed over time:

1. Depiction of the Mid County Parkway (MCP) on any exhibits or discussed in correspondences is not correct. Alternative 9., the "Far South alternative", which would have bisected the project, has been abandoned by the Riverside County Transportation Commission (RCTC) and will no longer impact the project.
2. Any reference to concurrent processing of Tentative Tract Map No. 31554 is not correct. The map will be set for hearing after the General Plan Amendment, Specific Plan, Change of Zone, and Environmental Impact Report have been approved by the Planning Commission.
3. Any reference to individual septic systems is incorrect. All sewage presented by the project will be processed by packaged sewage treatment modules, and operated and maintained by the Western Municipal Water District (WMWD). Treated waste will be discharged into a recycled water line owned and operated by WMWD. Solid waste products will be removed from the site under WMWD supervision and disposed of at a facility designed to handle this specific type of waste.

FURTHER PLANNING CONSIDERTION:

November 24, 2009

The project was continued from the October 28, 2009 Planning Commission hearing to allow the applicant and Planning Staff time to resolve the following concerns and further clarification and details on the proposed Package Wastewater Treatment Plant, including maintenance, effluent, noise, odor, aesthetics, and safety. At the hearing, it was agreed upon at the Planning Commission that the Specific Plan Design Guidelines will be modified to include specifically "western" Architectural themes for residential development.

The applicant met with Commission Roth to discuss these items, which included a site visit, with community members, to an existing package treatment plant in the vicinity of the project site. The applicant has provided conceptual drawing and cross section of the treatment plant that will be located on a 1.29 acre site located adjacent to Equestrian Staging Area of Planning Area No. 12.

Additional Items were discussed and have been addressed in a letter from the applicant to Commissioner Roth dated November 12, 2009. As a result, Condition of Approval 100.Planning.4 "PARK AND RIDE" has been added, requiring the Parking Lot constructed in Planning Area No. 12 to be designated for Park and Ride use.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. General Plan Land Use (Ex. #5): | Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum). |
| 2. Proposed General Plan Land Use (Ex. #5): | Specific Plan (Open Space: Conservation and |

3. Surrounding General Plan Land Use (Ex. #5):
Open: Space Rural) specifically for the portion being added to the SP boundaries.
Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Residential (R: RR) (5 Acre Minimum) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.
3. Existing Zoning (Ex. #2):
Specific Plan (SP), Residential Agricultural – 2 Acre Minimum (R-A-2), Residential Agricultural – 5 Acre Minimum (R-A-5) and Residential Agricultural
4. Surrounding Zoning (Ex. #2):
Residential Agricultural – 10 Acre Minimum (R-A-10) to the north and west, Residential Agricultural – 2 Acre Minimum (R-A-2) to the south and east, and Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south, Natural Assets – 160 Acre Minimum (N-A-160) to the west.
5. Existing Land Use (Ex. #1):
Vacant
6. Surrounding Land Use (Ex. #1):
Vacant land to the north south, east, and west, and single family residential on large lots to the south and east.
7. Project Data:
Total Acreage: 1,301.0 acres
Residential Acreage: 537.8.4 Acres (421 dwellings)
Non-Residential Acreage: 742.5 Acres
8. Environmental Concerns:
See included Environmental Impact Report

RECOMMENDATIONS:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 453**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 662** from Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre

Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) to Specific Plan No. 308, Amendment No. 1 in the Lake Mathews/Woodcrest Area Plan in accordance with Exhibit #5; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 308, AMENDMENT NO. 1**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6730**, amending the zoning classification for the subject property from Residential Agricultural (2 Acre Minimum) (R-A-2), Residential Agricultural (5 Acre Minimum) (R-A-5), and Residential Agricultural (10 Acre Minimum) (R-A-10) to Specific Plan (SP Zone), in accordance with Exhibit #2.

ADOPTION of **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 662** and **SPECIFIC PLAN NO. 308, AMENDMENT NO. 1** to the Board of Supervisors.

CONCLUSIONS:

1. The proposed project is in conformance with the existing and proposed Specific Plan Land Use Designation (SP 308A1), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
6. The proposed project will have a significant affect on the environment.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings.

1. The project is designated Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The project is surrounded by projects that are designated Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Residential (R: RR) (5 Acre Minimum) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.

3. The proposed uses will be permitted by the Specific Plan land use designations, pending approval by the Board of Supervisors.
4. The proposed zoning for the subject site is Specific Plan (SP Zone).
5. The proposed modifications are consistent with the development standards set forth in the proposed Specific Plan zone and Zoning Ordinance text.
6. The project site is surrounded by properties which are zoned Residential Agricultural-2 Acre minimum (R-A-2), Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½), Residential Agricultural 5 Acre Minimum (R-A-5) and Residential Agricultural-10 Acre Minimum (R-A-10) to the north, Residential Agricultural 5 Acre Minimum (R-A-5) and Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) to the east, Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) to the south and Residential Agricultural-2 Acre Minimum (R-A-2) to the west.
7. This project is located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Environmental Impact Report (EIR) No. 453 was prepared and circulated as required per the California Environmental Quality Act (CEQA) and the Riverside County CEQA Implement Procedures. A Final Environmental Impact Report has been prepared and includes responses to comments received during the comment period. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures.
 - a. **Agricultural Resources** (direct and cumulative impacts) – Conversion of the project site from agriculture to urban uses would result in the permanent loss of 142.7 acres of Unique Farmland and 60.2 acres of Statewide Important farmland. Conversion of these farmland types represents a direct and cumulative adverse impact for which no project-specific mitigation is available.
 - b. **Air Quality** (direct and cumulative impacts) – During construction of the proposed project, emissions of VOC, NO_x, and CO would exceed the SCAQMD Regional Threshold and would exceed the SCAQMD Localized Significance Threshold for particulate matter (PM₁₀). Long-term operation of the project would result in emissions that exceed the SCAQMD Regional Thresholds for VOC and NO_x. The project's near-term construction- and long-term operational-related emissions also would cumulatively contribute to the inability to attain regional air quality objectives.
 - c. **Transportation and Traffic** (direct and cumulative impacts) – Implementation of the project would result in an increase in traffic along segments of I-15 and I-215 that are projected to operate at unacceptable levels with buildout of the land uses identified in the Riverside County General Plan.
9. The Environmental Impact Report has determined that most potentially adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However,

the Riverside County Board of Supervisors will be required to adopt a statement of overriding findings for unavoidable impacts to Agricultural Resources, Air Quality, and Transportation and Traffic.

10. The following benefits of the Project against the unavoidable adverse environmental effects outweigh and render acceptable:
 - A. The Project provides development on the site that is consistent with the Lake Mathews/Woodcrest Area Plan's designation of the site for Rural Community – Estate Density Residential, Rural – Rural Mountainous, and Open Space - Conservation land uses. Based on the existing General Plan designations, the project site could be developed with up to 565 units, which is more than the 421 units (maximum) proposed by the project. Although the project is proposing to provide up to 421 units on minimum one-acre lot sizes, which is less than the underlying two-acre minimum specified in the area plan, the smaller lot sizes are allowed in order to help facilitate the project's substantial contribution to the MSHCP Reserve System.
 - B. The Project proposes to contribute 429.0 acres of the site as permanently conserved open space, including 200 acres located adjacent to the Harford Springs Reserve. This substantial dedication of open space will assist the County in achieving the objectives as outlined by the MSHCP for the project area.
 - C. The Project will dedicate an additional 71.7 acres as a Reserve/Park that will serve as an extension of the Harford Springs Reserve and will help to meet the recreational needs of local area residents. As part of proposed improvements to this 71.7-acre site, a trail-head/day-use parking area will be constructed, along with an amphitheater, recreational trails, an informational kiosk, shade shelter, and an enclosure to accommodate two portable restrooms. These proposed improvements are in conformance with the Gavilan Hills Policy Area, as defined in the Lake Mathews/Woodcrest Area Plan.
 - D. The Project will preserve Gavilan Peak and Bird Peak as natural open space, both of which are visually prominent topographic landforms that are important to the local community.
 - E. The Project will dedicate an 18.1-acre site for the construction of a K-8 school facility that will help meet the educational needs of the surrounding community while reducing commute times to existing school facilities.
 - F. The Project will realign and construct improvements to Gavilan Road between the southern project boundary and Multiview Drive in a manner consistent with the Lake Mathews/Woodcrest Area Plan. The realignment of this roadway would replace existing Gavilan Road, which currently bisects the Harford Springs Reserve and reduces the amount of contiguous biological habitat provided within the Reserve.
 - G. The Project provides other public roadway improvements on and adjacent to the site to facilitate safe vehicular travel to, from, and within the site.

- H. The Project will make monetary contributions to Riverside County's Transportation Uniform Mitigation Fee (TUMF) to assist in the construction of regional transportation improvements.
- I. The Project will make monetary contributions to the Western Riverside County MSHCP to assist in property acquisition and maintenance of habitat core and linkage areas.
- J. The Project will incorporate multiple design features to reduce operational energy and water consumption, as specified in the Specific Plan's Design Guidelines.

The following specific overriding economic, legal, social, technological, or other benefits, independent of the other benefits, outweigh the significant effects on the environment and render acceptable each and every one of those unavoidable adverse environmental effects:

- A. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project would contribute substantial areas of open space to the MSHCP Reserve System, which would assist the County in meeting the objectives of the Plan. Development of the proposed Project is consistent with planned growth identified in the Riverside County General Plan, the Lake Mathews/Woodcrest Area Plan, and by the Southern California Association of Governments (SCAG). Because the proposed Project is generally consistent with the General Plan Land Use Plan and the land use designations assigned to the property by the Lake Mathews/Woodcrest Area Plan, implementation of the proposed Project will be consistent with growth forecasts and will not create an imbalance between jobs and housing within the Project vicinity. The property primarily consists of vacant undeveloped land previously used for agricultural production (citrus groves) in the west and undeveloped property in the east. Implementation of the proposed Project will not stimulate growth in the area beyond that anticipated by the General Plan and the Lake Mathews/Woodcrest Area Plan.
- B. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the Riverside County General Plan's land use designation of the Project site through the creation of a well-designed rural residential community that avoids to the extent possible impacts to sensitive biological resources. Development of the Project will provide necessary infrastructure, desired amenities, and common landscape and design elements for the site that would not otherwise be possible.
- C. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the objectives and development goals of the County's General Plan for the Project site and surrounding area. The Planning Commission has determined and finds that: the site is designated as "Estate Density Residential (2 AC)," "Open Space – Conservation," and "Rural – Rural Mountainous;" the designation for the Project site was adopted as part of the Riverside County Integrated Project ("RCIP"); the process of adopting the RCIP was extensive, thorough, and comprehensive, and involved extensive review and input from multiple agencies within the County, multiple regional governmental agencies, and the public; and that the subject property's historic use, which is agricultural, is not consistent or compatible with the General Plan's land use designation, objectives and development goals for the Project site.

- D. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will create an aesthetically pleasing and distinct rural residential community identity (sense of place) through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, entry monuments, and other planning and design features. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's aesthetic enhancement for the community than to forego the Project out of regard for the agricultural resources, air quality, and transportation and traffic impacts.
- E. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will provide traffic mitigation measures to address Project-specific and cumulative circulation impacts, thereby contributing to improvements to various existing intersections. As part of the Project's proposed improvements, Gavilan Road will be realigned and constructed in a new location so as to replace the existing Gavilan Road, which currently bisects the Harford Springs Reserve. Additionally, the Project will provide funding for various elements of regional infrastructure through TUMF and R&BBD fee programs. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's contribution to the traffic and circulation improvements of the community than to forego the Project out of regard for the agricultural resources, air quality, noise, and transportation and traffic impacts.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An area drainage plan, or dam inundation area;
 - b. A fault zone;
 - c. A redevelopment area;
 - d. An airport influence area; or a
 - e. An MSHCP Cell Criteria Area.
3. The project site is located within:
 - a. The boundaries of Corona Norco Unified School District;
 - b. County Service Area No. 152;
 - c. Santa Ana River Watershed
 - d. The Stephens Kangaroo Rat Fee Area;
 - e. The Western Municipal Water District;
 - f. Zone B of Lighting Ord. 655, 42.82 miles;
 - g. Low Liquefaction Potential;
 - h. Subsidence susceptibility; and
 - i. A High Fire Area.

The subject site is currently designated as Assessor's Parcel Numbers: 287-210-034, -035, -036, -037, -038, -039, -040, 287-220-001, 289-210-006, -007, -008, -009, -010

Agenda Item No.: 7.5
Area Plan: Lake Mathews/Woodcrest
Zoning District: Gavilan Hills
Supervisory District: First
Project Planner: Jeffrey Horn
Planning Commission: October 28, 2009

Environmental Impact Report No. 453
General Plan Amendment No. 662
Specific Plan No. 308A1
Change of Zone No. 6730
Applicant: Lake Mathews Associates, LLC
Engineer: T&B Planning Consultants, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Environmental Impact Report No. 453 has been prepared in accordance with CEQA to inform decision-makers and the public of the potential significant environmental effects associated with proposed development.

General Plan Amendment No. 662 proposes to amend the Riverside County General Plan Land Use Element as it applies to the 423.7 acres located to the east of the Harford Springs Reserve, designated as the eastern portion of proposed Specific Plan No. 308 Amendment No. 1, by eliminating the land use designation of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), and Rural: Rural Residential (R:RR) (5 Acre Minimum) and establishing an Open Space Specific Plan, more specifically Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR), on the site pursuant to Lake Mathews/Woodcrest Area Plan (LMWAP) Policy 2.1, in conjunction with the adopted Specific Plan No. 308, as amended.

Specific Plan No. 308, Amendment No. 1 proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 537.8 acres (32 dwelling units with a 2-acre minimum lot size and 369 units with a 1-acre minimum lot size), a 17.6-acre school site, 71.7 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads on a total of 1,301.0 acres.

Change of Zone No. 6730 proposes to reclassify the zoning on the additional 423.7 acres located to the east of the Harford Springs Reserve from "Residential Agricultural (2 Acre Minimum) (R-A-2)," "Residential Agricultural (5 Acre Minimum) (R-A-5)," and "Residential Agricultural (10 Acre Minimum) (R-A-10)," to "Adopted Specific Plan 308, Amendment No. 1 (SP0308A1)" and to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP00308 boundaries.

The project site is located northerly of Lake Mathews Drive, southerly of Multiview Drive and westerly of Olive Drive in the Lake Mathews/Woodcrest Area Plan.

BACKGROUND:

Specific Plan No. 308 was adopted by the Board of Supervisors on November 16, 1999, and proposed to develop a 325.4 acres golf course, 55.5 acres of open space, 12.3 acres of oak grove preservation, and 486.8 acres designated for residential development on a approximately 880 gross acre site.



ISSUES OF POTENTIAL CONCERN:

Environmental Impacts (EIR 453):

The project has been designed or conditioned to mitigate most environmental impacts to below a level of significance. However, the Riverside County Board of Supervisors will be required to adopt a statement of overriding findings for the following unavoidable adverse impacts:

Agricultural Resources (direct and cumulative impacts) – Conversion of the project site from agriculture to urban uses would result in the permanent loss of 142.7 acres of Unique Farmland and 60.2 acres of Statewide Important farmland. Conversion of these farmland types represents a direct and cumulative adverse impact for which no project-specific mitigation is available.

Air Quality (direct and cumulative impacts) – During construction of the proposed project, emissions of VOC, NO_x, and CO would exceed the SCAQMD Regional Threshold and would exceed the SCAQMD Localized Significance Threshold for particulate matter (PM₁₀). Long-term operation of the project would result in emissions that exceed the SCAQMD Regional Thresholds for VOC and NO_x. The project's near-term construction- and long-term operational-related emissions also would cumulatively contribute to the inability to attain regional air quality objectives.

Transportation and Traffic (direct and cumulative impacts) – Implementation of the project would result in an increase in traffic along segments of I-15 and I-215 that are projected to operate at unacceptable levels with buildout of the land uses identified in the Riverside County General Plan.

SUMMARY OF FINDINGS:

1. General Plan Land Use (Ex. #5):
Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum).
2. Proposed General Plan Land Use (Ex. #5):
Specific Plan (Open Space: Conservation and Open: Space Rural) specifically for the portion being added to the SP boundaries.
3. Surrounding General Plan Land Use (Ex. #5):
Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Residential (R: RR) (5 Acre Minimum) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.

- | | |
|-----------------------------------|--|
| 3. Existing Zoning (Ex. #2): | Specific Plan (SP), Residential Agricultural – 2 Acre Minimum (R-A-2), Residential Agricultural – 5 Acre Minimum (R-A-5) and Residential Agricultural |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural – 10 Acre Minimum (R-A-10) to the north and west, Residential Agricultural – 2 Acre Minimum (R-A-2) to the south and east, and Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south, Natural Assets – 160 Acre Minimum (N-A-160) to the west. |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant land to the north south, east, and west, and single family residential on large lots to the south and east. |
| 7. Project Data: | Total Acreage: 1,301.0 acres
Residential Acreage: 537.8.4 Acres
(421 dwellings)
Non-Residential Acreage: 742.5 Acres |
| 8. Environmental Concerns: | See included Environmental Impact Report |

RECOMMENDATIONS:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 453**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 662** from Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) to Specific Plan No. 308, Amendment No. 1 in the Lake Mathews/Woodcrest Area Plan in accordance with Exhibit #5; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 308, AMENDMENT NO. 1**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6730**, amending the zoning classification for the subject property from Residential Agricultural (2 Acre Minimum) (R-A-2), Residential Agricultural (5 Acre Minimum) (R-A-5), and Residential Agricultural (10 Acre Minimum) (R-A-10) to Specific Plan (SP Zone), in accordance with Exhibit #2.

ADOPTION of RESOLUTION RECOMMENDING ADOPTION of GENERAL PLAN AMENDMENT NO. 662 and SPECIFIC PLAN NO. 308, AMENDMENT NO. 1 to the Board of Supervisors.

CONCLUSIONS:

1. The proposed project is in conformance with the existing and proposed Specific Plan Land Use Designation (SP 308A1), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
6. The proposed project will have a significant affect on the environment.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings.

1. The project is designated Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The project is surrounded by projects that are designated Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Residential (R: RR) (5 Acre Minimum) to the east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.
3. The proposed uses will be permitted by the Specific Plan land use designations, pending approval by the Board of Supervisors.
4. The proposed zoning for the subject site is Specific Plan (SP Zone).
5. The proposed modifications are consistent with the development standards set forth in the proposed Specific Plan zone and Zoning Ordinance text.
6. The project site is surrounded by properties which are zoned Residential Agricultural-2 Acre minimum (R-A-2), Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½), Residential Agricultural 5 Acre Minimum (R-A-5) and Residential Agricultural-10 Acre Minimum (R-A-10) to the north,

Residential Agricultural 5 Acre Minimum (R-A-5) and Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) to the east, Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) to the south and Residential Agricultural-2 Acre Minimum (R-A-2) to the west.

7. This project is located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Environmental Impact Report (EIR) No. 453 was prepared and circulated as required per the California Environmental Quality Act (CEQA) and the Riverside County CEQA Implement Procedures. A Final Environmental Impact Report has been prepared and includes responses to comments received during the comment period. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures.
 - a. **Agricultural Resources** (direct and cumulative impacts) – Conversion of the project site from agriculture to urban uses would result in the permanent loss of 142.7 acres of Unique Farmland and 60.2 acres of Statewide Important farmland. Conversion of these farmland types represents a direct and cumulative adverse impact for which no project-specific mitigation is available.
 - b. **Air Quality** (direct and cumulative impacts) – During construction of the proposed project, emissions of VOC, NO_x, and CO would exceed the SCAQMD Regional Threshold and would exceed the SCAQMD Localized Significance Threshold for particulate matter (PM₁₀). Long-term operation of the project would result in emissions that exceed the SCAQMD Regional Thresholds for VOC and NO_x. The project's near-term construction- and long-term operational-related emissions also would cumulatively contribute to the inability to attain regional air quality objectives.
 - c. **Transportation and Traffic** (cumulative impacts) – Implementation of the project would result in an increase in traffic along segments of I-15 and I-215 that are projected to operate at unacceptable levels with buildout of the land uses identified in the Riverside County General Plan.
9. The Environmental Impact Report has determined that most potentially adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, the Riverside County Board of Supervisors will be required to adopt a statement of overriding findings for unavoidable impacts to Agricultural Resources, Air Quality, and Transportation and Traffic.
10. The following benefits of the Project against the unavoidable adverse environmental effects outweigh and render acceptable:
 - A. The Project provides development on the site that is consistent with the Lake Mathews/Woodcrest Area Plan's designation of the site for Rural Community – Estate Density Residential, Rural – Rural Mountainous, and Open Space - Conservation land uses. Based on the existing General Plan designations, the project site could be developed with up

to 565 units, which is more than the 421 units (maximum) proposed by the project. Although the project is proposing units to provide up to 421 units on minimum one-acre lot sizes, which is less than the underlying two-acre minimum specified in the area plan, the smaller lot sizes are allowed in order to help facilitate the project's substantial contribution to the MSHCP Reserve System.

- B. The Project proposes to contribute 429.0 acres of the site as permanently conserved open space, including 200 acres located adjacent to the Harford Springs Reserve. This substantial dedication of open space will assist the County in achieving the objectives as outlined by the MSHCP for the project area.
- C. The Project will dedicate an additional 71.7 acres as a Reserve/Park that will serve as an extension of the Harford Springs Reserve and will help to meet the recreational needs of local area residents. As part of proposed improvements to this 71.7-acre site, a trail-head/day-use parking area will be constructed, along with an amphitheater, recreational trails, an informational kiosk, shade shelter, and an enclosure to accommodate two portable restrooms. These proposed improvements are in conformance with the Gavilan Hills Policy Area, as defined in the Lake Mathews/Woodcrest Area Plan.
- D. The Project will preserve Gavilan Peak and Bird Peak as natural open space, both of which are visually prominent topographic landforms that are important to the local community.
- E. The Project will dedicate an 18.1-acre site for the construction of a K-8 school facility that will help meet the educational needs of the surrounding community while reducing commute times to existing school facilities.
- F. The Project will realign and construct improvements to Gavilan Road between the southern project boundary and Multiview Drive in a manner consistent with the Lake Mathews/Woodcrest Area Plan. The realignment of this roadway would replace existing Gavilan Road, which currently bisects the Harford Springs Reserve and reduces the amount of contiguous biological habitat provided within the Reserve.
- G. The Project provides other public roadway improvements on and adjacent to the site to facilitate safe vehicular travel to, from, and within the site.
- H. The Project will make monetary contributions to Riverside County's Transportation Uniform Mitigation Fee (TUMF) to assist in the construction of regional transportation improvements.
- I. The Project will make monetary contributions to the Western Riverside County MSHCP to assist in property acquisition and maintenance of habitat core and linkage areas.
- J. The Project will incorporate multiple design features to reduce operational energy and water consumption, as specified in the Specific Plan's Design Guidelines.

The following specific overriding economic, legal, social, technological, or other benefits, independent of the other benefits, outweigh the significant effects on the environment and render acceptable each and every one of those unavoidable adverse environmental effects:

- A. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project would contribute substantial areas of open space to the MSHCP Reserve System, which would assist the County in meeting the objectives of the Plan. Development of the proposed Project is consistent with planned growth identified in the Riverside County General Plan, the Lake Mathews/Woodcrest Area Plan, and by the Southern California Association of Governments (SCAG). Because the proposed Project is generally consistent with the General Plan Land Use Plan and the land use designations assigned to the property by the Lake Mathews/Woodcrest Area Plan, implementation of the proposed Project will be consistent with growth forecasts and will not create an imbalance between jobs and housing within the Project vicinity. The property primarily consists of vacant undeveloped land previously used for agricultural production (citrus groves) in the west and undeveloped property in the east. Implementation of the proposed Project will not stimulate growth in the area beyond that anticipated by the General Plan and the Lake Mathews/Woodcrest Area Plan.
- B. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the Riverside County General Plan's land use designation of the Project site through the creation of a well-designed rural residential community that avoids to the extent possible impacts to sensitive biological resources. Development of the Project will provide necessary infrastructure, desired amenities, and common landscape and design elements for the site that would not otherwise be possible.
- C. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the objectives and development goals of the County's General Plan for the Project site and surrounding area. The Planning Commission has determined and finds that: the site is designated as "Estate Density Residential (2 AC)," "Open Space - Conservation," and "Rural - Rural Mountainous;" the designation for the Project site was adopted as part of the Riverside County Integrated Project ("RCIP"); the process of adopting the RCIP was extensive, thorough, and comprehensive, and involved extensive review and input from multiple agencies within the County, multiple regional governmental agencies, and the public; and that the subject property's historic use, which is agricultural, is not consistent or compatible with the General Plan's land use designation, objectives and development goals for the Project site.
- D. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will create an aesthetically pleasing and distinct rural residential community identity (sense of place) through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, entry monuments, and other planning and design features. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's aesthetic enhancement for the community than to forego the Project out of regard for the agricultural resources, air quality, and transportation and traffic impacts.
- E. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will provide traffic mitigation measures to

address Project-specific and cumulative circulation impacts, thereby contributing to improvements to various existing intersections. As part of the Project's proposed improvements, Gavilan Road will be realigned and constructed in a new location so as to replace the existing Gavilan Road, which currently bisects the Harford Springs Reserve. Additionally, the Project will provide funding for various elements of regional infrastructure through TUMF and R&BBD fee programs. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's contribution to the traffic and circulation improvements of the community than to forego the Project out of regard for the agricultural resources, air quality, noise, and transportation and traffic impacts.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An area drainage plan, or dam inundation area;
 - b. A fault zone;
 - c. A redevelopment area;
 - d. An airport influence area; or a
 - e. An MSHCP Cell Criteria Area.
3. The project site is located within:
 - a. The boundaries of Corona Norco Unified School District;
 - b. County Service Area No. 152;
 - c. Santa Ana River Watershed
 - d. The Stephens Kangaroo Rat Fee Area;
 - e. The Western Municipal Water District;
 - f. Zone B of Lighting Ord. 655, 42.82 miles;
 - g. Low Liquefaction Potential;
 - h. Subsidence susceptibility; and
 - i. A High Fire Area.

The subject site is currently designated as Assessor's Parcel Numbers: 287-210-034, -035, -036, -037, -038, -039, -040, 287-220-001, 289-210-006, -007, -008, -009, -010

4
5 **RESOLUTION**
6 **RECOMMENDING ADOPTION OF**
7 **GENERAL PLAN AMENDMENT NO. 662**

8 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
9 public hearing was held before the Riverside County Planning Commission in Riverside, California on
10 December 2, 2009, to consider the above-referenced matter; and,

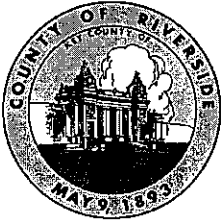
11 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
12 County CEQA Implementation Procedures have been met and the environmental document prepared or
13 relied on is sufficiently detailed so that all the potentially significant effects of the project on the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

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

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on December 2, 2009, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:
22

23 **ADOPTION/CERTIFICATION** of the environmental document, and **ADOPTION** of
24 General Plan Amendment No. 662.
25
26
27
28

MEMORANDUM



RIVERSIDE COUNTY COUNSEL

March 2, 2010

TO: Jeff Horn
Urban Regional Planner III

FROM: Shellie Clack *MD*
Deputy County Counsel *mecc*

RE: SP 308 CZ 6730

Please see the attached Specific Plan zoning ordinance with my Approved as to Form signature. If you have any questions please do not hesitate to call. Thank you.

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

3 b. Planning Areas 1, 9A, and 9B.

4 (1) The uses permitted in Planning Areas 1, 9A, and 9B of Specific Plan No. 308
5 shall be the same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348,
6 except that the uses permitted pursuant to Section 6.50.a(11), (14), (16), and (17), and b.(1), and
7 c.(1) shall not be permitted.

8 (2) The development standards for Planning Areas 1, 9A, and 9B of Specific Plan No.
9 308 shall be the same as those standards identified in Article VIb, Sections 6.51, 6.52, 6.53 and
10 6.54 of Ordinance No. 348, except that the development standards set forth in Article VIb,
11 Section 6.52 shall be deleted and replaced by the following:

12 A. Lot area shall be not less than two (2) acres, with minimum width of on
13 hundred feet (100') and a minimum depth of one hundred fifty feet (150').

14 B. The rear yard shall not be less than ten feet (10') measured from the rear
15 yard lot line, the side yard shall not be less than five feet (5') measured from an interior
16 side yard lot line and shall not be less than ten feet (10') measured from any side yard lot
17 line abutting a street.

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

20 c. Planning Area 10.

21 (1) The uses permitted in Planning Area 10 of Specific Plan No. 308 shall be the
22 same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348, except that the
23 uses permitted pursuant to Section 6.50.a.(9), (11), (14), (16), and (17), b.(1), and c.(1) shall not
24 be permitted. In addition, the permitted uses identified under Section 6.50.a. shall include public
25 schools.

26 (2) The development standards for Planning Area 10 of Specific Plan No. 308 shall
27 be the same as those standards identified in Article VIb, Sections 6.51, 6.52, 6.53 and 6.54 of
28

1 Ordinance No. 348, except that the development standards set forth in Article VIb, Section 6.52
2 shall be deleted and replaced by the following:

3 A. Lot area shall be not less than one (1) acre, with minimum width of one
4 hundred feet (100') and a minimum depth of one hundred fifty feet (150').

5 B. The rear yard shall not be less than ten feet (10') measured from the rear
6 yard lot line, the side yard shall not be less than five feet (5') measured from an interior
7 side yard lot line and shall not be less than ten feet (10') measured from any side yard lot
8 line abutting a street.

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

11 d. Planning Areas 11A, 11B, 12, 13, and 14.

12 (1) The uses permitted in Planning Areas 11A, 11B, 12, 13, and 14 of Specific Plan
13 No. 308 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
14 No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8),
15 b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
16 8.100.a. shall also include open space and trails.

17 (2) The development standards for Planning Areas 11A, 11B, 12, 13, and 14 of
18 Specific Plan No. 308 shall be the same as those standards identified in Article VIIIe, Section
19 8.101 of Ordinance No. 348.

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

22 e. Planning Area 11C.

23 (1) The uses permitted in Planning Area 11C of Specific Plan No. 308 shall be the
24 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
25 the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), b.(1) and c.(1) shall
26 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
27 include open space.

1 (2) The development standards for Planning Area 11C of Specific Plan No. 308 shall
2 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

5 f. Planning Area 15.

6 (1) The uses permitted in Planning Area 15 of Specific Plan No. 308 shall be the
7 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
8 uses permitted pursuant to Section 8.100.a.(1), (8), b.(1) and c.(1) shall not be permitted. In
9 addition, the permitted uses identified under Section 8.100.a. shall also include public and
10 private recreational facilities, package wastewater treatment plant facilities, and trails.

11 (2) The development standards for Planning Area 15 of Specific Plan No. 308 shall
12 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

15 g. Planning Area 16.

16 (1) The uses permitted in Planning Area 16 of Specific Plan No. 308 shall be the
17 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
18 uses permitted pursuant to Section 8.100.a.(1), (8), b.(1) and c.(1) shall not be permitted. In
19 addition, the permitted uses identified under Section 8.100.a. shall also include passive
20 community recreation uses, parks and trails.

21 (2) The development standards for Planning Area 16 of Specific Plan No. 308 shall
22 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

23 (3) Except as provided above all other zoning requirements shall be the same as those
24 requirements identified in Article VIIIe of Ordinance No. 348.

25
26 ///

27 ///

28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Section 3. This ordinance shall take effect 30 days after its adoption.

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

By _____
Chairman, Board of Supervisors


ATTEST:

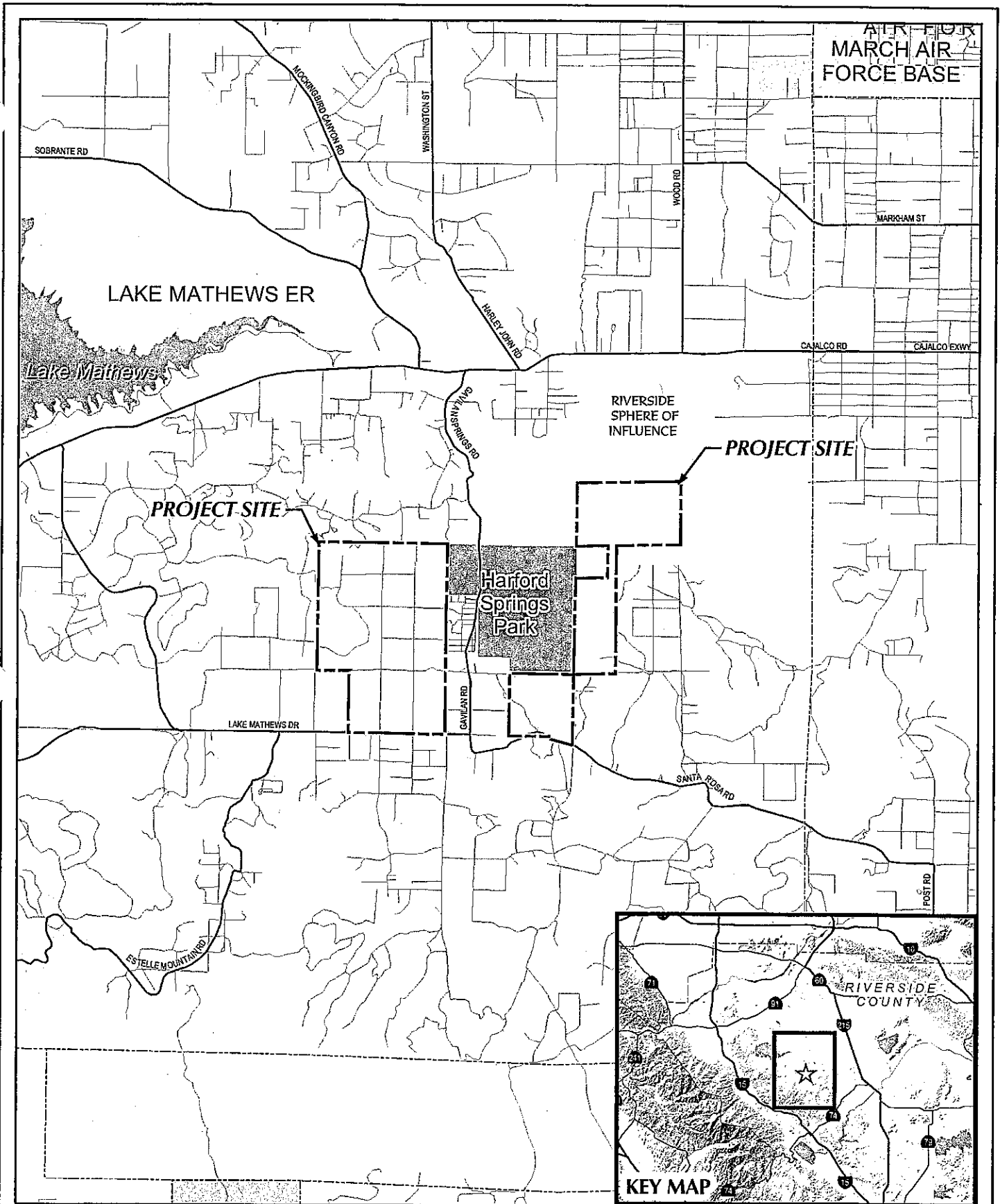
CLERK OF THE BOARD

BY _____
(Deputy)

(SEAL)

APPROVED AS TO FORM:
March 2, 2010

By 
MICHELLE CLACK
Deputy County Counsel



AIR FORCE
MARCH AIR
FORCE BASE

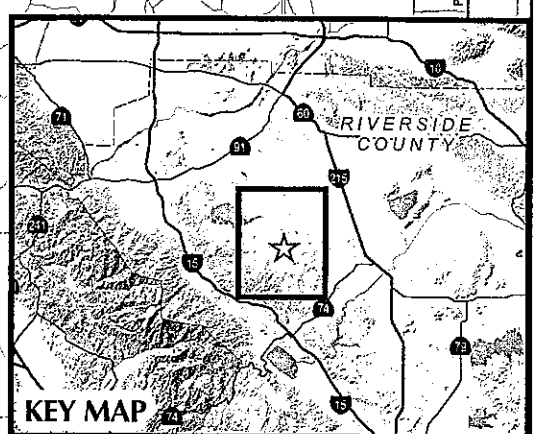
LAKE MATHEWS ER

PROJECT SITE

Harford
Springs
Park

RIVERSIDE
SPHERE OF
INFLUENCE

PROJECT SITE



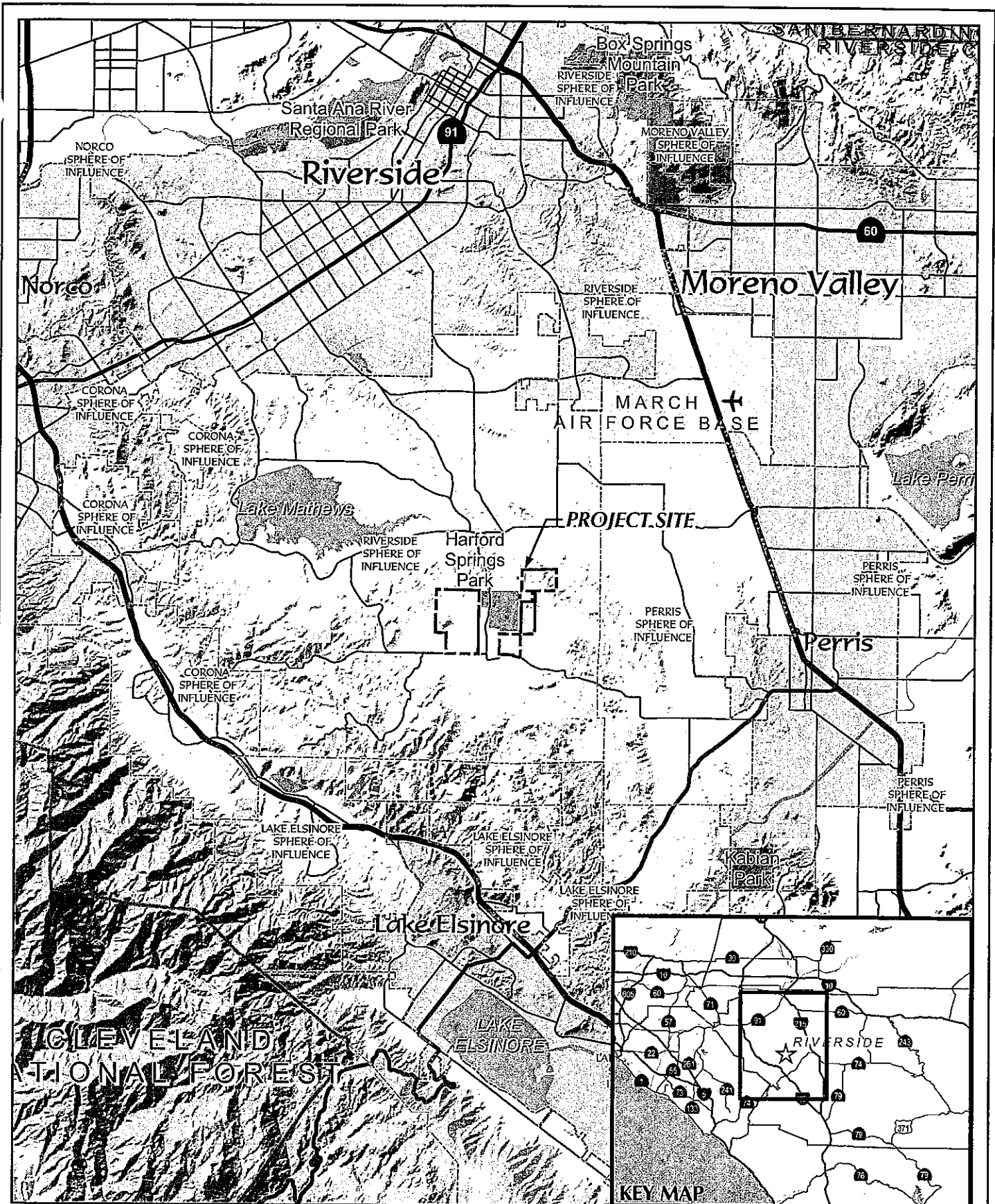
KEY MAP

Vicinity Map
GAVILAN HILLS
County of Riverside

DATE: 05/17/2006
0 0.5 1 Mi

T&B PLANNING
17542 East 17th Street, Suite 100 Tustin, CA 92780
p. 714.505.6360 f. 714.505.6361
www.tbplanning.com

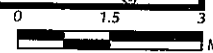




Regional Map

GAVILAN HILLS
County of Riverside

DATE: 05/17/2006



T&B PLANNING
17542 East 17th Street, Suite 100 Tustin, CA 92780
p. 714.505.6360 f. 714.505.6361

www.tbplanning.com



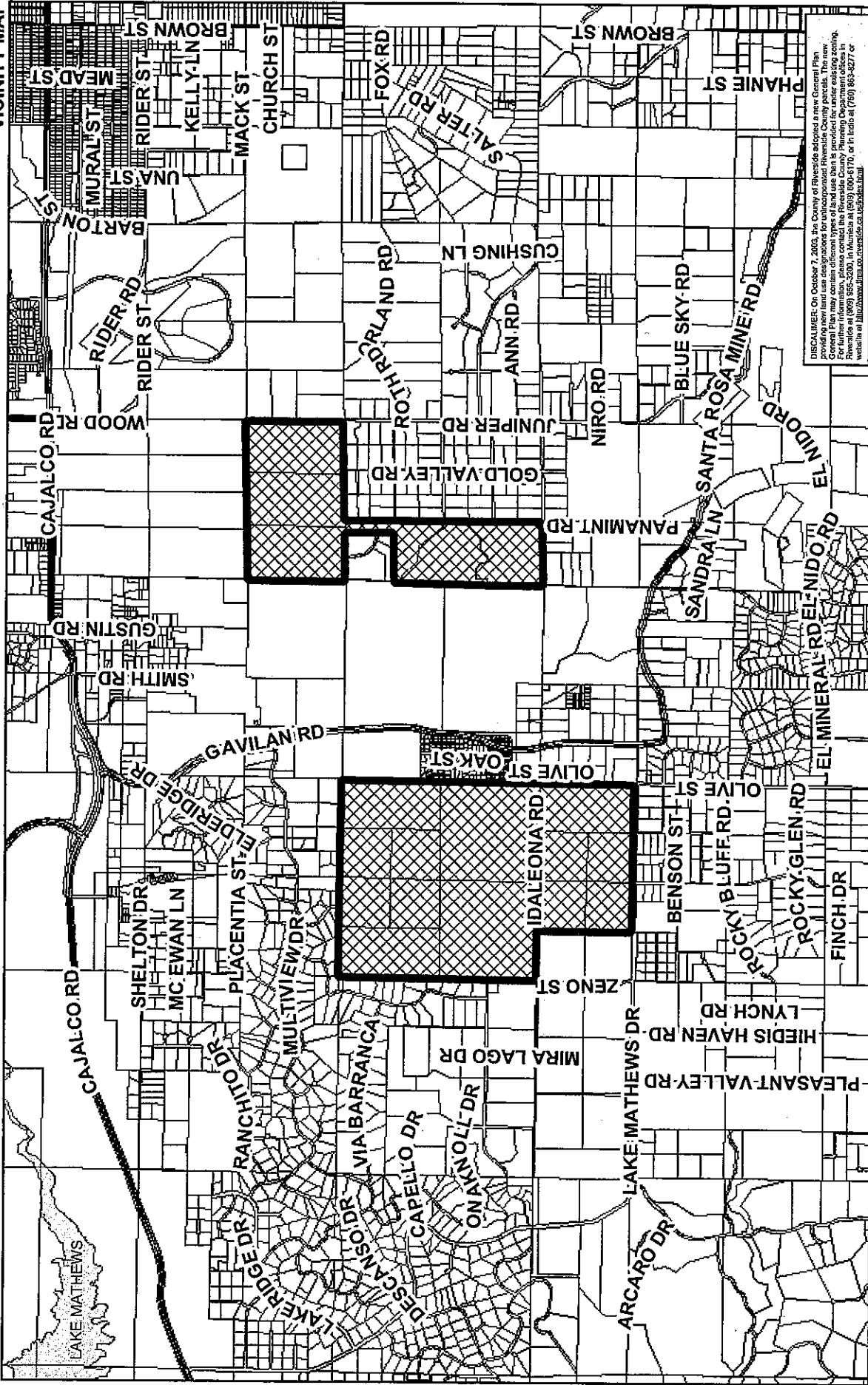
Supervisor Buster
District 1

Date Drawn: 7/31/07

CZ06730 GPA00662

VICINITY MAP

Planner: Nicole Berumen
Date: 8/20/08
VICINITY MAP



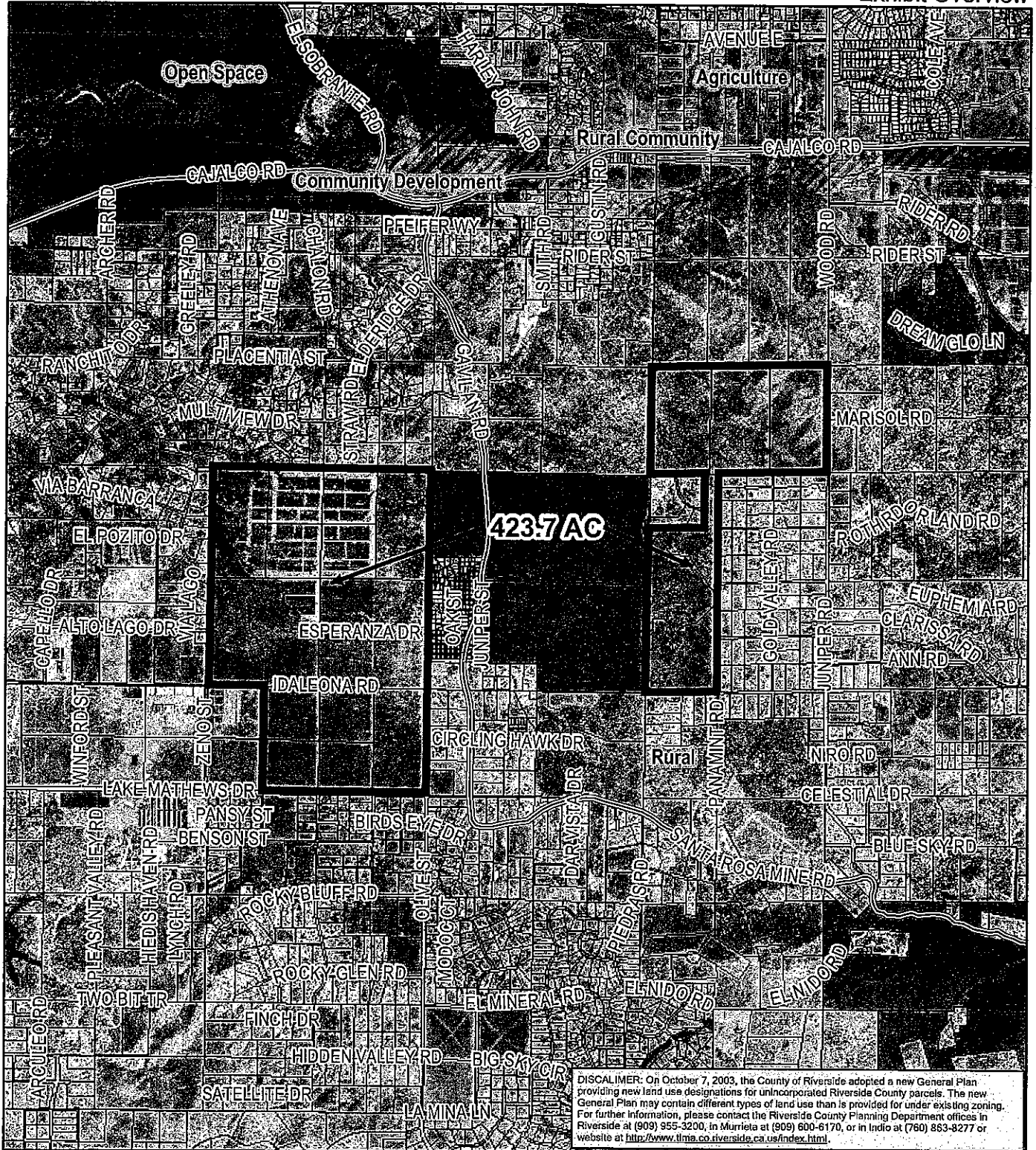
DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan and Ordinance 100000. The County of Riverside is providing this information for informational purposes only. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-2200, in Murietta at (951) 906-6170, or in Indio at (760) 863-8277 or Riverside at 14800 Main Street, Suite 100, Indio, CA 92201.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Gavilan Hills
Township/Range: T4SR5W
Section: 23 & 26

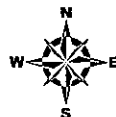
Assessors
Bk. Pg. 287-21 & 22
289-21
Thomas
Bros. Pg. 321-15 & 16
805 H2





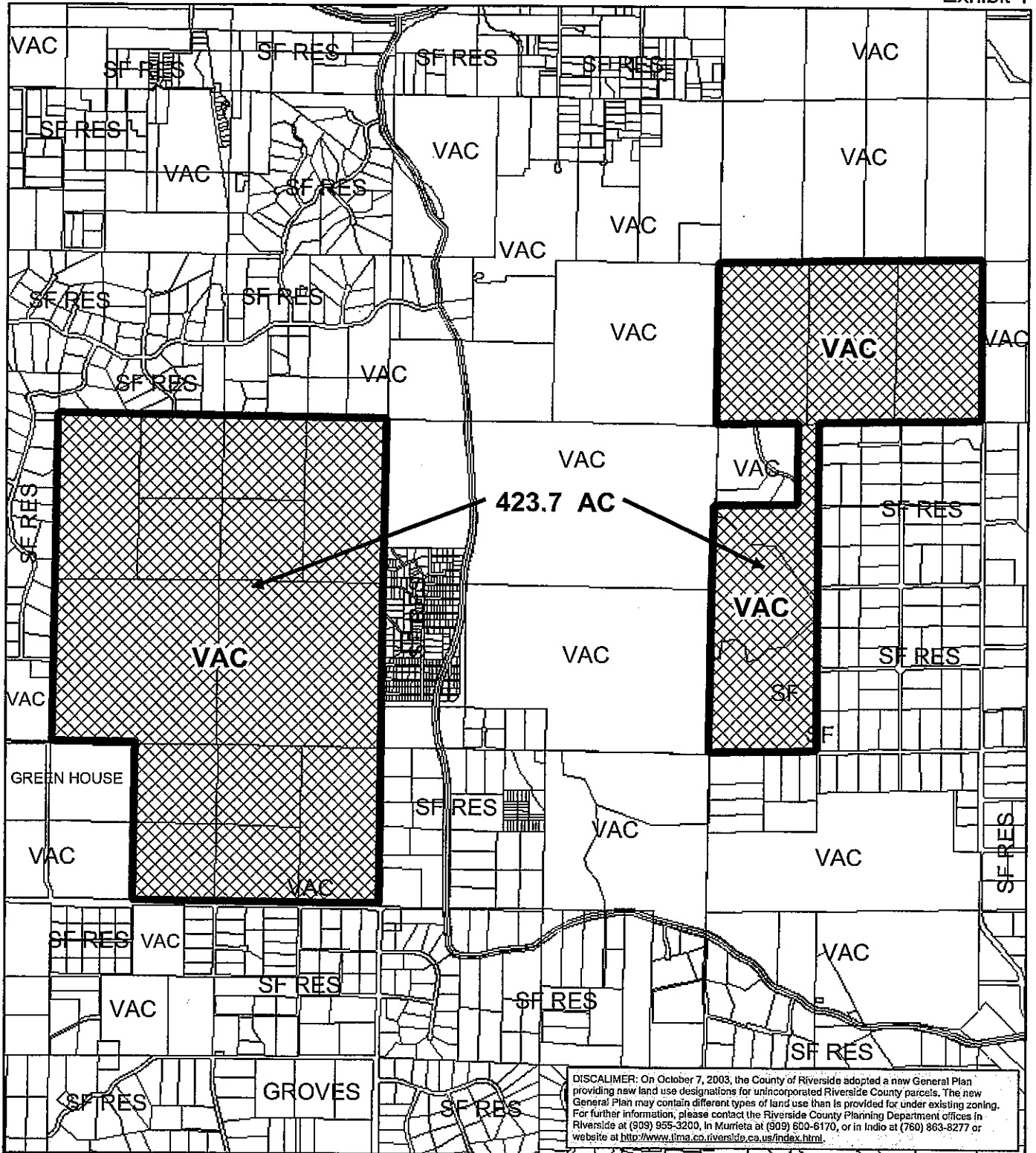
RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: Gavilan Hills
 Township/Range: T4SR5W
 SECTION: 23 & 26



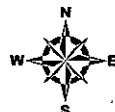
ASSESSORS 287-21 & 22
 BK. PG. 289-21
 321-15 & 16
 THOMAS
 BROS.PG 805 H2

Land Use



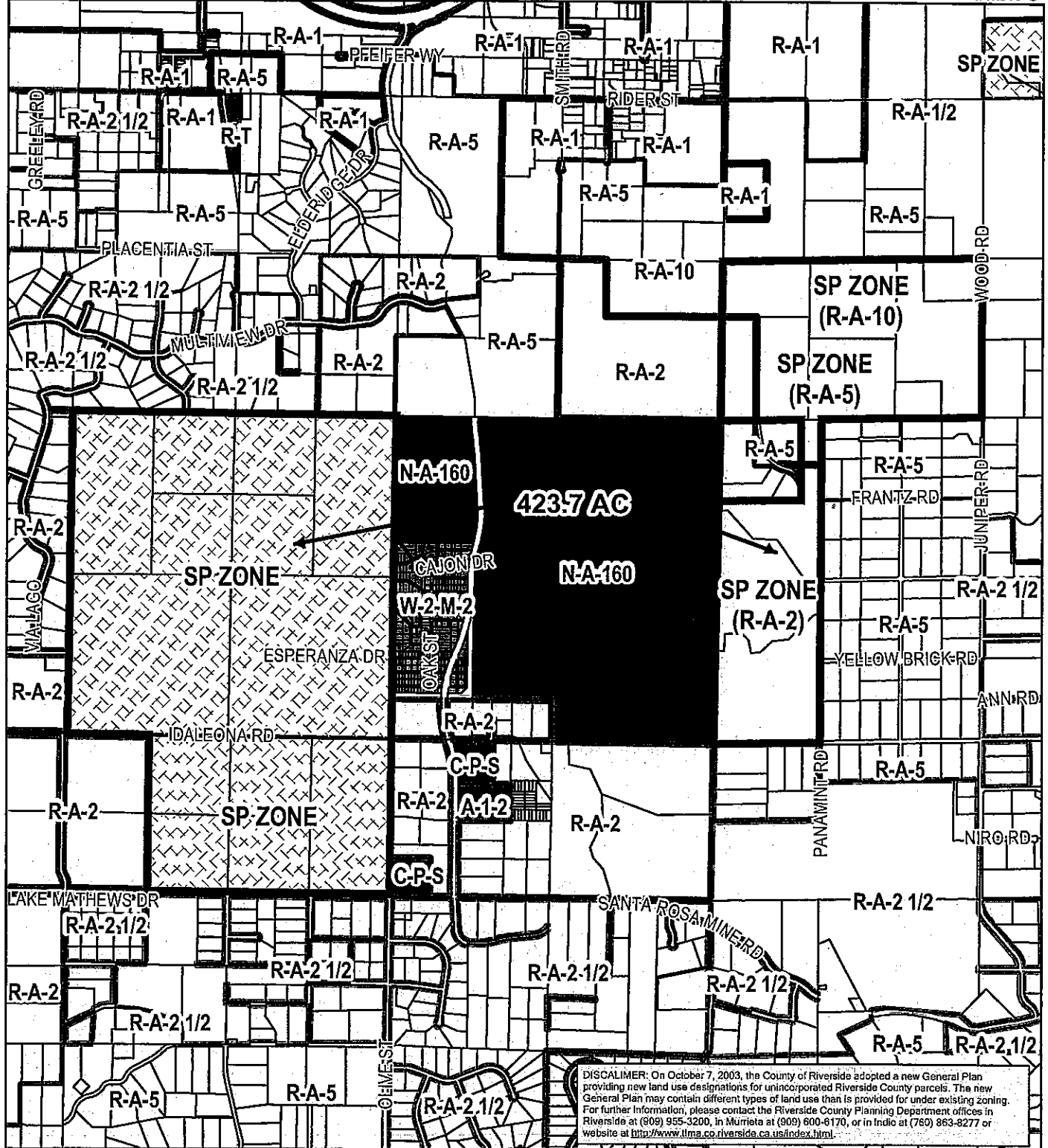
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Gavilan Hills
Township/Range: T4SR5W
Section : 23 & 26



Assessors 287-21 & 22
Bk. Pg. 289-21
Thomas 321-15 & 16
Prop. Pg. 805 H2

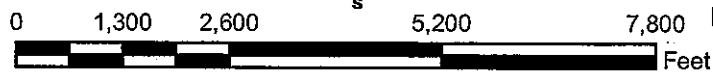
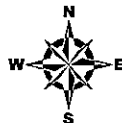
PROPOSED ZONING



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 (909) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-6277 or website at <http://www.lima.co.riverside.ca.us/index.html>.

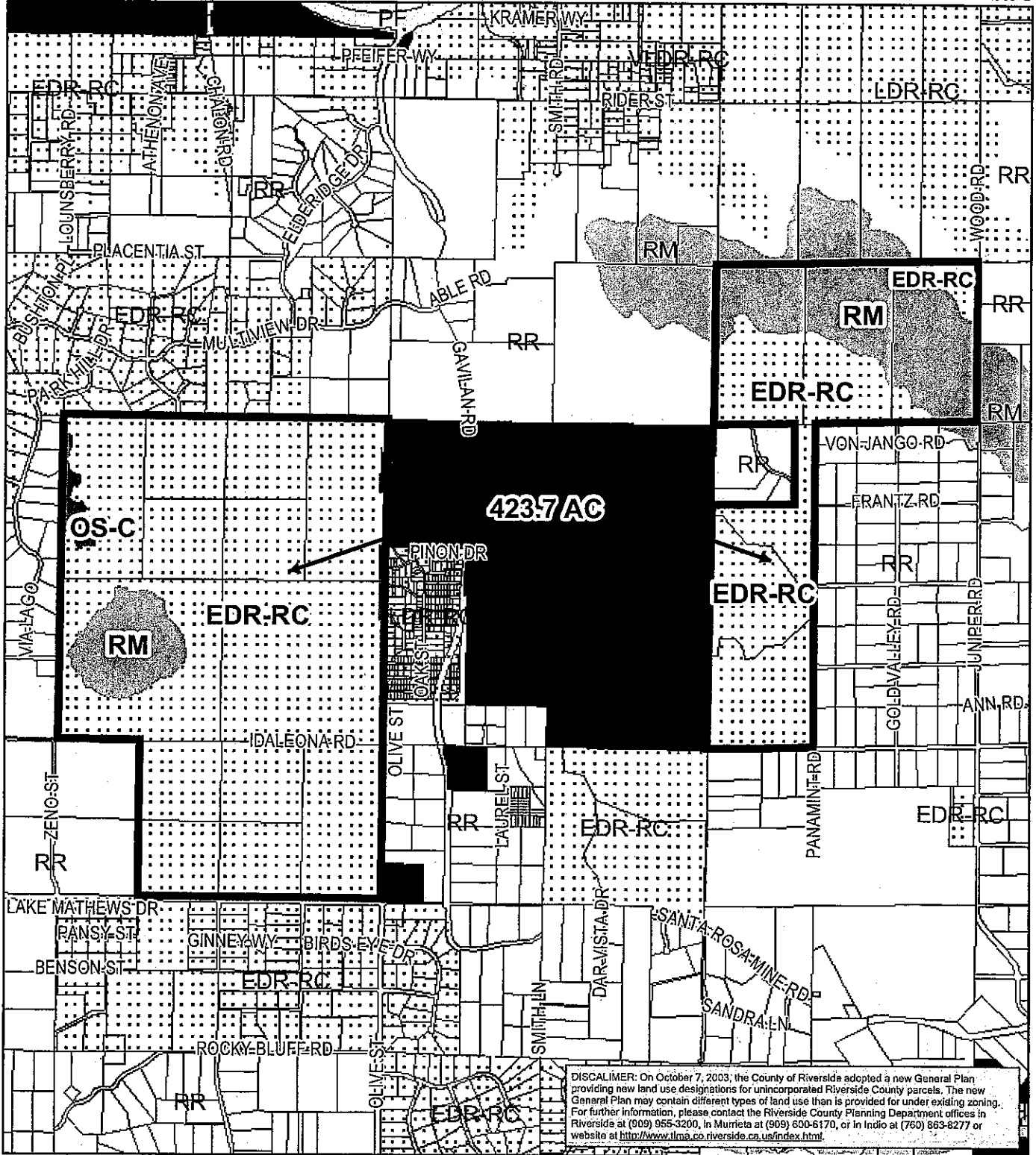
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Gavilan Hills
 Township/Range: T4SR5W
 Section : 23 & 26



Assessors 287-21 & 22
 Bk. Pg. 289-21
 Thomas 321-15 & 16
 Bros. Pg. 805 H2

Existing General Plan

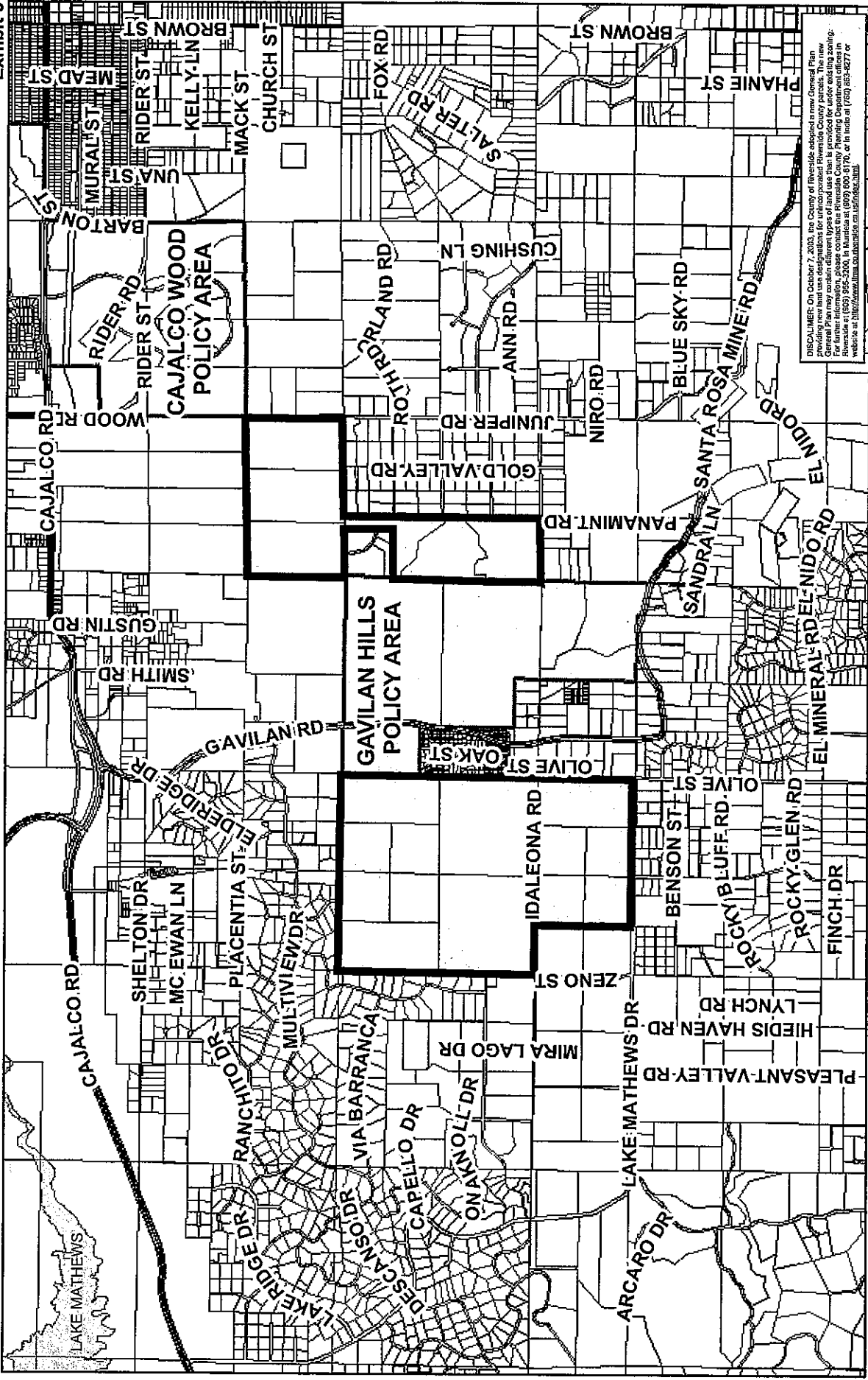


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Gavilan Hills
 Township/Range: T4SR5W
 Section: 23 & 26



Assessors 287-21 & 22
 Bk. Pg. 289-21
 Thomas 321-15 & 16
 Bros. Pg. 805 H2



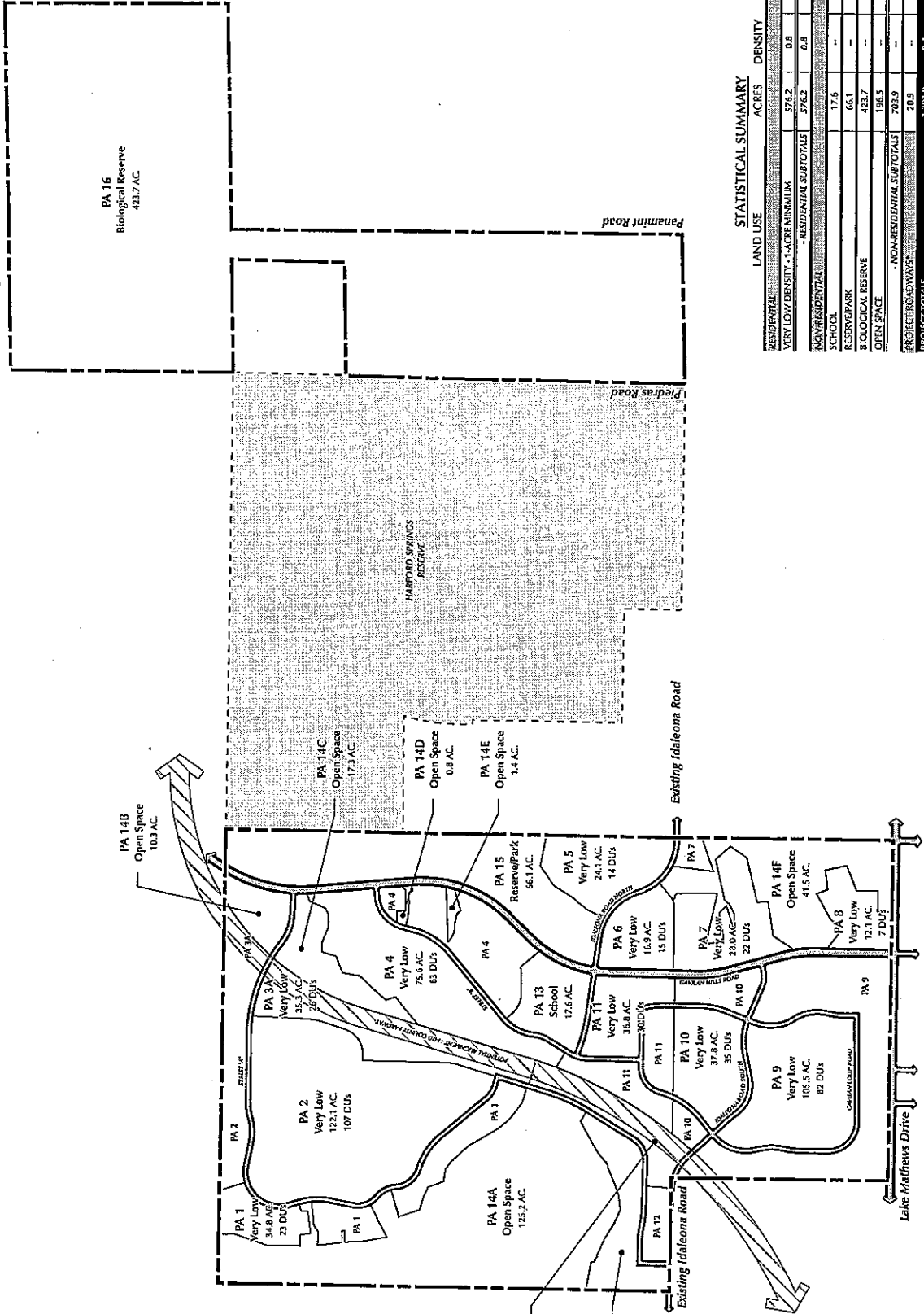
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Gavilan Hills
District: T4SR5W
Township/Range: 23 & 26

Assessors: 287-21 & 22
Bk. Pg: 289-21
Thomas: 321-15 & 16
Bros. Pg: 805 H2



GAVILAN HILLS ESTATES



STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DUs
RESIDENTIAL			
VERY LOW DENSITY - 1 ACRE MINIMUM	576.2	0.8	465
RESIDENTIAL SUBTOTALS	576.2	0.8	465
NON-RESIDENTIAL			
SCHOOL	17.6	--	--
RESERVE/PARK	66.1	--	--
BIOLOGICAL RESERVE	423.7	--	--
OPEN SPACE	196.5	--	--
NON-RESIDENTIAL SUBTOTALS	703.9	--	--
PROJECT TOTALS	1,080.0	0.7	465

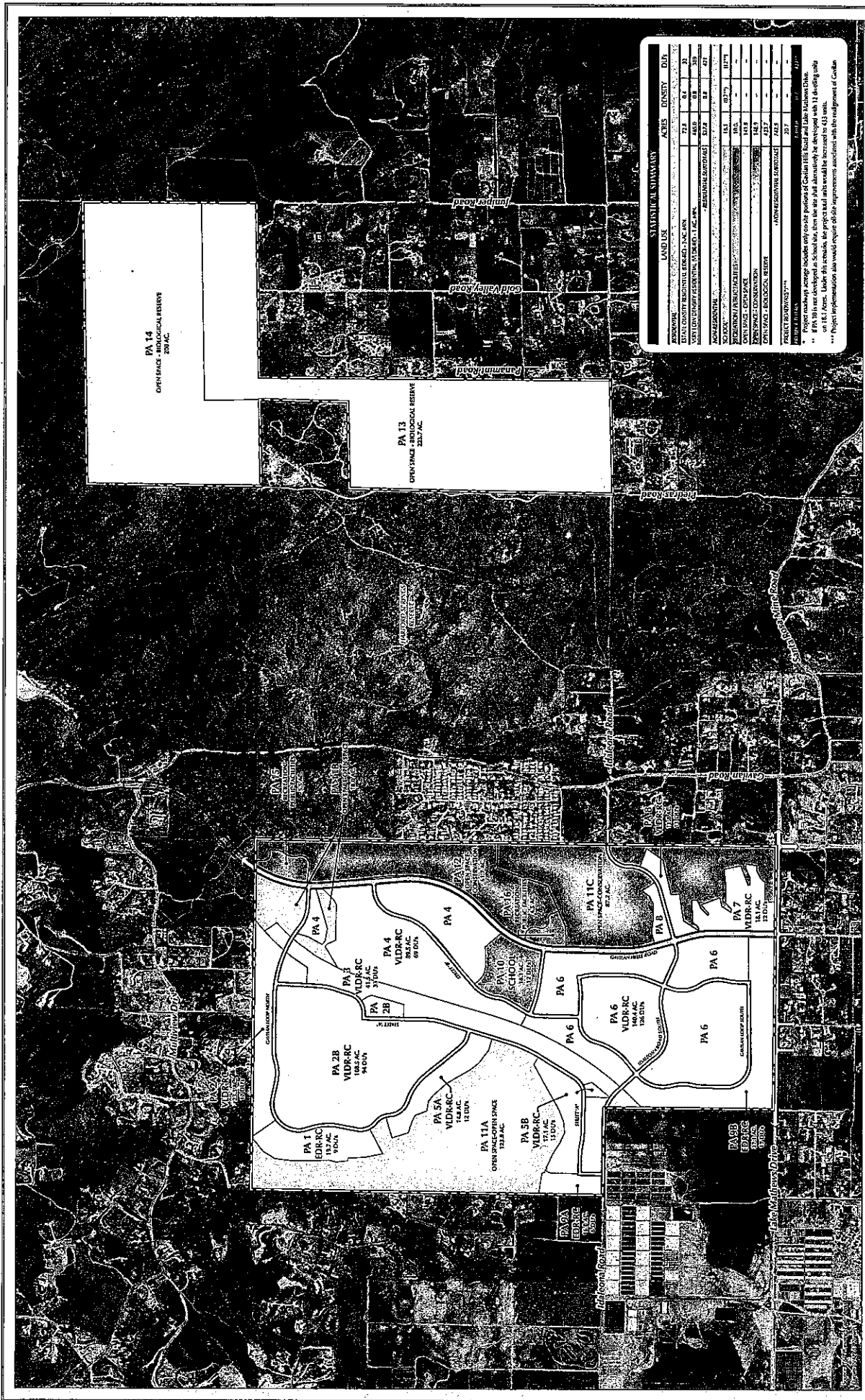
*Project Roadways acreage include only public roads.

T&B PLANNING
 15150 E. 15th Ave., Suite 100
 Denver, CO 80232
 P: 714.505.5100 F: 714.505.5081
 www.tbplanning.com



SPECIFIC PLAN LAND USE PLAN

SPECIFIC PLAN NO. 308, AMENDMENT NO. 1



LAND USE	STANDARD DENSITY	ACRES	DENSITY	DIA
RESIDENTIAL	12	72.8	8.4	31
RESIDENTIAL MEDIUM DENSITY	20	46.0	13.0	35
RESIDENTIAL HIGH DENSITY	40	23.0	26.0	47
COMMERCIAL	100	11.5	100.0	100
INDUSTRIAL	100	11.5	100.0	100
OFFICE	100	11.5	100.0	100
RECREATION	100	11.5	100.0	100
OPEN SPACE	100	11.5	100.0	100
OPEN SPACE - BIOLOGICAL RESERVE	100	11.5	100.0	100
PROJECT DENSITY**		207		

PA 14
OPEN SPACE - BIOLOGICAL RESERVE
230 AC.

PA 13
OPEN SPACE - BIOLOGICAL RESERVE
237.7 AC.

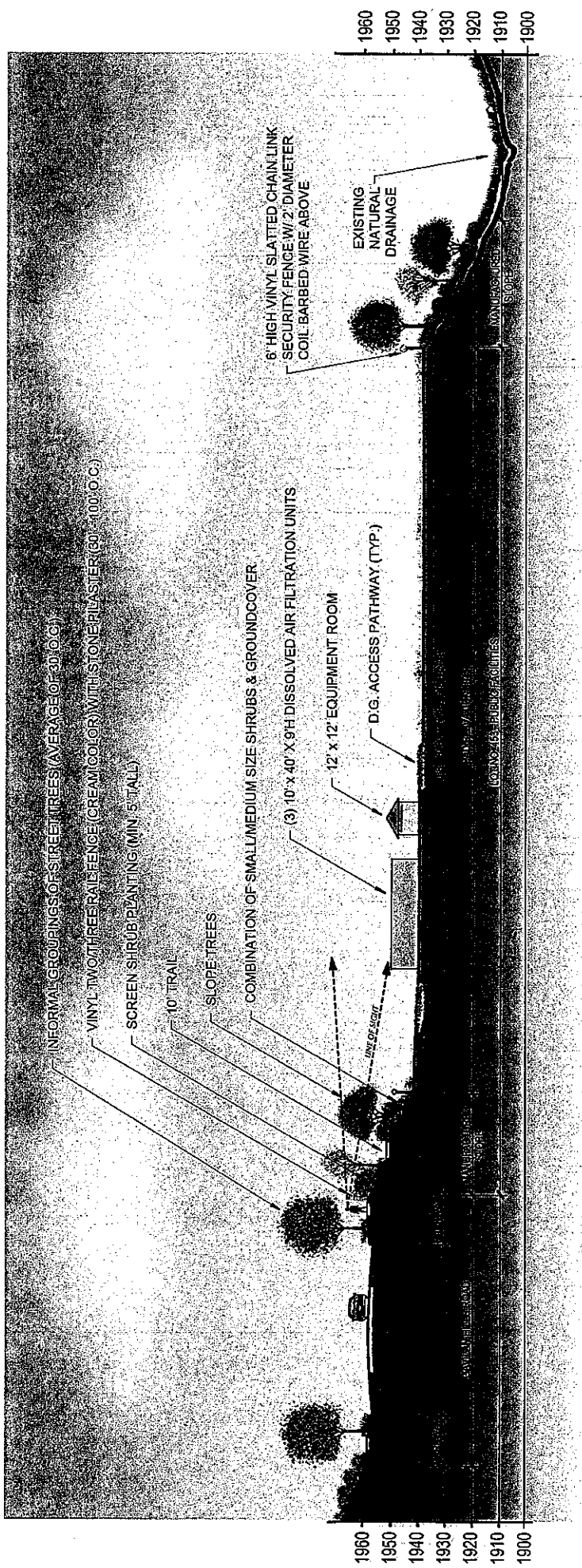
**SPECIFIC PLAN LAND USE PLAN
GAVILAN HILLS ESTATES**

1/16" = 1' SCALE
1" = 100' SCALE
1" = 1000' SCALE

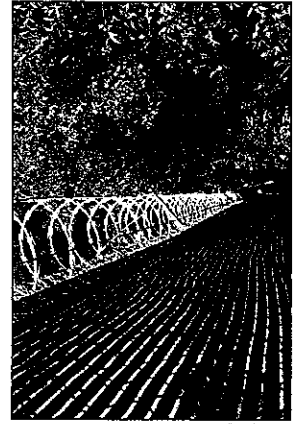
1/16" = 1' SCALE
1" = 100' SCALE
1" = 1000' SCALE

SPECIFIC PLAN NO. 308, AMENDMENT NO. 1

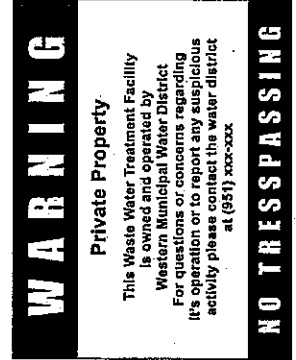
LAND USE	PLANNING AREA	ACRES	DENSITY (DU/AC)	MAXIMUM DUS
Residential				
Estate Density Residential (2-acre minimum)	1	19.7	0.5	9
Very Low Density Residential (1-acre minimum)	2A	23.3	0.7	17
Very Low Density Residential (1-acre minimum)	2B	108.5	0.9	94
Very Low Density Residential (1-acre minimum)	3	41.5	0.8	33
Very Low Density Residential (1-acre minimum)	4	89.5	0.8	69
Very Low Density Residential (1-acre minimum)	5A	14.8	0.8	12
Very Low Density Residential (1-acre minimum)	5B	17.1	0.9	15
Very Low Density Residential (1-acre minimum)	6	140.4	0.9	126
Very Low Density Residential (1-acre minimum)	7	18.1	0.7	12
Very Low Density Residential (1-acre minimum)	8	11.8	0.9	11
Estate Density Residential (2-acre minimum)	9A	16.0	0.4	6
Estate Density Residential (2-acre minimum)	9B	37.1	0.5	17
Residential Subtotal:	--	537.8	0.8	421
Non-Residential				
School ¹	10	18.1	(0.7)	(12 ¹)
Open Space- Conservation	11A	123.8	--	--
Open Space- Conservation	11B	18.0	--	--
Open Space- Conservation	11C	87.2	--	--
Reserve/Park	12	71.7	--	--
Open Space- Rural	13	223.7	--	--
Open Space- Conservation (Biological Reserve)	14	200.0	--	--
Non-Residential Subtotal:	--	742.5	--	--
Roadways ²	--	20.7	--	--
PROJECT TOTALS	--	1,301.0	0.3	421¹
Notes:				
1 The school site would be offered for conveyance to the Corona-Norco Unified School District (CNUSD) to be utilized as an elementary school site. In the event that the Corona-Norco Unified School District does not purchase or develop Planning Area 10 as a school site within one-year of the recordation of the Final Map, the 18.1-acre site may alternatively be developed with 12 Very Low Density Residential (VLDR-RC) dwelling units on minimum one-acre lot sizes. In such a case, then the total number of units allocated to SP 308 shall increase to 433.				
2 Road acreage includes only on-site portions of Proposed Gavilan Road, Idaleona Road, lake Matthews Drive, and internal project roadways.				



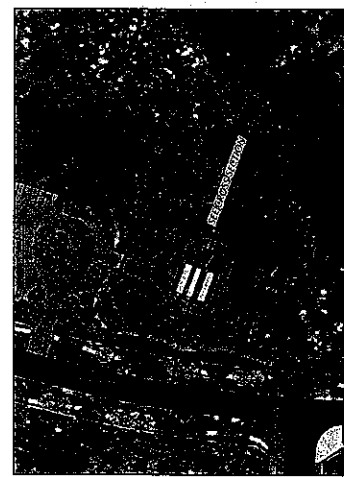
SECURITY FENCE EXAMPLE



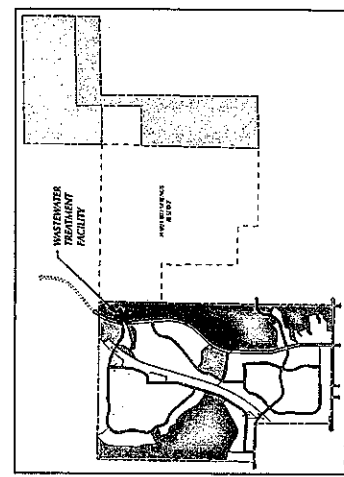
GATE SIGNAGE EXAMPLE



WASTEWATER TREATMENT FACILITY SITE PLAN



SPECIFIC PLAN LAND USE PLAN KEY MAP

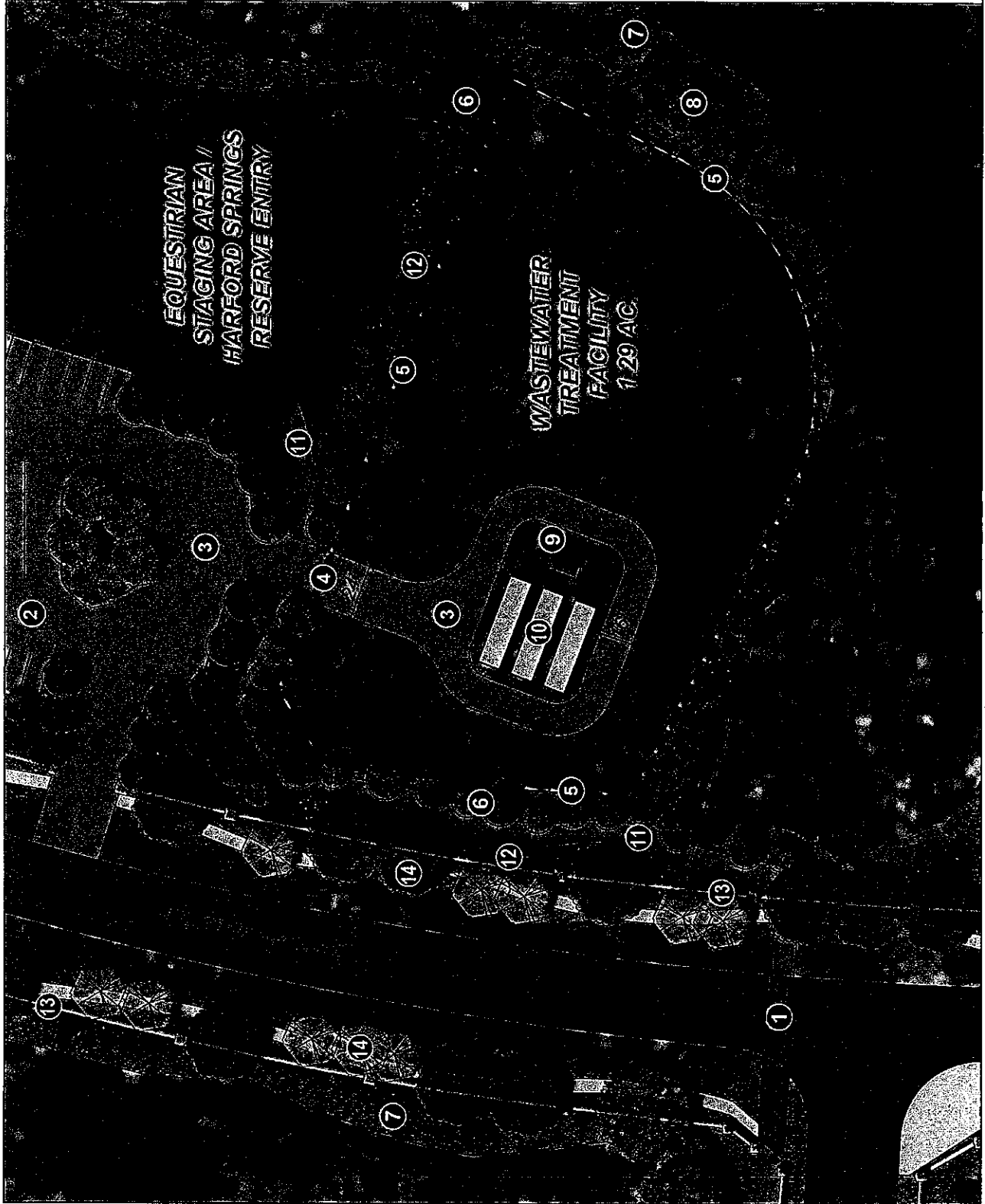


NOTE: The proposed plant palette for the waste water treatment facility utilizes low water usage /drought tolerant plant species consistent with the Gavilan Hills Specific Plan landscape plant palette and Riv. Co. Ordinance No. 859.

**CONCEPTUAL WASTEWATER TREATMENT FACILITY CROSS-SECTION
GAVILAN HILLS ESTATES**

**CONCEPTUAL WASTEWATER
TREATMENT FACILITY SITE PLAN
GAVILAN HILLS ESTATES**

- 1 - GAVILAN HILLS ROAD TRAIL CROSSING
- 2 - STAGING AREA PARKING LOT
- 3 - D.G. SURFACE
- 4 - 12'W x 8'H ENTRY GATE
- 5 - 6'H VINYL SLATTED CHAIN LINK SECURITY FENCE W/ 2'H COIL BARBED WIRE
- 6 - SCREENING TREES
- 7 - SMALL/MEDIUM SHRUBS & GROUNDCOVER (TYP.)
- 8 - SLOPE TREES
- 9 - 12' x 12' EQUIPMENT ROOM
- 10 - (3) 10' x 40' x 9'H DISSOLVED AIR FILTRATION UNITS
- 11 - 10' TRAIL
- 12 - SCREEN SHRUB PLANTING (MIN. 5' TALL)
- 13 - TWO/THREE RAIL FENCE W/ PILASTER (30'-100' O.C.)
- 14 - STREET TREES



PLANNING AREAS 11A & 11B: OPEN SPACE – CONSERVATION HABITAT**1. DESCRIPTIVE SUMMARY**

Planning Areas 11A & 11B, as shown on Figure III-12, provide for a total of 141.8 acres to be preserved as open space. The open space acreage is provided in order to permanently conserve on-site oak woodlands, sensitive drainages, cultural resources, and Gavilan Peak, a significant regional landform, in a natural state. Planning Areas 11A & 11B shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area. These open space areas would provide visual and passive recreation uses for community residents. Existing trails shall be retained.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348, _____. (See Specific Plan Zoning Ordinance in Section V).

3. PLANNING STANDARDS

- a) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, and Figure IV-7, *Lake Mathews Drive Streetscape*, are planned along Gavilan Hills Road and Lake Mathews Drive, respectively. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- b) Roadway landscape treatments, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Street "A" and Gavilan Hills Road. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) Regional and Community Trails, in addition to Meandering Sidewalks, as depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan* and Figure IV-14, *Private Trails and Sidewalk Plan*.
- d) A Trail Crossing, as depicted on Figure IV-21, *Gavilan Hills Road Trail Crossing*, shall be provided at the intersection of Gavilan Hills Road and Street "A," as depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- e) Local Road Trail Crossings, as shown on Figure IV-20, *Conceptual Trail Crossing Node – Local and Enhanced Local Streets*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) Directional Kiosks, as depicted on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate locations shown on Figure IV-13, *Public Trails and Sidewalk Plan*.
- g) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the locations shown on Figure IV-9, *Conceptual Fencing Plan*, in order to provide for the security and privacy of adjacent residential lots. Other barriers or design features which provide for the security and privacy of adjacent residential lots may be provided in lieu of two-rail or three-rail fencing with pilasters, subject to approval by the Planning Director.

- h) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the approximate locations shown on Figure IV-9, *Conceptual Fencing Plan*, to minimize human and pet intrusion into the natural open space within these Planning Areas. Other barriers or design features which provide for the protection of the natural open space within Planning Areas 11A & 11B may be provided in lieu of view fencing with pilasters, subject to approval by the Environmental Programs Department.
- i) Edge effects to open space within Planning Areas 11A & 11B shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.
- j) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- k) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
 - Circulation Plan
 - Drainage Plan
 - Water and Sewer Plans
 - Landscaping Plan
 - Open Space and Recreation Plan
 - Grading Plan
 - Public Facility Sites & Project Phasing Plan
 - Comprehensive Maintenance Plan

Figure III-12 Planning Areas 11A & 11B

PLANNING AREAS 11C: OPEN SPACE - CONSERVATION HABITAT**1. DESCRIPTIVE SUMMARY**

Planning Area 11C, as shown on Figure III-13, provides for a total of 87.2 acres to be preserved as open space. The open space acreage is provided in order to permanently conserve on-site drainages and associated riparian habitat for sensitive wildlife species. Planning Area 11C shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area, to serve as an extension of the adjacent Harford Springs Park Reserve, thereby enhancing the value of the reserve. No trails are permitted in this planning area.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zoning Ordinance in Section V).

3. PLANNING STANDARDS

- a) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, and Figure IV-7, *Lake Mathews Drive Streetscape*, are planned along Gavilan Hills Road and Lake Mathews Drive, respectively. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- b) Roadway landscape treatments, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Idaleona Road and Gavilan Hills Road. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) Meandering Sidewalks, as depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan* and Figure IV-14, *Private Trails and Sidewalk Plan*.
- d) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the locations shown on Figure IV-9, *Conceptual Fencing Plan*, in order to provide for the security and privacy of adjacent residential lots. Other barriers or design features which provide for the security and privacy of adjacent residential lots may be provided in lieu of two-rail or three-rail fencing with pilasters, subject to approval by the Planning Director.
- e) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the approximate locations shown on Figure IV-9, *Conceptual Fencing Plan*, to minimize human and pet intrusion into the natural open space within these Planning Areas. Other barriers or design features which provide for the protection of the natural open space within Planning Area 11C may be provided in lieu of view fencing with pilasters, subject to approval by the Environmental Programs Department.
- f) Edge effects to open space within Planning Area 11C shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.

- g) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- h) Please refer to Section II for the following Development Plans and Standards that apply site-wide:

- Specific Land Use Plan
- Circulation Plan
- Drainage Plan
- Water and Sewer Plans
- Landscaping Plan
- Open Space and Recreation Plan
- Grading Plan
- Public Facility Sites & Project Phasing Plan
- Comprehensive Maintenance Plan

Figure III-13 Planning Area 11C

B. PLANNING AREA 12: OPEN SPACE – CONSERVATION HABITAT**1. DESCRIPTIVE SUMMARY**

Planning Area 12, as shown on Figure III-14, provides for the preservation of 61.7 acres as open space in its natural state. Planning Area 12 will preserve on-site drainages, associated riparian habitat and grassland habitat for sensitive wildlife species and shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area. This open space area is contiguous with the Harford Springs Park Reserve, which is located adjacent to the site along a portion of the eastern boundary of Planning Area 12. A community trail, as depicted on Figure IV-13, provides connections between regional trails and the Harford Springs Park Reserve.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348, _____. (See Specific Plan Zoning Ordinance in Section 5.0).

3. PLANNING STANDARDS

- a) Primary access to Planning Area 12 shall be provided directly from Gavilan Hills Road, and from Idaleona Road via Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, and Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Gavilan Hills Road and Idaleona Road, respectively. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) A community trail which connects to the Harford Springs Park Reserve shall be provided within Planning Area 12, as depicted on Figure IV-13, *Public Trails and Sidewalk Plan*, or in another configuration acceptable to the RCA and to the Director of the Riverside County Planning Department, which substantially avoids archaeological sites RIV-2676 and RIV-5970.
- d) A Regional Trail and Meandering Sidewalks, as shown on Figure IV-16, *Trail Cross-Sections*, shall be provided in the approximate locations depicted on Figure IV-14, *Private Trails and Sidewalk Plan*.
- e) A bridge, as shown on Figure IV-17, *Conceptual Bridge Elevation*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) Directional Kiosks, as shown on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- g) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the approximate locations shown on Figure IV-9, *Conceptual Fencing Plan*, to minimize human and pet intrusion into the natural open space within this planning area. Other barriers or design features which provide for the protection of the natural open space may be provided in lieu of View Fencing, subject to approval by the Environmental Programs Department.

- h) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed along Gavilan Hills Road, as shown on Figure IV-9, *Conceptual Fencing Plan*.
- i) Edge effects to open space within MSHCP Reserve Areas shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.
- j) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- k) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
 - Circulation Plan
 - Drainage Plan
 - Water and Sewer Plans
 - Landscaping Plan
 - Open Space and Recreation Plan
 - Grading Plan
 - Public Facility Sites & Project Phasing Plan
 - Comprehensive Maintenance Plan

Figure III-14 Planning Area 12

C. PLANNING AREA 13: OPEN SPACE – CONSERVATION HABITAT**1. DESCRIPTIVE SUMMARY**

Planning Area 13, as shown on Figure III-15, provides for 223.7 acres to be preserved as open space. This open space area would provide for conservation of habitat for sensitive species as well as for visual and passive recreation uses for area residents. Existing unimproved trails that traverse the site shall be retained. This planning area shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zoning Ordinance in Section 5.0).

3. PLANNING STANDARDS

- a) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- b) Please refer to Section II for the following Development Plans and Standards that apply site-wide:

- Specific Land Use Plan
- Circulation Plan
- Drainage Plan
- Water and Sewer Plans
- Landscaping Plan
- Open Space and Recreation Plan
- Grading Plan
- Public Facility Sites & Project Phasing Plan
- Comprehensive Maintenance Plan

Figure III-15 Planning Area 13

D. PLANNING AREA 14: OPEN SPACE – CONSERVATION HABITAT**1. DESCRIPTIVE SUMMARY**

Planning Area 14, as shown on Figure III-16, provides for a total of 200.0 acres to be preserved as open space in its natural state. Planning Area 14 shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area. This open space area is provided in order to preserve critical wildlife corridors, sensitive habitat, and other biological resources. Inclusion of this open space complies with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and also is intended to become an extension of the adjacent Harford Springs Park/Reserve. Existing trails shall be retained.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zoning Ordinance in Section 5.0).

3. PLANNING STANDARDS

- a) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- b) Please refer to Section II for the following Development Plans and Standards that apply site-wide:

- Specific Land Use Plan
- Circulation Plan
- Drainage Plan
- Water and Sewer Plans
- Landscaping Plan
- Open Space and Recreation Plan
- Grading Plan
- Public Facility Sites & Project Phasing Plan
- Comprehensive Maintenance Plan

Figure III-16 Planning Area 14

E. PLANNING AREAS 15: OPEN SPACE -RECREATION**1. DESCRIPTIVE SUMMARY**

Planning Area 15, as shown on Figure III-17, provides for 5.5 acres of recreational uses including but not limited to a trail head with day use parking and other equestrian and community recreation amenities. The trail head and day use parking located in Planning Area 15 provides equestrians and hikers with access to the regional trail system including access to Harford Springs Park Reserve via the existing trail in PA 12. A sewer treatment plant designed to serve the Specific Plan land uses may be located within this planning area.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zoning Ordinance in Section 5.0).

3. PLANNING STANDARDS

- a) Primary access to Planning Area 15 shall be provided directly from Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, are planned along Gavilan Hills Road adjacent to this planning area. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the roadway treatment.
- c) Active and Passive Park Amenities as shown on Figure IV-11, *PA 15 Recreation Amenities*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*. In addition, the following standards shall apply:
 - Horse troughs, where provided, shall be secured to prevent theft;
 - Horse corrals and hitching posts shall be designed accommodate a minimum of twenty (20) horses at a time; and
 - An open-air amphitheatre shall be provided with a maximum capacity for up to fifty (50) persons.
- d) Directional Kiosks, as shown on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- e) A trail rest stop, as shown on Figure IV-22, *Trail Rest Stop*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the approximate locations shown on Figure IV-9, *Conceptual Fencing Plan*.
- g) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed along Gavilan Hills Road, as shown on Figure IV-9, *Conceptual Fencing Plan*.
- h) Edge effects to open space within MSHCP Reserve Areas shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.

- i) Development applications for Planning Area 15 shall be accompanied by the following, as required by Policy 2.1 of the Lake Mathews/Woodcrest Area Plan:
- Designs for a trail-head/day-use parking area within Planning Area 15, which shall include improvements such as a decomposed granite parking lot with 12 truck trailer stalls and 37 standard parking spaces, in addition to a variety of passive recreation amenities, such as picnic areas, natural earth trails, an amphitheater, and facilities for horses (i.e., riding circle, corrals, troughs, etc.). The final design shall include an implementation and phasing plan, as well as all details necessary for construction, and shall be subject to RCRPOSD approval.
- j) A sewer treatment plant designed to serve the land uses within the Gavilan Hills Estates Specific Plan which shall be owned and operated by Western Municipal Water District shall be located along the southern boundary of this planning area. The sewer treatment plant shall be configured as shown in Figure IV-11A, *Treatment Plant Conceptual Site Plan*, and shall be subject to the approval of a Plot Plan application.
- k) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- l) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
 - Circulation Plan
 - Drainage Plan
 - Water and Sewer Plans
 - Landscaping Plan
 - Open Space and Recreation Plan
 - Grading Plan
 - Public Facility Sites & Project Phasing Plan
 - Comprehensive Maintenance Plan

Exhibit III-17 Planning Area 15

F. PLANNING AREAS 16: OPEN SPACE - RECREATION**1. DESCRIPTIVE SUMMARY**

Planning Area 16, as shown on Figure III-18, provides for 4.5 acres of recreational uses including day use parking, park and ride facility, picnic tables and other passive community recreation amenities. The day use parking located in Planning Area 16 provides hikers with access to the regional trail system including access to Harford Springs Park/Reserve via the existing trail in PA 12.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance in Section 5.0).

3. PLANNING STANDARDS

- a) Primary access to Planning Area 16 shall be provided directly from Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, are planned along Gavilan Hills Road adjacent to this planning area. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the roadway treatment.
- c) Passive Park Amenities as shown on Figure IV-12, *PA 16 Recreation Amenities*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
 - Tot Lot;
 - Group picnic area with two (2) group structures, picnic tables, BBQ's, drinking fountain, horse trough, horse shoe pits and tie up;
 - Restrooms;
 - Trails;
 - Decomposed granite parking lot;
- d) Directional Kiosks, as shown on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- e) A trail rest stop, as shown on Figure IV-22, *Trail Rest Stop*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the approximate locations shown on Figure IV-9, *Conceptual Fencing Plan*.
- g) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed along Gavilan Hills Road, as shown on Figure IV-9, *Conceptual Fencing Plan*.
- h) Edge effects to open space within MSHCP Reserve Areas shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.

- i) Development applications for Planning Area 16 shall be accompanied by the following, as required by Policy 2.1 of the Lake Mathews/Woodcrest Area Plan:
 - Designs for a trail-head/day-use parking area within Planning Area 15, which shall include improvements such as a decomposed granite parking lot with 12 truck trailer stalls and 37 standard parking spaces, in addition to a variety of passive recreation amenities, such as picnic areas, natural earth trails, an amphitheater, and facilities for horses (i.e., riding circle, corrals, troughs, etc.). The final design shall include an implementation and phasing plan, as well as all details necessary for construction, and shall be subject to RCRPOSD approval.

- j) Please refer to Section IV for specific Design Guidelines and other related design criteria.

- k) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
 - Specific Land Use Plan
 - Circulation Plan
 - Drainage Plan
 - Water and Sewer Plans
 - Landscaping Plan
 - Open Space and Recreation Plan
 - Grading Plan
 - Public Facility Sites & Project Phasing Plan
 - Comprehensive Maintenance Plan

Exhibit III-18 Planning Area 16

03/04/10
14:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

ACT MAP Tract #: TR35924

Parcel: 943-120-023

5. DRT CORRECTIONS REQUIRED

BS GRADE DEPARTMENT

5.BS GRADE. 2 DRT-AMD#1 CORRECTIONS 12/08/08 REQUIRED

CORRECTIONS: TR 35924 AMD#1

DATE: 12/08/08

Contact person: Sam Gonzalez

PH: (951) 955-2559 FAX: (951) 955-2023
EMAIL: sdgonzal@rctlma.org

Please provide an exhibit that shows the following information:

1.The lot to lot drainage shown on map must be placed in a signified easement. Lot to lot drainage shall also provide a mechanism for maintenance. Note: Easements must be maintained by HOA or professional group-Please indicate who will maintain these easements.

2.How will the structures on APN 943-120-021 be protected from the drainage flows discharging from the detention basin water quality basin and the bioswale?

EPD DEPARTMENT

5.EPD. 1 DRT - FAIRY SHRIMP SURVEY REQUIRED

EPD reviewed the biological report dated 3/11/08. Habitat Assessments were conducted between 2/26-6/20/07; report prepared by Helix Environmental Planning Inc.; received by EPD Biologist on 3/31/08; reviewed by EPD on 4/2/08. Project site is located on Mount Palomar Winery situated north of Rancho California Rd. and west of Butterfield Stage Rd. in the unincorporated community of Rancho California, Riverside County. Several artificially created areas where water ponds occur on site: holding ponds and farm pond. These ponding features could potentially provide suitable fairy shrimp habitat.

To comply with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), a qualified biologist holding an MOU with the County of Riverside shall conduct a focused survey for the following: Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), vernal pool fairy shrimp



MEMORANDUM

To: Commissioner John Roth
Riverside County Planning Commission
4080 Lemon Street, 9th Floor
Riverside, CA 92501

From: Joel Morse

Re: **GAVILAN HILLS ESTATES (SP No. 308A1; EIR No. 453)**

Date: November 12, 2009

Dear Commissioner Roth:

On behalf of the applicant for the Gavilan Hills Estates Specific Plan (SP No. 308, Amendment No. 1), we are pleased to provide the following responses to the questions you posed during the Planning Commission hearing on October 28th as well as those posed at our meeting on November 4th. If you should need more information regarding any of the following items, please do not hesitate to contact me and it will be my pleasure to provide further clarifications.

1. **Provide a "Park' n' Ride" facility at the park and school site:**
 - We discussed this request with Planning Staff (Jeff Horn) who indicated that a Condition of Approval would be added to require that such a use be permitted by the final version of the Specific Plan as part of the open space park area. Since the school site will become the property of a school district, implementation of this use would be at their discretion. Note though, that Corona Norco School District has committed to allowing use of the school grounds by the community during off hours.
2. **Closure of Gavilan Road in Harford Springs Reserve:**
 - As per Transportation Staff (Farah), closure of Gavilan Road is not part of this proposed project. At some point in the future, staff may recommend closure of the existing extension of Gavilan Road through the Park. However, the new Gavilan Hills Road would need to be completed and prior to such a request, the issue would be brought to the Planning Commission and Board of Supervisors for approval.
3. **Gavilan Road north of Multiview Drive:**
 - The applicant has committed to discussing improvements along Gavilan Hills Road north of Multiview Drive. As part of the proposed project, the Applicant will be required to contribute funds to the County TUMF program, which includes Gavilan Road as one of the covered facilities. The timing of additional improvements to Gavilan Road will depend on the prioritization and allocation of fees for TUMF facilities countywide.



4. Phasing of Gavilan Hills Road

- The phasing of the construction of the new Gavilan Hills Road will be a Condition of Approval of the TM for the project and, according to Planning Staff, will include language which will assure that required access along existing Gavilan Road through Harford Springs Reserve be retained.

5. Status of Washington Harley John:

- The realignment of the Washington Harley John intersection is shown on the General Plan as a planned improvement. However, the County has no development requests for that area, and has not initiated discussion for improvements.

6. Blue Line Stream and Jurisdictional Waters/Wetlands Impacts.

- The project has been designed to avoid 97% of all on-site wetlands. The only impacts occur as a result of the proposed realignment for Gavilan Road.
- Mitigation Measures 4.5-19 and 4.5-20 in the Draft Final EIR detail the specific mitigation required for impacts to ACOE and CDFG regulated jurisdictional waters and wetlands.

7. Project Trails Summary.

- The project includes approximately 15 linear miles (79,566 linear feet) of trails, including Regional Trails and Community Trails comprised of Decomposed Granite, existing dirt/natural trails, and meandering concrete sidewalks. The following table summarizes the total linear footage and mileage for each trail category provided on-site.

Gavilan Hills Trails Summary

Trail Type	Length
Regional Trails	4.31 miles
Community Trails	3.65 miles
Existing/Natural Trails	2.38 miles
Meandering Sidewalks	3.84 miles
TOTAL	15.07 miles

8. County Policy for Mitigation of Impacts to Agricultural Resources

- Consistent with State Court decisions, County CEQA practices do not recognize any feasible mitigation measures for identified impacts to Important Farmland, and therefore all such impacts are considered unmitigable. This policy has been implemented subsequent but unrelated to, the adoption of the Morgan Hill Specific Plan EIR and any included mitigation.

9. Residential Grading and Brushing Outside the pad area

- While grading and brushing activities outside the graded pad area are prohibited by County Ordinance without a proper permit, Planning Staff has agreed to add a condition to the TM requiring separate notification of homeowners.

10. Request for Revisions to Figures 2-1 and 2-2

- Figures 2-1 and 2-2 are both images of the Specific Plan Land Use Plan within the EIR. As requested, these figures have been updated with a note indicating the off-site impact acreage value. A similar revision has been made to Figure 3-1 in the Draft Final EIR.



11. On-Site Parkland

- The proposed project has been revised from the original layout. The total proposed onsite park land has increased from 5 acres to 71.7 acres of “Reserve/Park,” which would be developed with recreational facilities selected to meet the needs of the Gavilan Plateau community at large, including an amphitheatre, tot lot and substantial equestrian facilities which will serve as an equestrian staging area and trailhead for the existing Harford Springs Reserve. This does not include another 550 acres of open space conservation area.

12. Drainage Basins:

- The Master Drainage Plan (Exhibit II-5 in the Specific Plan) indicates that basins will be installed along all major drainage to the northeast. In total, five water quality control and detention Basins, along with a series of grassy bio-swales, will be strategically located within project to clean stormwater and reduce peak runoff.

13. Status of Chocolate Lily Native Plants

- Based on the field biology studies conducted on the site by three separate biological consultants, over a number of years, no portion of the 1,301 acre Gavilan Hills Estates Specific Plan has been identified as containing specimens or communities of Chocolate Lily, Munz’s onion, nor has suitable habitat for either plant species (clay soils) been identified. The Chocolate Lily was observed along Idaleona Road within TM 30993. The approval of that Tract included the preservation of the all clay soils present on that site.

14. Wastewater Treatment Plant Information

- The Treatment Plant will be owned and maintained by WMWD. The current plant design and components can be viewed on line at www.wsi.llc.com.
- This state of the art treatment facility will consist of up to three self-contained modular treatment plant components, along with additional control machinery (pumps, electronics, etc) housed in a small structure.
 - Each module is approximately 40 feet long, by 10 feet wide by 9 feet high and treats approximately 70,000 gallons of sewage per day.
 - Water is treated to Title 22 Compliance (recycled water)
 - It is anticipated that one module per proposed phase would be required.
 - Each module can be delivered to the site by flat bed truck.
- Effluent –
 - Recycled Water:
 - Prior to installation of the treatment plant, the Regional Water Quality Control Board are required to adopt specific guidelines for the discharge of the treated wastewater into the recycled water line.
 - The board determines the limitation on the treated wastewater. Discharge limitations will be based on the Water Quality Control Plan (Basin Plan) for the Santa Ana Region. These limitations are intended to meet the water quality objectives established in the Basin Plan to protect both surface water and groundwater and to ensure that the discharge will not create conditions of pollution or nuisance. The



limitations placed on the water will not preclude use by Western Municipal Water District.

- Sludge:
 - Liquid sludge can be removed by standard “honey wagon” tank truck on a regularly scheduled basis – estimated to be twice per week.
 - Alternatively sludge can be dewatered on site, with resulting semi-dry material removed to a land fill on a regularly scheduled basis as per Waste Discharge and Public Health Dept requirements.
- Ongoing Plant Monitoring:
 - The facility design allows for monitoring directly from the site or remotely by WMWD personnel.
 - Physical inspections will be required as part of the Waste Discharge Regulations of the RWQCB upon permitting of the facility. Generally, inspections for such facilities are not required more than once per month. Note that security components will assure that personnel are notified in the event of any power outage or system disruption.
- Accidental discharge prevention measures:
 - Each module contains:
 - automated emergency internet alarm system to notify WMWD
 - built in back flow prevention devices to assure that there is no leakage
 - sized to accommodate twice the daily treatment capacity
 - electrical generator for emergency power

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

RECOMMND

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 308, Amendment No. 1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 308, Amendment No. 1

CHANGE OF ZONE = Change of Zone No. 6730

GPA = General Plan Amendment No. 662

EIR = Environmental Impact Report No. 453

10. EVERY. 3 SP - SP Document

RECOMMND

Specific Plan No. 308, Amendment No. 1 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) RECOMMND

and 11" x 17" color formats.

5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 453 Document, which must include, but not be limited to, the following items:

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

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

10. EVERY. 4 SP - Ordinance Requirements RECOMMND

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

10. EVERY. 5 SP - Limits of SP DOCUMENT RECOMMND

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

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP*GSP-1 ORD. NOT SUPERSEDED RECOMMND

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

10.BS GRADE. 3 SP*GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

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

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

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

10.BS GRADE. 5 SP*-NO GRADING & SUBDIVIDING RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

FIRE DEPARTMENT

10.FIRE. 1 SP-#71-ADVERSE IMPACTS RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these

ICIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

10. GENERAL CONDITIONS

10.FIRE. 1 SP-#71-ADVERSE IMPACTS (cont.) RECOMMND

impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2 SP-#86-WATER MAINS RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 3 SP-#96-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 4 SP*-#100-FIRE STATION RECOMMND

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional intergrated fire protection response system.

10.FIRE. 5 SP-#101-DISCL/FLAG LOT RECOMMND

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
-) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

10. GENERAL CONDITIONS

10.FIRE. 5 SP-#101-DISCL/FLAG LOT (cont.) RECOMMND

and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 6 SP-#47 SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

10.FIRE. 7 SP-#56-IMPACT MITIGATION RECOMMND

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

10.FIRE. 8 SP-#95-HAZ FIRE AREA RECOMMND

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 9 SP-#97-OPEN SPACE RECOMMND

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT RECOMMND

Specific Plan 308 (Gavilan Hills) Amendment No. 1 is a proposal to develop 1464 acres for residential use and open space in the Gavilan Hills area. The site is located along Gavilan Road north of Lake Mathews Drive.

Storm drains and culverts would be kept to a minimum in order to keep watercourses free of obstructions. Increased runoff would be mitigated via impoundment areas and on separate lots designated as open space. To mitigate the site's water quality impacts, various treatment control and site design BMPS would be provided.

The District does not object to the proposed specific plan and will provide specific recommended conditions of approval on the implementing project.

10.FLOOD RI. 2 SP INCREASED RUNOFF RECOMMND

Increased runoff mitigation shall be addressed for all developed areas of the specific plan. Either detention basins or impoundment areas behind road fill shall be provided to mitigate the increased runoff due to development of the site. The detention basin/impoundment areas shall be within separate lots not within easements on residential lots. Basin or impoundment area details including calculations supporting their size shall be provided with the tentative tract map stage.

10.FLOOD RI. 3 SP PRELIM WQMP RECOMMND

All discharge points for the developed area shall be mitigated for the water quality impacts of the project. A Site Specific Water Quality Management Plan (WQMP) shall be provided with all development proposals within the Specific Plan

10.FLOOD RI. 4 SP VIABLE MAINTENACE MECHANISM RECOMMND

A viable maintenance mechanism shall be provided for all Water Quality Mitigation BMPs and all drainage facilities

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

10. GENERAL CONDITIONS

10.FLOOD RI. 5 SP PERPETUATE DRAINAGE PATTERN RECOMMEND

All development proposals within the Specific Plan shall be designed in a manner that would perpetuate existing drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - GEOTECH REPORT REQ RECOMMEND

PRIOR TO APPROVAL OF ANY IMPLEMENTING PROJECT (TRACT, PLOT PLAN, PARCEL MAP, ETC.), THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

A geotechnical investigation to address, but not necessarily be limited to, slope stability, rock fall hazards, collapsible or expansive soils, and groundshaking. The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing. Please coordinate this report directly with the County Engineering Geologist, reached at (909) 955-3211, with regards to proper methodology and report submission requirements (including additional review fees, if required, and the number of report copies to submit).

10.PLANNING. 15 SP - GEO02046 RECOMMEND

County Geologic Report (GEO) No. 2046, submitted for this project (SP00308A1 & TR31554), was prepared by LGC Inland, Inc and is entitled: "Geotechnical Investigation for Tentative Tract Approval, Tentative Tract Map for the Proposed Residential Project, Lake Mathews Area of Riverside County, California", dated January 11, 2005. In addition the following reports were submitted for this project:

"Revised Preliminary Geotechnical Investigation for the 880-Acre Proposed "Gavilan Hills Estates" Residential Development, Tentative Tract Map 31554, Gavilan Plateau Area of Riverside County, California", dated March 21, 2007.

"Response to County of Riverside Review Comments, Proposed Residential Development, Tentative Tract Map 31554, Lake Mathews Area of Riverside County, California", dated

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

10. GENERAL CONDITIONS

10.PLANNING. 15 SP - GEO02046 (cont.)

RECOMMEND

March 24, 2008.

"Response to the Riverside County Review Comments, Proposed 880-Acre Residential Project, Tentative Tract Map 31554, Lake Mathews Area of Riverside County, California", dated June 25, 2008.

These additional reports are now included as part of GEO No. 2046.

GEO No 2046 concluded:

1.The consultant concluded that the nearest active fault to the site is the Elsinore Fault Zone, Glen Ivy segment, located about 12.2 kilometers to the southwest of the site.

2.The maximum earthquake on this fault is estimated to be 6.8 Mw, with a peak ground acceleration of 0.42g at the site.

3.The consultant concluded that the potential for surface fault rupture on this site is considered unlikely.

4.The potential for liquefaction is considered very low to remote at the site due to the recommended engineered fill and the dense nature of the deeper onsite soils.

GEO No 2046 recommended:

1.The seismic shaking parameters presented in the report should be applied to the proposed structures on the site.

2.The consultant concluded that blasting may be necessary along areas delineated on the Geotechnical Map accompanying the response report referenced above. These areas are generally north of the intersection of proposed Street "K" and Gavilan Hills Road as delineated on the map. Mitigation measures to reduce blasting impacts are included with the response report.

3.Proposed cut and fill slopes are determined by the consultant to be stable as designed at gradients of 2:1. Geologic mapping should be performed during site grading and slope stability analyses should be performed dependant upon the geologic conditions encountered by the project

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

10. GENERAL CONDITIONS

10.PLANNING. 15 SP - GEO02046 (cont.) (cont.) RECOMMND

geologist. The potential for rockfall is not considered significant at this site based on the proposed grading design and embedment of boulders that exist on the site.

GEO No. 2046 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2046 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. 16 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 17 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:

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

10. GENERAL CONDITIONS

10.PLANNING. 17

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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

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

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 18

SP - MAINTAIN AREAS & PHASES

RECOMMND

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

10.PLANNING. 19

SP - NO P.A. DENSITY TRANSFER

RECOMMND

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

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

10. GENERAL CONDITIONS

10.PLANNING. 20 SP - LANDSCAPING PLANS RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

10.PLANNING. 21 SP - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

10.PLANNING. 22 SP - ARCHAEOLOGIST RETAINED RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

As a result of archaeological investigation PD-A-4444R1, archaeological monitoring shall be required for this project.

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider/permit holder for archaeological monitoring of all

CIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

10. GENERAL CONDITIONS

10.PLANNING. 22 SP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

grading and construction-related earth disturbances. Pre-grading meetings between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place and include a cultural sensitivity component that is documented in the Phase IV Archaeological Monitoring reports. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, a copy of a fully executed contract for each component of archaeological monitoring, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

NOTE: 1) The Project Archaeological Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder, and special interest group monitor throughout the process.

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

TRANS DEPARTMENT

10.TRANS. 1 SP - SP308A1/Ts CONDITIONS

RECOMMND

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

The Comprehensive 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.

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP308A1/TS CONDITIONS (cont.)

RECOMMND

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

La Sierra Avenue (NS) at:
Cajalco Road (EW)

Lake Mathews Road (NS) at:
Cajalco Road (EW)

Mockingbird Canyon Road (NS) at:
El Sobrante Road (EW)

El Sobrante Road (NS) at:
Cajalco Road (EW)

Rolling Meadows Drive (NS) at:
Lake Mathews Drive (EW)

Gavilan Road (NS) at:
Cajalco Road (EW)
Santa Rosa Mine Road (EW)

Gavilan Hills Road (NS) at:
"A" Street (EW)
"B" Street (EW)
Idaleona Road (EW)
"U" Street (EW)
"W" Street (EW)
Multiview Drive (EW)
Old Gavilan Road (EW)

Gavilan Hills Road/Norbert Street (NS) at:
Lake Mathews Drive (EW)

Wood Road (NS) at:
Cajalco Road (EW)

10.TRANS. 2 SP - SP308A1/IMPROVEMENTS

RECOMMND

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

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

10. GENERAL CONDITIONS

10.TRANS. 3 SP - SP308A1/WRCOG TUMF

RECOMMND

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 SP - BUOW CONSERVATION

RECOMMND

WITH THE EXCEPTION OF IDALEONA ROAD AND GAVALIN HILLS ROAD, THERE SHALL BE NO DEVELOPEMENT IN PLANNING AREAS 11C. THESE AREAS SHALL BE CONSERVED FOR THE LONG TERM PRESERVATION OF BURROWING OWL.

30.EPD. 2 SP - MSHCP CONSERVATION

RECOMMND

Planning Areas 11C, 12, 13 and 14 shall be offered for dedication to either the Regional Conservation Authority, as County directs or authorizes, and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

30.EPD. 3 SP - BUOW RELOCATION PLAN

RECOMMND

Prior to issuance of a grading permit, the applicant shall submit a Burrowing Owl Relocation Plan (BORP) to the Environmental Programs Department for review and approval. The BORP shall be based on detailed information collected during the preconstruction survey including but not limited

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 3

SP - BUOW RELOCATION PLAN (cont.)

RECOMMND

to Burrowing owl numbers, owl locations and burrow locations. The BORP shall be limited to active relocation; proposals for passive relocation will not be accepted. In addition the BORP shall propose habitat enhancement measures such as the creation of artificial burrows.

PARKS DEPARTMENT

30.PARKS. 1

SP - TRAILS PLAN

RECOMMND

Prior to any project approval, the applicant shall submit for review and approval to the Riverside County Regional Park and Open-Space District a master trails plan. This trails plan shall show all trails, trail cross sections, grading, topography, and any other information necessary to show the exact placement of all trails within the specific plan. This trails plan shall show the following trails:

Main Specific Plan area:

Regional trail which runs north/south through the middle of the project.

Regional trail which runs along the north side of Ida Leona Road.

Gavilin loop trail which runs along the interior of both the Gavilin Loop Road North and South

Community trails which loop around the base of Gavilin Peak, along the western property boundary to the north side of Gavilin Peak, along the north and west side of Gavilin Loop Road North to the park on the eastern side of that road, from the park south and east to the crossing point of Gavilin Road, from the crossing point south to street "A", from street "A" to Ida Leona Road where it exits the project to the east, and from the crossing point north along the eastern property line and exiting into Harford Springs Park.

Eastern Portion of the Specific Plan:

Regional trail running north/south through the western half of the project

Community trail running north/south through the project starting at the southeast corner of the property

Both of these trails shall exit to Harford Springs Park

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PARKS. 2

SP* - TRAIL DEVELOPMENT IN SP

RECOMMND

Prior to any project approval, development applications within the SP shall comply with the provisions of the Gavilan Hills Policy Area. The trails plan shall clearly depict the types of trails and exact locations and be approved by the Riverside County Regional Park and Open-Space district.

PLANNING DEPARTMENT

30.PLANNING. 1

SP - M/M PROGRAM (GENERAL)

RECOMMND

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

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

30.PLANNING. 2

SP - NON-IMPLEMENTING MAPS

RECOMMND

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

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

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

30.PLANNING. 3

SP - DURATION OF SP VALIDITY

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL.

30.PLANNING. 3 SP - DURATION OF SP VALIDITY (cont.)

RECOMMND

plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended.] [The issuance of the 337th building permit.]) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS

RECOMMND

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

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Flood Control and Water Conservation 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- City of Perris 1 copy
- City of Corona 1 copy
- Executive Office - CSA Administrator 1 copies
- Clerk of the Board of Supervisors 1 copy

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

30.PLANNING. 5 SP - PROJECT LOCATION EXHIBIT RECOMMND

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

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

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

30.PLANNING. 9 SP - BIOLOGICAL STUDY REQD RECOMMND

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

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP - GEO STUDY REQUIRED

RECOMMND

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

"PRIOR TO PROJECT APPROVAL, a [geological/geotechnical] study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

30.PLANNING. 12 SP - EA REQUIRED

RECOMMND

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

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

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

30.PLANNING. 13 SP - ADDENDUM EIR

RECOMMND

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

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 14 SP - SUPPLEMENT TO EIR

RECOMMND

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

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

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

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - SUBSEQUENT EIR

RECOMMND

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

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

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

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS

RECOMMND

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

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

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

30.PLANNING. 17 SP - AMENDMENT REQUIRED

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

plot plan, etc.), the following condition shall be placed on the implementing project:

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

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

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

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

30.PLANNING. 18 SP - PARK AGENCY REQUIRED

RECOMMND

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the County Service Area 152, shall be annexed into the County Service Area 152 or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - PARK AGENCY REQUIRED (cont.) RECOMMND

This condition shall be considered as NOT APPLICABLE if County Service Area No. 152 is unwilling or unable to annex the property in question."

30.PLANNING. 20 SP - PA PROCEDURES RECOMMND

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

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

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

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

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

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

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

RECOMMND

discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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

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

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

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

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

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

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

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

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

activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

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

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

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

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

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map),

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

RECOMMND

the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

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

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

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

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on the SPECIFIC PLAN Land Use Plan attached hereto, and shall not sell or transfer the

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

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

'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

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

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

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

30.PLANNING. 23

SP - ARCHAEO M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - ARCHAEO M/M PROGRAM (cont.)

RECOMMND

shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

30.PLANNING. 24 SP - PALEO M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 28 SP - SKR FEE CONDITION

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1,301.0 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

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

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

30.PLANNING. 30 SP - SCHOOL MITIGATION RECOMMND

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

"PRIOR TO BUILDING PERMITS, impacts to the Corona-Norco Unified District shall be mitigated in accordance with state law."

30.PLANNING. 31 SP - SCHOOL MITIGATION RECOMMND

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

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

30.PLANNING. 32 SP - SCHOOL MITIGATION RECOMMND

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

"PRIOR TO BUILDING PERMITS, impacts to the Val Verde Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 33 SP - COMMON AREA MAINTENANCE RECOMMND

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

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33

SP - COMMON AREA MAINTENANCE (cont.)

RECOMMND

a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

e. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) _____"

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - ENTRY MONUMENTATION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project: 1.All monumentation shall be in substantial conformance to the "Community Entry Monumentation" section of the SPECIFIC PLAN. 2.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 35 SP - ARCHAEO STUDY REQD

RECOMMND

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

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

his condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

30.PLANNING. 36 SP -SPECIAL INTEREST MONITOR

RECOMMND

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

As a result of consultation with the Pechanga Band of Luiseno Indians, Native American monitoring shall be required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36

SP -SPECIAL INTEREST MONITOR (cont.)

RECOMMND

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 Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree root removals, grading, trenching, stockpiling of materials, rock crushing, blasting, structure demolition and similar activities. 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, and/or Architectural 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:

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 group has not been met.

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP -SPECIAL INTEREST MONITOR (cont.) (cont.) RECOMMND

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.

30.PLANNING. 37 SP -CULTURAL RESOURCES REPORTS RECOMMND

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

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of the 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(s). The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP308A1/TS REQUIRED RECOMMND

Site specific traffic studies will be required for all subsequent development proposals with the boundaries of Specific Plan No. SP00308A1 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 2 SP - SP308A1/DESIGN REQ. RECOMMND

Each implementing project within the Specific Plan shall be designed to be in compliance with all applicable roadway design standards and guidelines of the Transportation Department.

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3

SP - SP308A1/TS INSTALLATION

RECOMMND

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

Gavilan Hills Road/Norbert Street (NS) at Lake Mathews Drive (EW)

with reimbursement for up to \$235,000

Gavilan Hills Road (NS) at "A" Street (EW) with equestrian activation

Gavilan Hills Road (NS) at Idaleona Road (EW) with equestrian activation (This signal may not be required if the proposed school is not built)

with no fee credit given for Traffic Signal Mitigation Fees.

30.TRANS. 4

SP - SP308A1/TS GEOMETRICS

RECOMMND

Prior to Occupancy of 1st Dwelling Unit

The intersection of Gavilan Hills Road/Norbert Street (NS) at Lake Mathews Drive (EW) shall be improved to provide the following geometrics:

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

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

Eastbound: one left-turn lane, two through lanes

Westbound: one left-turn lane, two through lanes

The intersection of Gavilan Hills Road (NS) at "W" Street (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes

Southbound: one left-turn lane, two through lanes

Eastbound: N/A

Westbound: one right-turn lane

NOTE: "W" Street shall be restricted to right turns only. A raised median or intersection channelization will be required to control left-turning movements.

CECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4 SP - SP308A1/TS GEOMETRICS (cont.)

RECOMMND

The intersection of Gavilan Hills Road (NS) at "U" Street (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one left-turn lane, two through lanes
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane

The intersection of Gavilan Hills Road (NS) at Idaleona Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one left-turn lane, two through lanes
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane

The intersection of Gavilan Hills Road (NS) at "B" Street (EW) shall be improved to provide the following geometrics:

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

The intersection of Gavilan Hills Road (NS) at "A" Street (EW) shall be improved to provide the following geometrics:

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

The intersection of Gavilan Hills Road/Gavilan Road (NS) at Multiview Drive (EW) shall be improved to provide the following geometrics:

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

The intersection of Gavilan Hills Road (NS) at Gavilan Road (EW) (to be re-aligned) shall be improved to provide the following geometrics:

LOCALIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4 SP - SP308A1/TS GEOMETRICS (cont.) (cont.) RECOMMND

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

The intersection of Lake Mathews Drive (NS) at Cajalco Road (EW) shall be improved to provide the following geometrics:

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

or as approved by the Transportation Department.

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

60. PRIOR TO GRADING PRMT ISSUANCE

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

ECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

60.EPD. 2 - MSHCP CONSERVATION RECOMMND

Planning Areas 11C, 12, 13 and 14 shall be offered for dedication to either the Regional Conservation Authority, as County directs or authorizes, and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

60.EPD. 3 - BUOW RELOCATION PLAN RECOMMND

Prior to issuance of a grading permit, the applicant shall submit a Burrowing Owl Relocation Plan (BORP) to the Environmental Programs Department for review and approval. The BORP shall be based on detailed information collected during the preconstruction survey including but not limited to Burrowing owl numbers, owl locations and burrow locations. The BORP shall be limited to active relocation; proposals for passive relocation will not be accepted. In addition the BORP shall propose habitat enhancement measures such as the creation of artificial burrows.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - POLICY 2.1 TRAILS PLAN RECOMMND

Prior to the issuance of the 141st occupancy permit and in compliance with the applicable portions of Policy 2.1 of the Lake Mathews/Woodside Area Plan, Planning Area 13 and Planning Area 14 shall be conveyed to the RCA as part of the MSHCP Reserve Area. The conveyance of Planning Area 13 and Planning Area 14 shall be accompanied by the following.

A trails plan for the 1,301.0-acre Policy Area, depicting the locations of trails, bridges (if any), and trail kiosks. The trails plan shall include a conceptual trails plan for the biological reserve within Planning Area 14. The trails plan shall be coordinated with the Riverside

SPECIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1 SP - POLICY 2.1 TRAILS PLAN (cont.)

RECOMMND

County Regional Park and Open Space District (RCRPOSD) trails planner, shall be accompanied by detailed construction drawings, a trail signage program, and phasing of improvements, and shall be subject to approval by the RCRPOSD. In addition, the trails plan shall be consistent with the requirements provided in MSHCP Section 7.4.2, Conditionally Compatible Uses.

A fencing plan for the perimeter boundary of Planning Area 14. Fencing shall incorporate "T" posts and five strands of smooth wire, or as otherwise approved by the County of Riverside Parks and Open Space District. The location of the fence and openings for equestrian and trail use are to be coordinated with and approved by the RCRPOSD Trails Planner. The fencing plan shall include a phasing and implementation component.

100.PLANNING. 2 SP - PARK PLANS REQUIRED

RECOMMND

PRIOR TO THE ISSUANCE OF THE 150th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the County Service Area No. 152 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 12. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 12 and with the requirements of the County Service Area No. 152 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 3 SP - PARK CONSTRUCTION

RECOMMND

PRIOR TO THE ISSUANCE OF THE 300th building permit within the SPECIFIC PLAN, the park designated as Planning Area 12 shall be constructed and fully operable.

03/04/10
14:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 39

3CIFIC PLAN Case #: SP00308A1

Parcel: 321-160-052

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4

SP - PARK AND RIDE

RECOMMND

Prior to the issuance of the 300th Building Permit, a "Park and Ride" facility of no less than 7,600 sq. ft. shall be constructed and fully operable. Verification of said facility shall be made in writing, and pursuant to an inspection by Count Planning and Building and Safety staff.

The applicant, owner, or successor-in-interest, shall submit the appropriate fees for inspection per Section 10.30 of Ord. 348.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule B subdivision of 880 acres into 420 residential lots with a minimum lot size of one (1) gross acre, 18 open space lots totaling 240 gross acres, one (1) park site totaling 70.6 acres (Alternate A proposes 12 residential lots), one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot.

10. EVERY. 2

MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31554 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31554 (SHEETS 1-5), Amended No. 7, dated 11/3/09.

APPROVED EXHIBIT L = Conceptual Landscape Plan of Tentative Tract Map No. 31554, Amended No. 3, dated 12/30/09.

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.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety 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-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 5 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. 6 MAP-G2.8 MINIMUM DRNAGE GRAD RECOMMND

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

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "Excavation and Grading."

10.BS GRADE. 8 MAP-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings and property lines per the Uniform Building Code - as amended by Ordinance 457.

10.BS GRADE. 9 MAP* - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 10 MAP-G2.22 PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit.

E HEALTH DEPARTMENT

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

All lots under Tract Map#31554 are proposing Western Municipal Water District (WMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service with WMWD, as well as, all other applicable agencies are met.

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

EPD DEPARTMENT

10.EPD. 1 - UWIG RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

* Drainage
Proposed Developments in proximity to the MSHCP

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.)

RECOMMND

Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.) (cont.)

RECOMMND

species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED

ADJACENT TO THE MSHCP CONSERVATION AREA

BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia
Achillea millefolium-var. millefolium common yarrow
Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple
Arctotheca calendula-cape weed
Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass
Cyperus spp. (all species*)-nutsedge, umbrella plant
Cytisus spp. (all species)-broom
Delosperma 'Alba' -white trailing ice plant
Dimorphotheca spp. (all species)-African daisy, Cape marigold
Drosanthemum floribundum-rosea ice plant
Drosanthemum hispidum-purple ice plant
Eichhornia crassipes-water hyacinth
Elaeagnus angustifolia-Russian olive
Eucalyptus spp. (all species)-eucalyptus or gum tree

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.) (cont.) (cont.)

RECOMMND

Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
Festuca arundinacea-tall fescue
Festuca rubra-creeping red fescue
Foeniculum vulgare-sweet fennel
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species)-gaura
Gazania spp. (all species & hybrids)-gazania
Genista spp. (all species)-broom
Hedera canariensis-Algerian ivy
Hedera helix-English ivy
Hypericum spp. (all species)-St. John's Wort
Ipomoea acuminata-Mexican morning glory
Lampranthus spectabilis-trailing ice plant
Lantana camara-common garden lantana
Lantana montevidensis [syn. L. sellowiana]-lantana
Limonium perezii -sea lavender
Linaria bipartita-toadflax
Lolium multiflorum-Italian ryegrass
Lolium perenne -perennial ryegrass
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle
Lotus corniculatus-birdsfoot trefoil
Lupinus arboreus-yellow bush lupine
Lupinus texanus-Texas blue bonnets
Malephora crocea-ice plant
Malephora luteola -ice plant
Mesembryanthemum nodiflorum-little ice plant
Myoporum laetum-myoporum
Myoporum pacificum-shiny myoproum
Myoporum parvifolium-(incl. 'Prostratum') ground cover
myoporum
Oenothera berlandieri-Mexican evening primrose
Olea europea-European olive tree
Opuntia ficus-indica-Indian fig
Osteospermum spp. (all species)-trailing African daisy,
African daisy,
Oxalis pes-caprae-Bermuda buttercup
Parkinsonia aculeate-Mexican palo verde
Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.) (cont.) (cont.) RECOMMND

Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwort
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom
Tamarix spp. (all species)-tamarisk, salt cedar
Trifolium tragiferum-strawberry clover
Tropaelolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger
An asterisk (*) indicates some native species of the genera exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.

* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

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.

.CT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.FIRE. 2 MAP-#16-HYDRANT/SPACING

RECOMMND

Approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Tract 31554 is a proposal to subdivide an approximately 880-acre site into large (1-acre minimum) residential lots, open spaces, park sites and various other uses. The site is located in the Gavilan Hills area between Lake Mathews Drive and Cajalco Road with Gavilan Hills Road winding through the site. The site is also known as the Gavilan Hills Specific Plan (Specific Plan 308).

The topography of the area consists of well defined ridges and natural watercourses that traverse the site. Except for a watercourse that enters the site along the northerly property line, no offsite runoff impacts the site. This is a large rural development and runoff from the site is directed in several directions. The District is concerned not only how the development will be protected from flood hazard but the impact this development will have on existing downstream development. The District has met with the applicant/engineer several times to address and resolve these concerns. As a result, the development has been scaled down and is based on the premise of avoidance of encroaching into the watercourses. Multiple culverts are utilized throughout the development to safely collect and convey runoff across interior streets and maintain the drainage patterns of the area with minimal disturbance to the watercourses. Where manufactured cross lot drainage is required, these facilities shall be located in an easement which shall be maintained by the developments Home Owners Association. The drainage plan as proposed is acceptable to the District. The District will not be responsible for the operation and maintenance of drainage facilities within this development. The responsibility for the operation and maintenance of all storm drain facilities/culverts and their associated inlets, catch basins and outlets shall be either the Transportation Department or the development's

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

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

RECOMMND

Home Owners Association.

In order to mitigate for increased runoff and the protection of downstream properties, several "Denver Outlet Structures" are proposed at road crossings. As flows approach the upstream side of a road, a Denver Outlet Structure is designed to create a small ponding area on the upstream side and the outlet structure meters the desired flow rate past the road. The Denver Outlet Structures are located in open space lots outside of road right of way. All ponding will be contained in the open space lot and not encroach into any residential lot. A ponding easement in the open space lot shall be shown on the final map.

One additional drainage concern is the flow discharged south of Idaleona Road at the southwest corner of the project. The drainage plan proposes catch basins to collect runoff in 'EE' Street and 'FF' Street from about Lot 397 to Lot 401 and discharge flows from the storm drains south of Idaleona Road. This would result in flows being concentrated onto the downstream property owner. The applicant and engineer have said they have discussed this proposal with the downstream property owner who has indicated a willingness to cooperate with their drainage proposal. However, the applicant has been unable to obtain a letter of permission from this property owner. In lieu of the storm drains, the Transportation Department has permitted the use of dip sections or Arizona crossings at these two locations to spread flows out. Dead storage basins or other methods approved by the District to mitigate for any increased runoff will be necessary. A study will be required to show that the post-development flows crossing Idaleona Road mimic the pre-development flow characteristics. If permission from the downstream property owner is obtainable (the preferable option) then the original drainage plan shall be followed.

A preliminary project specific Water Quality Management Plan (WQMP) was submitted. The potential pollutants of concern associated with this project are mitigated with the use of water quality swales (bio-swales) located throughout the site. BMP's with a medium to high removal efficiency for the watersheds pollutants of concern shall be provided with the final WQMP. Additionally, each catch basin will be equipped with a catch basin filter providing initial interception and treatment of nuisance and first flush

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

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

flows.

A majority of the project site is located in the Lake Mathews Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. The lots which are subject to this fee will be determined during the final engineering of the plan check process.

10.FLOOD RI. 6 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 7 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. 8 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 9 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.FLOOD RI. 10 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 15 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. 16 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.FLOOD RI. 16

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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 = $.9 - (.8 \times \% \text{IMPERVIOUS})$
3. Basin Site --> LOW LOSS = 10%

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

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

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

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

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.FLOOD RI. 16 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

association. Residential homeowners associations are discouraged.

10.FLOOD RI. 19 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. 21 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

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

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A

CT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.FLOOD RI. 21 MAP SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 22 MAP BMP MAINTENANCE & INSPECT RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 4 MAP - GEO02046 RECOMMND

County Geologic Report (GEO) No. 2046, submitted for this project (SP00308A1 & TR31554), was prepared by LGC Inland, Inc and is entitled: "Geotechnical Investigation for Tentative Tract Approval, Tentative Tract Map for the Proposed Residential Project, Lake Mathews Area of Riverside County, California", dated January 11, 2005. In addition the following reports were submitted for this project:

"Revised Preliminary Geotechnical Investigation for the 880-Acre Proposed "Gavilan Hills Estates" Residential Development, Tentative Tract Map 31554, Gavilan Plateau Area of Riverside County, California", dated March 21, 2007.

"Response to County of Riverside Review Comments, Proposed Residential Development, Tentative Tract Map 31554, Lake Mathews Area of Riverside County, California",, dated March 24, 2008.

TRACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.PLANNING. 4

MAP - GEO02046 (cont.)

RECOMMND

"Response to the Riverside County Review Comments, Proposed 880-Acre Residential Project, Tentative Tract Map 31554, Lake Mathews Area of Riverside County, California", dated June 25, 2008.

These additional reports are now included as part of GEO No. 2046.

GEO No 2046 concluded:

1.The consultant concluded that the nearest active fault to the site is the Elsinore Fault Zone, Glen Ivy segment, located about 12.2 kilometers to the southwest of the site.

2.The maximum earthquake on this fault is estimated to be 6.8 Mw, with a peak ground acceleration of 0.42g at the site.

3.The consultant concluded that the potential for surface fault rupture on this site is considered unlikely.

4.The potential for liquefaction is considered very low to remote at the site due to the recommended engineered fill and the dense nature of the deeper onsite soils.

GEO No 2046 recommended:

1.The seismic shaking parameters presented in the report should be applied to the proposed structures on the site.

2.The consultant concluded that blasting may be necessary along areas delineated on the Geotechnical Map accompanying the response report referenced above. These areas are generally north of the intersection of proposed Street "K" and Gavilan Hills Road as delineated on the map. Mitigation measures to reduce blasting impacts are included with the response report.

3.Proposed cut and fill slopes are determined by the consultant to be stable as designed at gradients of 2:1. Geologic mapping should be performed during site grading and slope stability analyses should be performed dependant upon the geologic conditions encountered by the project geologist. The potential for rockfall is not considered

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - GEO02046 (cont.) (cont.) RECOMMND

significant at this site based on the proposed grading design and embedment of boulders that exist on the site.

GEO No. 2046 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2046 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

10.PLANNING. 5 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 6 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 8 MAP - TRAIL MAINTENANCE RECOMMND

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

10.PLANNING. 10 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD NO. 659 (DIF)

RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.PLANNING. 15

MAP - REQUIRED MINOR PLANS

RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and/or gate entry plan.

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

10.PLANNING. 16

MAP - DESIGN GUIDELINES

RECOMMND

The project shall conform to Specific Plan No. 308, Amendment No. 1.

10.PLANNING. 17

MAP - OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel or open space area located within the boundaries of this land division map.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 20 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 21 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

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.PLANNING. 21

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

significance due to it sacred or cultural importance.

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 22

MAP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

3.The paleontologist shall determine the significance of the encountered fossil remains.

4.Paleontological monitoring of earthmoving activities will

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - LOW PALEO (cont.)

RECOMMND

continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

5.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 23 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.PLANNING. 23 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/CONDITIONS RECOMMND

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

The Comprehensive 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

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.TRANS. 1

MAP - TS/CONDITIONS (cont.)

RECOMMND

levels of service for the following intersections based on the traffic study assumptions.

La Sierra Avenue (NS) at:
Cajalco Road (EW)

Lake Mathews Road (NS) at:
Cajalco Road (EW)

Mockingbird Canyon Road (NS) at:
El Sobrante Road (EW)

El Sobrante Road (NS) at:
Cajalco Road (EW)

Rolling Meadows Drive (NS) at:
Lake Mathews Drive (EW)

Gavilan Road (NS) at:
Cajalco Road (EW)
Santa Rosa Mine Road (EW)

Gavilan Hills Road (NS) at:
"A" Street (EW)
"B" Street (EW)
Idaleona Road (EW)
"U" Street (EW)
"W" Street (EW)
Multiview Drive (EW)
Old Gavilan Road (EW)

Gavilan Hills Road/Norbert Street (NS) at:
Lake Mathews Drive (EW)

Wood Road (NS) at:
Cajalco Road (EW)

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

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

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.TRANS. 2

MAP - DRAINAGE 1

RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 3

MAP - DRAINAGE 2

RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 4

MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 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

ACT MAP Tract #: TR31554

Parcel: 287-220-001

10. GENERAL CONDITIONS

10.TRANS. 5 MAP - OFF-SITE PHASE (cont.) RECOMMND

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. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three
years after the County of Riverside Planning Commission's
original approval date, unless extended as provided by
County Ordinance No. 460. Action on a minor change and/or
revised map request shall not extend the time limits of the
originally approved TENTATIVE MAP. If the TENTATIVE MAP
expires before the recordation of the FINAL MAP, or any
phase thereof, no recordation of the FINAL MAP, or any
phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

Prior to the approval of an application for a division into
units or phasing plan for the TENTATIVE MAP, a conceptual
grading plan covering the entire TENTATIVE MAP shall be
submitted to the County Planning Department for review and
approval. The conceptual grading plan shall comply with the
following:

A. Techniques which will be used to prevent erosion and
sedimentation during and after the grading process shall be
depicted or documented.

B. Approximate time frames for grading and areas which may
be graded during the higher probability rain months of

ACT MAP Tract #: TR31554

Parcel: 287-220-001

40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING (cont.) RECOMMND

January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - MSHCP CONS. DEDICATION RECOMMND

The areas mapped as "Proposed MSHCP Conservation Area on the exhibit labeled "MSHCP HANS - TR31554 - Intake 1773" Dated: 10/13/09 shall be offered for dedication to the Regional Conservation Authority, as County directs or authorizes, and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas, roads or detention basins shall not be accepted.

50.EPD. 2 MAP - R/R CONS. DEDICATION RECOMMND

Lots 436, 439, 440, 441 and 447 as mapped the exhibit labeled TR31554 Amd. #7, Dated: 11/3/09 shall be offered for dedication to a conservation entity approved by the Environmental Programs Department, as the County directs or

TRACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.EPD. 2 MAP - R/R CONS. DEDICATION (cont.) RECOMMND

authorizes, and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas, roads or detention basins shall not be accepted.

50.EPD. 3 MAP - ECS CONDITION RECOMMND

The constrained areas will conform to the areas mapped as "Proposed MSHCP Conservation Area on the exhibit labeled "MSHCP HANS - TR31554 - Intake 1773" Dated: 10/13/09. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Conservation Area)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

50.EPD. 4 MAP - ECS CONDITION RECOMMND

The constrained areas will conform to the areas mapped as ACOE Wetlands, ACOE Waters of the US, and CDFG Streambed and Associated Riparian Habitat on Figure 5 of the report entitled "Determination of Biologically Equivalent or Superior Preservation (DBESP) Report for Tentative Tract Map No. 31554" Dated: May 7, 2008, with the exception of those areas mapped as "On-site Permanent Impact. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.EPD. 4 MAP - ECS CONDITION (cont.) RECOMMND

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

50.EPD. 5 MAP - ECS PREP. 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

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS (cont.) RECOMMND

driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 4 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 5 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 6 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

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.FIRE. 6 MAP-#46-WATER PLANS (cont.) RECOMMND

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

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

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

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

50.FLOOD RI. 8 MAP 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 Lake Mathews 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.

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

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

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT (cont.) RECOMMND
to the recordation of the map.

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL EASEMENT RECOMMND
Prior to or in conjunction with the recordation of the final map the applicant shall offer for dedication to the County of Riverside trail easements as shown on the tentative map, amended No. 1.

50.PARKS. 2 MAP - TRAIL EASEMENT RECOMMND
Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside easements for trails purposes. This easement shall be as shown on the approved trails plan.

The Lake Mathews/Woodcrest Area Plan identifies trails within the proposed project area. The trails plan shall show the trails as identified on the Amended No. 6 exhibit.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND
After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND
The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of one (1) or two (2) gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County Integrated Project (RCIP).

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 662, Specific Plan No. 308A1, Change of Zone No. 6730 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 7 MAP - QUIMBY/JOIN CSA (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 9 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for a ten to fourteen foot (10'-14') wide community along the "Local" Street and "Enhanced" Street, and a fourteen (14) wide regional trail along Gavilan Hills Road, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 10 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide community/regional trails located along "Local" Street, "Enhanced" Streets, and Gavilan Hills Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

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

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

50.PLANNING. 14 MAP - ECS NOTE ARCHAEOLOGICAL RECOMMND

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

"County Archaeological Report no. PD-A-4444R-1 was prepared for this property in 2008 by BFS A and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report and County consideration."

50.PLANNING. 17 MAP - ECS NOTE MAP CONSTRAINT RECOMMND

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - ECS NOTE MAP CONSTRAINT (cont.) RECOMMND

constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

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

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

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

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

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

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 29 MAP - SPECIES NOTIFICATION RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of MSHCP Conservation Areas. Said notification shall provide a list of plant species tht should be avoided adjacent to the MSHCP Conersavtion areas, as listed in Condition of Approval 10.EPD 001.

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1

MAP - STREET LIGHTS-CSA/L&LMD

RECOMMND

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. (2) Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 2

MAP - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of a traffic signal at the intersection of:

Gavilan Hills Road/Norbert Street (NS) at Lake Mathews Drive (EW)

With fee credit plus reimbursement for up to \$235,000, at the time signal is installed and operational.

Gavilan Hills Road (NS) at "A" Street (EW) with equestrian activation

Gavilan Hills Road (NS) at Idaleona Road (EW) with equestrian activation (This signal may not be required if the proposed school is not built)

with no fee credit given for Traffic Signal Mitigation Fees.

Installation of the signal shall be per 90.TRANS.5.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 3

MAP - TS/GEOMETRICS

RECOMMND

The intersection of Gavilan Hills Road/Norbert Street (NS) at Lake Mathews Drive (EW) shall be improved to provide the following geometrics:

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

The intersection of Gavilan Hills Road (NS) at "W" Street (EW) shall be improved to provide the following geometrics:

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

NOTE: "W" Street shall be restricted to right turns only. A raised median or intersection channelization will be required to control left-turning movements.

The intersection of Gavilan Hills Road (NS) at "U" Street (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one left-turn lane, two through lanes
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane

The intersection of Gavilan Hills Road (NS) at Idaleona Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one left-turn lane, two through lanes
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane

The intersection of Gavilan Hills Road (NS) at "B" Street (EW) shall be improved to provide the following geometrics:

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

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 3

MAP - TS/GEOMETRICS (cont.)

RECOMMND

The intersection of Gavilan Hills Road (NS) at "A" Street (EW) shall be improved to provide the following geometrics:

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

The intersection of Gavilan Hills Road/Gavilan Road (NS) at Multiview Drive (EW) shall be improved to provide the following geometrics:

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

The intersection of Gavilan Hills Road (NS) at Gavilan Road (EW) (to be re-aligned) shall be improved to provide the following geometrics:

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

The intersection of Lake Mathews Drive (NS) at Cajalco Road (EW) shall be improved to provide the following geometrics:

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

or as approved by the Transportation Department.

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

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

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 4 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.

- NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.
2. If you do not prepare the improvement plans per the policies and guidelines, it may cause a delay in the processing of your plans.

50.TRANS. 5 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 6 MAP - EASEMENT RECOMMND

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

50.TRANS. 7 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Gavilan Hill Road, Lake Mathews Drive and "Q" Street and so noted on the final map.

50.TRANS. 8 MAP - STRIPING PLAN RECOMMND

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

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 9 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. 10 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within Gavilan Hills Road and Lake Mathews Drive. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 11 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. 12 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 13 MAP - RIV. TRANSIT AUTHORITY RECOMMND

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

50.TRANS. 14 MAP - STREETLIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - STREETLIGHT PLAN (cont.) RECOMMND

Imperial Irrigation District (IID) use IID's pole standard.

NOTE: The street light plan will conform with 50.TRANS.28 "Dark Sky Lighting. This note was added at the request of the Planning Commission 02/03/10.

50.TRANS. 15 MAP - LANDSCAPING APP. ANNEX RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

50.TRANS. 17 MAP- CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

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 - GRAFFITI ABATEMENT RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 20

MAP - DEDICATION

RECOMMND

Interior streets are designated as a local road and shall be improved with 36 foot full-width AC pavement, type "C" rolled concrete curb within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" and Standard No. 202. (36'/56') (Modified for no sidewalk and rolled curb.)

Streets "K", "P" loop and "Q" Street adjacent to school or park are designated as Enhanced Local roads and shall be improved with 44 foot full-width AC pavement, type "C" rolled concrete curb within the 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A" and Standard No. 202, (44'/66') or if no school develops, construct 36' AC pavement within a 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" and Standard No. 202. (36'/56')

Gavilan Hills Road within the project boundary is designated as a Secondary Highway and shall be graded from right-of-way to right-of-way and improved with 32' full-width AC pavement and AC dike within the 100' full-width dedicated right-of-way in accordance with County Standard No. 94 as directed by the Transportation Department. (32'/100') (Modified for reduced AC pavement from 64' to 32'.)

- NOTE: 1. A 5' meandering sidewalk shall be constructed in the ultimate location on both sides of Gavilan Hills Road from Lake Mathews Road to north of lot 164 as approved by the Director of Transportation.
2. A 5' meandering sidewalk shall be constructed in the ultimate location on the west side of Gavilan Hills Road from lot 164 to north of "A" Street as approved by the Director of Transportation.

50.TRANS. 21

MAP - EXISTING MAINTAINED

RECOMMND

Lake Mathews Drive along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with AC dike located 32 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 21 MAP - EXISTING MAINTAINED (cont.) RECOMMND

No. 94. (32'/50') (Modified for AC dike.)

NOTE: 1. A 10' DG trail shall be constructed within the 18' parkway as directed by the Director of Transportation.

2. The improvement shall be completed per 90.TRANS.3 condition.

50.TRANS. 22 MAP - PART-WIDTH RECOMMND

Idaleona Road ("U" Street between lot 398 and lot 401) along project boundary is designated as a Local Road and shall be improved with 32' part-width AC pavement (18' on project side and 14' on opposite side), type "C" rolled concrete curb within a 43' part-width dedicated right-of-way (28' on project side and 15' on opposite side) in accordance with County Standard No. 105, Section "A" and Standard No. 202. (Modified for no sidewalk and rolled curb.)

NOTE: 1. A concrete dip section (Arizona crossing) shall be constructed and the maximum depth of water at the crossing shall NOT exceed 6" in depth.

2. The length and width of dip section (Arizona crossing) shall be determined by the Transportation Department Plan Check engineer.

3. Notify the potential property owner(s)/buyer(s) that may be affected by this condition by placing a notification on the Environmental Constraint Sheet (ECS).

50.TRANS. 23 MAP - OFF-SITE ACCESS 2 RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 100' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/100') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental

ACT MAP Tract #: TR31554

Parcel: 287-220-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 23 MAP - OFF-SITE ACCESS 2 (cont.) RECOMMND

clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the northerly extension of realigned Gavilan Hills Road (as shown on amended Exhibit No. 7 dated 11/3/2009) to a paved County maintained Multiview Road.

50.TRANS. 24 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. 25 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.

50.TRANS. 27 MAP - R-O-W DEDICATED 1 RECOMMND

Sufficient public street right-of-way along Alameda Drive, the extension of existing Alameda Road to connect the new Gavilan Road, shall be dedicated for public use to provide for a 60 foot minimum full-width right-of-way as shown on Amended Exhibit No. 7 dated 11/3/09.

50.TRANS. 28 MAP - DARK SKY LIGHTING RECOMMND

Design and installation of street lights shall meet the Dark Sky criteria. Street lights shall be installed at street intersections and at cul-de-sacs. There shall be NO change in the design and location of street lights relative to the general circulation elements adjacent to the project in question.

NOTE: Application of Dark Sky criteria is at the request of Planning Commissioner Roth.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2 MAP-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 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. 4 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

02/11/10
13:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 46

ACT MAP Tract #: TR31554

Parcel: 287-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

Control and Water Conservation District.

60.BS GRADE. 5 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

60.BS GRADE. 6 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion , or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

60.BS GRADE. 7 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. 8 MAP-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 MAP-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 10 MAP-G2.17LOT TO LOT DRN ESM RECOMMND

A recorded drainage easement is required for lot to lot drainage. All lot to lot drainage easements shall provide a mechanism of maintenance by someone other than the home owners. Easements are to be maintained by HOA or professional group.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 MAP-G2.21POST & BEAM LOT RECOMMND

Any lot conditioned to use post and beam design, which involves grading in excess of that required to construct the driveway, will need the Planning Department's approval prior to the issuance of a grading permit.

60.BS GRADE. 12 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. 13 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.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP-G2.17LOT TO LOT DRN ESM

RECOMMND

A recorded drainage easement is required for lot to lot drainage.

EPD DEPARTMENT

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

RECOMMND

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

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

60.EPD. 2 - RIPARIAN/RIVERINE AVOID

RECOMMND

The areas mapped as ACOE Wetlands, ACOE Waters of the US, and CDFG Streambed and Associated Riparian Habitat on Figure 5 of the report entitled "Determination of Biologically Equivalent or Superior Preservation (DBESP) Report for Tentative Tract Map No. 31554" Dated: May 7, 2008, will be clearly delineated on the Grading Plan with the exception of those areas mapped as "On-site Permanent Impact - Grading" This is to ensure that no disturbances are proposed within Riparian/Riverine areas. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 - BIOLOGICAL MONITOR RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 4 - MSHCP CONS. DEDICATION RECOMMND

The areas mapped as "Proposed MSHCP Conservation Area on the exhibit labeled "MSHCP HANS - TR31554 - Intake 1773" Dated: 10/13/09 shall be offered for dedication to the Regional Conservation Authority, as County directs or authorizes, and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas, roads or detention basins shall not be accepted.

60.EPD. 5 - RIPARIAN/RIVERINE DEDICA RECOMMND

Lots 436, 439, 440, 441 and 447 as mapped the exhibit labeled TR31554 Amd. #7, Dated: 11/3/09 shall be offered for dedication to a conservation entity approved by the Environmental Programs Department, as the County directs or authorizes, and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas, roads or detention basins shall not be accepted.

60.EPD. 6 - BUOW RELOCATION PLAN RECOMMND

Prior to issuance of a grading permit, the applicant shall submit a Burrowing Owl Relocation Plan to the Environmental Programs Department for review and approval. The document shall be based on detailed information collected during the preconstruction survey including but not limited to burrowing owl numbers, owl locations and burrow locations. The document shall be limited to active relocation;

ACT MAP Tract #: TR31554

Parcel: 287-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6 - BUOW RELOCATION PLAN (cont.) RECOMMND

proposals for passive relocation will not be accepted. In addition, the document shall propose habitat enhancement measures such as the creation of artificial burrows.

60.EPD. 7 - FENCING RECOMMND

Lots 437 and 438 as mapped the exhibit labeled TR31554 Amd. #7, Dated: 11/3/09, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. The Environmental Programs Department shall inspect the site prior to grading permit issuance.

60.EPD. 8 - MMP BIOLOGIST RECOMMND

Prior to the issuance of a grading permit, a restoration biologist who holds an MOU with Riverside County shall be contracted to implement the mitigation measures outlined in the document entitled "Habitat Mitigation and Monitoring Plan" dated May 2008. Any proposed changes to the mitigation monitoring plan referenced above shall be approved by the Environmental Programs Department (EPD). The biologist shall submit to EPD an itemized cost estimate for all mitigation measures. Financial assurances must be in place prior to the issuance of a grading permit.

60.EPD. 9 - UWIG COMPLIANCE RECOMMND

Building Plan will be checked for compliance with section 6.1.4 of the MSHCP. Emphasis should be place on lighting and drainages.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or

ACT MAP Tract #: TR31554

Parcel: 287-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 9

- UWIG COMPLIANCE (cont.)

RECOMMND

ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 10

- FENCING

RECOMMND

The areas mapped as ACOE Wetlands, ACOE Waters of the US, and CDFG Streambed and Associated Riparian Habitat on Figure 5 of the report entitled "Determination of Biologically Equivalent or Superior Preservation (DBESP) Report for Tentative Tract Map No. 31554" Dated: May 7, 2008, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. The only Riparian/Riverine areas that will not be fenced are those for which impacts have been proposed and accounted for in the document entitled "Determination of Biologically Equivalent or Superior Preservation (DBESP) Report for Tentative Tract Map No. 31554" Dated: May 7, 2008. The document must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Environmental Programs Department may also inspect the site prior to grading permit issuance.

60.EPD. 11

- FENCING PLAN

RECOMMND

The applicant shall submit a permanent fencing plan, for all open space lots, to the Environmental Programs Department for review and approval. Fencing shall be provided for lots 436, 437, 438, 439, 440, 441, 446, and 447. Particular focus shall be placed on the interface between development and open space. Additional fencing shall be provided along the proposed trail within lot 447, in order to reduce trespassing in the open space area.

FIRE DEPARTMENT

60.FIRE. 1

MAP-#004 FUEL MODIFICATION

RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between

ACT MAP Tract #: TR31554

Parcel: 287-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) RECOMMND

- rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
 - e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

60.FIRE. 2 MAP - HFA REVIEW & APPROVAL RECOMMND

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the

ACT MAP Tract #: TR31554

Parcel: 287-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN (cont.) RECOMMND

final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract 31554 is located within the limits of the Lake Mathews 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.

PARKS DEPARTMENT

60.PARKS. 2 MAP - TRAILS PLAN RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trails with all grading, topography, cross-sections, fencing, signage, street crossings and under crossings and all landscaping.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 8 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 18 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 880 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 19 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 20 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

MAP - PLANNING DEPT REVIEW

RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 26

GEN - CULTURAL RESOURCES PROFE

RECOMMND

As a result of the findings of PD-A-4444R1 prepared by Brian F. Smith Associates, and County consideration, archaeological monitoring shall be required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 GEN - CULTURAL RESOURCES PROFE (cont.) RECOMMND

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

60.PLANNING. 27 GEN - SPECIAL INTEREST MONITOR RECOMMND

As a result of information submitted by the Pechanga Band of Luiseno Indians, tribal monitoring shall be required as a condition of approval.

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:

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

ACT MAP Tract #: TR31554

Parcel: 287-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 GEN - SPECIAL INTEREST MONITOR (cont..) RECOMMND

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.

0. 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. 1 PUBLIC/SEMIPUBLIC POOLS/SPAS RECOMMND

For any proposed public or semipublic pool and/or spa, at least three complete plans must be submitted to the Department of Environmental Health (DEH) to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

EPD DEPARTMENT

80.EPD. 1 MAP - INITIAL INSTILLATION RECOMMND

Prior to the issuance of a building permit, a report must be submitted showing that the initial instillation as

ACT MAP Tract #: TR31554

Parcel: 287-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 MAP - INITIAL INSTILLATION (cont.) RECOMMND

outlined in the Mitigation Monitoring Plan (MMP) has been completed. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to building permit issuance.

80.EPD. 2 MAP - PROPOSED FENCING PLAN RECOMMND

Prior to the issuance of a building permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "Proposed MSHCP Conservation Area on the exhibit labeled "MSHCP HANS - TR31554 - Intake 1773" Dated: 10/13/09, shall be permanently fenced for protection as open space. The fencing plan will be approved by the Environmental Programs Department. The final product will be inspected by the Environmental Programs Department prior to final inspection.

80.EPD. 3 MAP - BIO MONITOR FINAL REPORT RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

80.EPD. 4 MAP - FENCE INSTALL RECOMMND

The applicant shall install fencing around all open space areas according to the Permanent Fencing Plan reviewed and approved by the Environmental Programs Department.

FIRE DEPARTMENT

80.FIRE. 1 MAP - HFA REVIEW & APPROVAL RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and

ACT MAP Tract #: TR31554

Parcel: 287-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP - HFA REVIEW & APPROVAL (cont.) RECOMMND

projections that are in a hazardous fire area.

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

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

Tract 31554 is located within the limits of the Lake Mathews 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.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 3 MAP - ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially conform to approved Specific Plan No. 308, Amendment No. 1.

80.PLANNING. 4 MAP - COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown Specific Plan No. 308, Amended No. 1

80.PLANNING. 5 MAP - PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 8 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Perris and Perris Union School District shall be mitigated in accordance with California State law.

80.PLANNING. 13 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15

MAP - MODEL HOME COMPLEX

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - FINAL SITE PLAN

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the CSA152 and the approved Exhibit L.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front

ACT MAP Tract #: TR31554

Parcel: 287-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.)

RECOMMND

yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

*All plans shall be consistent with the Design Standards of Specific Plan No. 308, Amendment No. 1.

80.PLANNING. 18 MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers

ACT MAP Tract #: TR31554

Parcel: 287-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.)

RECOMMND

or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

G. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage

ACT MAP Tract #: TR31554

Parcel: 287-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.) (cont.) RECOMMND

of casual view opportunities.

*All plans shall be in conformance with the Design Guidelines of Specific Plan No. 308, Amendment No. 1.

80.PLANNING. 19 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

ACT MAP Tract #: TR31554

Parcel: 287-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 20 GEN - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 GEN - LC LANDSCAPE SECURITIES (cont.) RECOMMND

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

TRANS DEPARTMENT

80.TRANS. 1 MAP - 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 of Transportation. Please contact (951) 955-6800 for additional information.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

90. PRIOR TO BLDG FINAL INSPECTION

EPD DEPARTMENT

90.EPD. 1 MAP - MITIGATION FINAL INSPECT

RECOMMND

Prior to the final inspection, a report must be submitted showing that the success criteria outlined in the Mitigation Monitoring Plan (MMP) has been achieved. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to final inspection.

90.EPD. 2 MAP - FINAL UWIG INSPECTION

RECOMMND

The project site will be inspected by the Environmental Programs Department to ensure compliance with Urban Wildland Interface Guidelines. The following elements must be inspected and approved however other issues may also be addressed.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such

ACT MAP Tract #: TR31554

Parcel: 287-220-001

90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 2 MAP -- FINAL UWIG INSPECTION (cont.)

RECOMMND

chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.rcflood.org/NPDES, e-mail fcnpdes@rcflood.org, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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 - PACKAGE TREATMENT PLANT

RECOMMND

Prior to the issuance of the first building permit, a verification letter from the Western Municipal Water District must be provided stating that the Package Wastewater Treatment Plant to be located on lot 453 is complete and operational.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 MAP - ARCHO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) 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. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete. An acceptable non-slip alternative paving material, as approved by the Planning Director, will be allowed for all trails crossing across driveways.

90.PLANNING. 6 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 11 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 880 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

ACT MAP Tract #: TR31554

Parcel: 287-220-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP - ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 14 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 15 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 16 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of

ACT MAP Tract #: TR31554

Parcel: 287-220-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 17 MAP - QUIMBY/JOIN CSA (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. The TENTATIVE MAP is not located within a CSA. If a CSA is formed prior to the ISSUANCE OF BUILDING FINAL INSPECTION the TENTATIVE MAP must join and pay applicable QUIMBY Fees.

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of all traffic signals, unless otherwise noted.

Prior to the final building inspection of the first dwelling unit, the following traffic signals shall be installed and operational:

Gavilan Hills Road/Norbert Street (NS) at Lake Mathews Drive (EW)

With a combination of fee credit plus reimbursement for the lesser of a total of \$235,000 or actual cost including design.

Gavilan Hills Road (NS) at "A" Street (EW) with equestrian activation

Gavilan Hills Road (NS) at "Q" Street (EW) with equestrian activation (This signal may not be required if the proposed school is not built)

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

ACT MAP Tract #: TR31554

Parcel: 287-220-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - TS/INSTALLATION (cont.) RECOMMND

mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 2 MAP - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signals on Gavilan Hills Road at Lake Mathews Drive, Idaleona Road, and "A" Street.

The project proponent shall provide for the future interconnection of the traffic signal at Gavilan Hills Road and Lake Mathews Drive to the east and west by installing signal interconnect conduits along the project's frontage on Lake Mathews Drive. The project proponent shall provide for the future interconnection of the traffic signal at Gavilan Hills Road and "A" Street to the north by installing signal interconnect conduits along Gavilan Hills Road from "A" Street to the project's north property boundary.

or as approved by the Transportation Department.

90.TRANS. 3 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be

ACT MAP Tract #: TR31554

Parcel: 287-220-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

MAP - 80% COMPLETION (cont.)

RECOMMND

completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 4

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. 5

MAP - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

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 of those lots where the Developer is seeking Building Final Inspection (Occupancy).

ACT MAP Tract #: TR31554

Parcel: 287-220-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - STREET LIGHTS INSTALL (cont.) RECOMMND

NOTE: The street light plan and install will conform to 50.TRANS.28 "Dark Sky Lighting". This note was added at the request of the Planning Commission on 02/03/10.

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 - GRAFFITI ABATEMENT 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 graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 8 MAP - LANDSCAPING RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 9 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).

02/11/10
13:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 79

ACT MAP Tract #: TR31554

Parcel: 287-220-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 MAP - STREET SWEEPING 2

RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION

RECOMMND

Prior to the issuance of the 300th building permit, the applicant shall construct the trail in accordance with the approved trails plan. Upon completion of the trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Space District.

1 resources.

2 2. Fee Credit. The fee credit provided herein applies only to the development of property within
3 the Gavilan Hills Estates Specific Plan and to the payment of fees pursuant to Ordinance No. 810.2 or any
4 subsequently approved amendment to Ordinance No. 810. No transfer of credit may occur to a different
5 development entitlement. The total number of approved residential lots within the Gavilan Hills Estates
6 Specific Plan subject to this Agreement is 432. Each individual approved residential lot shall receive a
7 total fee credit not to exceed \$3,333. The total fee credit shall be \$1,440,000.00 and shall not exceed this
8 amount. Any Ordinance No. 810.2 fees required to be paid that exceed \$3,333 per lot shall remain the
9 responsibility of Developer or its successor in interest.

10 3. Recordation of Agreement. This Agreement and any amendments thereto shall be recorded in
11 the Office of the Riverside County Recorder for the County of Riverside.

12 4. Consistency with Ordinance No. 810 and Resolution No. 2004- 223. This fee credit is
13 consistent with and meets the requirements for fee credits set forth in Ordinance No. 810 and Resolution
14 No. 2004-223.

15 5. Paragraph Headings. The paragraph headings herein are for the convenience of the parties
16 only, and shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or
17 intent of the provisions or language of this Agreement.

18 6. Authority to Execute Agreement. The Developer warrants that its authorized officer has the
19 authority vested in him or her to execute this Agreement.

20 7. Entire Agreement. This Agreement is intended by the parties hereto as a final expression of
21 their understanding with respect to the subject matter hereof and as a complete and exclusive statement of
22 the terms and conditions thereof and supersedes any and all prior and contemporaneous leases,
23 agreements and understandings, oral or written, in connection herewith. No provision contained herein
24 shall be construed against the County solely because it prepared this Agreement in its executed form.

25 8. Amendment. This Agreement shall not be changed, modified, or amended except upon written
26 consent of the parties hereto. In the event the Gavilan Hills Estates Specific Plan is amended to increase
27 the number of approved residential lots subject to this Agreement as set forth in paragraph 2 above, an
28 amendment to this Agreement shall be submitted by the Developer to the County for its consideration.

1 IN WITNESS WHEREOF, County and Developer have entered into this Agreement on the last
2 date indicated below.

3
4 Lake Mathews Associates, LLC
A limited liability corporation

5
6 Dated: _____

7 By: _____
Authorized Officer

8
9 County of Riverside

10
11 Dated: _____

12 By: _____
Chairman, Board of Supervisors

13
14 ATTEST:
15 Clerk of the Board

16
17 By: _____
Deputy

18
19
20 APPROVED AS TO FORM:
County Counsel

21
22 By: Karen Watts
23 Deputy

24
25
26 KWB/mdk
021110

27 GAPROPERTY\KWATTSBA\ORD 810 FEE CREDIT AGREEMENT GAVILLAN HILLS.DOC



Board of Directors

Chairman
Gary Thomasian
City of Murrieta

Vice Chairman
Marion Ashley
County of Riverside

Kevin Bash
City of Norco

William Baley
City of Moreno Valley

John Benoit
County of Riverside

Bob Buster
County of Riverside

Bob Cashman
City of Wildomar

John Denver
City of Menifee

Steve Di Memmo
City of San Jacinto

Larry Dressel
City of Beaumont

Maryann Edwards
City of Temecula

Jordan Ehrenkranz
City of Canyon Lake

Mike Gardner
City of Riverside

Jim Hyatt
City of Calimesa

Robin Lowe
City of Hemet

John Machisic
City of Banning

Melissa Melendez
City of Lake Elsinore

Eugene Montanez
City of Corona

Jeff Stone
County of Riverside

John Tavaglione
County of Riverside

Mark Yarbrough
City of Perris

Executive Staff

Charles Landry
Executive Director

3403 10th Street, Suite 320
Riverside, California 92501

P.O. Box 1667
Riverside, California 92502-1667

Phone: (951) 955-9700
Fax: (951) 955-8873
www.wrc-rca.org

January 20, 2010

Greg Neal, Deputy Director
County of Riverside Environmental Programs Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: GAVILAN HILLS PROJECT

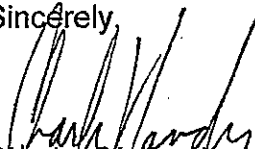
Dear Greg:

I am writing this letter in reply to your email dated January 12, 2010, regarding the above referenced project. In your email you outline that the Environmental Programs Department, ("EPD"), will condition the property owner to dedicate approximately 423.7 acres in PA 13/PA 14 and 112.6 acres in PA 11/PA 12 to the Regional Conservation Authority ("RCA"). Additionally, you state that the EPD will require that the property owner dedicate all other open space conservation lots within the development to the RCA and not require an endowment. Finally, you make reference to requiring the installation of fencing, and to compensate the owner for lots lost through a fee credit agreement.

We are glad to accept the open space dedications, subject to our normal review and due diligence, including but not limited to review of a phase 1 environmental hazards report and preliminary title report. We are in agreement with not requiring an endowment and we look forward to working with your agency on the review of the fencing plans to ensure proper management of the open space. As for the fee credit agreement, we agree that the amount of the credit should be based on an independent appraisal of the property.

If you have any questions or concerns, please do not hesitate to contact me at (951) 955-9700.

Sincerely,


Charles V. Landry
Executive Director

GREATER LAKE MATHEWS RURAL TRAILS ASSOCIATION

2995 Van Buren Blvd., A-13, PMB #117

Riverside, CA 92504

Tax Exempt Organization 501(c)(4)

FIN #31-1717410

Website: www.glmrta.com

February 2, 2010

Riverside County Planning Commission
4080 Lemon Street
Riverside, California 92501

Re: Agenda Item 5.5, Commission Meeting, February 3, 2010
EIR No. 453, Tentative Tract Map No. 31554

This letter is in support of the subject agenda item 5.5. Members of GLMRTA have met with Mr. Alfred LaFave of Watt Communities, on several occasions over the past several years regarding this project with its proposed trails, staging area with its numerous amenities, and the addition of land to the Harford Springs Reserve. We are pleased with the focus on trails and open space which will reinforce the identity of the Gavilan Hills Plateau as an equestrian community.

Sincerely,

Nancy C. Lacey, Trails Liaison
Greater Lake Mathews Rural Trails Association
18605 Chickory Drive
Riverside, CA 92504
(951) 780-9008

Cc: Alfred LaFave, Watt Communities
Marc Brewer, Riverside County Regional Park & Open Space District
Mark Doty, President Greater Lake Mathews Rural Trails Association



MWD
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office

February 3, 2010

Mr. Jeff Horn
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502

Dear Mr. Horn:

Notice of Public Hearing and Intent to
Tentatively Certify Environmental Impact Report No. 453/Tentative Tract Map No. 31554

The Metropolitan Water District of Southern California (Metropolitan) has received a copy of the Notice of Public Hearing and Intent to Tentatively Certify Environmental Impact Report (EIR) No. 453/Tentative Tract Map No. 31554. The County of Riverside Planning Department is the lead agency for this project. The proposed project consists of the Gavilan Hills Estates Specific Plan No. 308, Amendment 1; General Plan Amendment No. 000662; Change of Zone No. 06730; and Tentative Tract Map No. 31554, and includes development of residential lots, open space, a reserve/park, a biological reserve, one school site, and related infrastructure. The project is located north of Lake Mathews Road, west of Olive Street, south of Multiview Drive, and east of Zeno Street in the Lake Mathews Zoning Areas of unincorporated Riverside County.

As a potentially affected agency, Metropolitan provided comments on the Notice of Preparation (NOP) for Draft EIR for the Specific Plan No. 308, Amendment No. 1 (Gavilan Hills Specific Plan) Change of Zone Case No. 6685 on December 18, 2002 and on the NOP for Draft EIR for the General Plan Amendment No. 662, Change of Zone No. 6730, and Specific Plan No. 308, Amendment No. 1 (Gavilan Hills) on June 26, 2003. Our previous comments on the NOPs were not addressed in the EIR that is to be tentatively certified at the February 3, 2010 Riverside County Planning Commission public hearing. Metropolitan, therefore, has concerns with the current environmental analysis included in the EIR and requests additional information be provided to address the issues discussed in the following paragraphs.

The EIR does not adequately represent previous watershed planning efforts made in the Lake Mathews watershed, which the proposed project is located within. The Lake Mathews Drainage

Mr. Jeff Horn
Page 2
February 3, 2010

Water Quality Management Plan (DWQMP) was completed in the 1990s through a partnership between Metropolitan, the County of Riverside, and the Riverside County Flood Control and Water Conservation District (RCFCWCD), and subsequently adopted by County of Riverside. The DWQMP was developed to protect the quality of water in Lake Mathews by taking a regional approach to managing runoff in the watershed. The "Hydrology and Water Quality" section of the EIR should clearly identify how this project complies with the objectives of the DWQMP.

The potential water quality impacts to Lake Mathews were not fully evaluated in the EIR. Section 4.10.1.B of the EIR indicates that runoff from the site flows through unnamed streams and eventually to Lake Mathews. It is indicated that "from Lake Mathews, water is conveyed overland to the Santa Ana River, where it eventually drains to the Pacific Ocean." This is inaccurate, as watershed runoff into Lake Mathews mixes with inflows from the Colorado River Aqueduct (CRA) and is used for municipal drinking water use. Lake Mathews is a significant drinking water source for Southern California. The potential water quality effects on Lake Mathews and proposed mitigation measures have not been adequately discussed in the EIR. For example, watershed development can potentially result in additional nutrient loads to Lake Mathews. An increase in nutrient load can stimulate algal growth in Lake Mathews, creating noxious taste and odor compounds, toxins, and filter clogging at water treatment plants. Metropolitan requests additional information on the mitigation measures in place to protect the municipal drinking water beneficial use. In addition, it appears that much of the project development area would be tributary to the Cajalco Creek Dam and Detention Basin and/or sedimentation basins along the south side of Cajalco Road. These basins are owned and operated by Metropolitan. Any potential effects on these facilities resulting from this project need to be clearly identified and addressed.

The EIR also states that a wastewater treatment plant will be located on the project site. Based on the information provided in the EIR, wastewater from the development will be treated to appropriate recycled water levels and discharged to an existing recycled water line operated by Western Municipal Water District (WMWD). Based on the information provided, Metropolitan assumes there will be no onsite discharge or application of treated wastewater effluent (i.e., all treated effluent will be contained and discharged offsite through WMWD's recycled water line). Metropolitan requests further information on the treatment and operational plans for the wastewater treatment plant. Appropriate design and operational protective/mitigation measures should be in place to prevent any unintentional spills and downstream discharge of wastewater that could impact the water quality of Lake Mathews.

Mr. Jeff Horn
Page 3
February 3, 2010

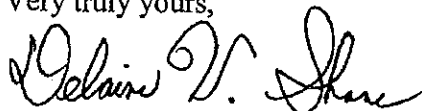
The EIR indicates that equestrian trails are part of the development plan. As this property is tributary to Lake Mathews, Metropolitan is concerned with potential impacts to Lake Mathews water quality from the proposed equestrian trails. The potential for contamination to Lake Mathews resulting from equestrian trail runoff was not fully addressed and specific mitigation measures not included in the EIR. Metropolitan requests additional information on the control of runoff from the proposed equestrian trails, as well as further information on the maintenance plan for the trail (including manure pickup) to ensure protection of downstream waterbodies.

Metropolitan also owns and operates a facility in close proximity to the northern boundary of the proposed project site. Metropolitan's CRA is located just south and parallel to Cajalco Road. The EIR did not identify or address any potential impacts to the CRA or Metropolitan rights of way that may occur as a result of project implementation. Detailed prints of Metropolitan's pipelines and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-6564. A copy of Metropolitan's "Guidelines for Developments in the Area of Facilities, Fee Properties, and/or Easements of The Metropolitan Water District of Southern California" is also enclosed for your use.

Lastly, Metropolitan requests that we receive a copy of the project's Stormwater Pollution Prevention Plan (SWPPP) and copies of the project's preliminary and final Water Quality Management Plan (WQMP) as they are developed. In addition, any future plans or documentation pertaining to water quality management or other issues impacting Metropolitan facilities should be provided to Metropolitan for review. Please direct all future project information to Mr. Kieran Callanan, Metropolitan's Substructures Team Manager.

We appreciate the opportunity to provide input to your planning process and look forward to working with Riverside County to resolve the issues stated in this letter. If we can be of further assistance, please contact Ms. Jennifer Harriger of the Environmental Planning Team at (213) 217-7658.

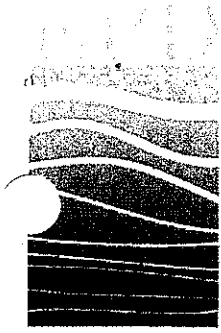
Very truly yours,



Delaine W. Shane

Manager, Environmental Planning Team

JAH/jh



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

January 6, 2010

Ms. Cindy Ferry
16115 Rocky Bluff Road
Gavilan Hills, CA 92570-7471

Re: Gavilan Hills
Case Number: TR31554 and HANS01773

Dear Ms. Ferry:

Thank you for your inquiries. We appreciate your interest and participation in the public review of the Gavilan Hill project proposal. This letter is intended to address your concerns and clarify some elements of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

The U.S. Fish and Wildlife Service and the California Department of Fish and Game issued a comment letter for Joint Project Review Case 08-06-24-01, dated November 4, 2009. The Environmental Programs Department (EPD) addressed the Wildlife Agencies' concerns in a "response to comments" letter dated November 30, 2009. Most of your questions are addressed in that letter which I have attached.

Joint Project Review (JPR) is a part of the Habitat Acquisition and Negotiation Strategy (HANS) process under the MSHCP. JPR and HANS are not a part of the CEQA process; however, the finding of the HANS process can be used to meet California Environmental Quality Act (CEQA) requirements. A JPR and an Environmental Impact Report (EIR) are two separate and distinct environmental review. JPR is a process under the MSHCP, while an EIR is a document associated with the CEQA processes. The JPR process involves the permittee (in this case the County of Riverside), the Regional Conservation Authority (RCA), and the Wildlife Agencies. Unlike an EIR, it does not include a public review.

The November 4, 2009, comment letter from the Wildlife Agencies indicated that the agencies were reviewing the Determination of Biologically Equivalent or Superior Preservation (DBESP) and that comments would be provided under a second cover. EPD never received a comment letter for the DBESP. The DBESP was transmitted to the agencies on June 23, 2008, for review and comment. The 60-day comment period for the DBESP ended on August 22, 2008. To date EPD has not received a comment letter to the DBESP.

Ms. Cindy Ferry
January 6, 2010
Page 2

With respect to the alleged discing of owls or any other historical activities on the proposed project site, EPD is unable to comment due to the lack of information. Also, there was miscommunication during our phone conversation. It is true that a portion of the project falls within an MSHCP criteria cell; however, the project area is not described for conservation under the cell criteria.

Finally, it is important to note that land use decisions ultimately lie with the Planning Commission and the Board of Supervisors. EPD is tasked with assessing whether or not a project is consistent with the MSHCP. EPD has determined that the project in question is consistent with the goals and objectives of the MSHCP. The RCA concurred with this determination during the JPR process. Further questions related to land use should be raised during the appropriate public hearing.

If you have any further questions, please contact me at (951) 955-8159.

Sincerely,

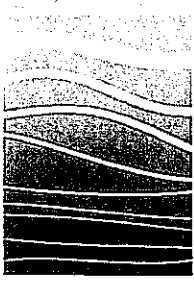
ENVIRONMENTAL PROGRAMS DEPARTMENT



Chad Young
Ecological Resources Specialist

(CY)

xc: Greg Neal, Environmental Programs Department
Adam Rush, Planning Department
Alfred LaFave, Watt Communities



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

November 30, 2009

Ms. Karen Goebel
Assistant Field Supervisor
U.S. Fish and Wildlife Service
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road
Carlsbad, CA 92011

Ms. Leslie MacNair
Senior Environmental Scientist
California Department of Fish and Game
Eastern Sierra-Inland Deserts Region
3602 Inland Empire Blvd., Suite C220
Ontario, CA 91764

Re: Response to Comment Letter for Joint Project Review Case 08-06-24-01 (HANS01773), Dated November 12, 2009.

Dear Ms. Goebel and Ms. MacNair:

The U.S. Fish and Wildlife Service and the California Department of Fish and Game, collectively referred to as the "Wildlife Agencies," issued a comment letter dated November 9, 2009, to address Joint Project Review (JPR) 08-06-24-01. The comment letter identifies Wildlife Agencies concerns with trails in the conservation area, impacts to Burrowing owl habitat, and impacts to small-flowered microseris. The Environmental Programs Department (EPD) appreciates the Wildlife Agencies' participation in the JPR process and would like to take this opportunity to address their concerns.

The first issue of concern raised by the Wildlife Agencies is the potential for trails, horse facilities, and parking within the 112-acre proposed conservation area. EPD acknowledges the comment and will work with the Regional Conservation Authority to ensure that all conservation objectives are met.


The Wildlife Agencies also expressed concerns with impacts to Burrowing owl. Burrowing owl surveys, conducted during the breeding season of 2008, concluded that the site supports 550 acres of suitable habitat. Focused surveys showed that the majority of owls found on site occupy a 50-acre pocket along the eastern border. It was also determined that the remaining 500 acres, which were mapped as suitable habitat, were largely overgrown with tall dense non-native grasses; therefore, do not contribute to the long term conservation value of the species. This determination is further supported by relatively low density of owls in this area. Surveys conducted during the 2006 breeding season found eight owls, including two breeding pairs, in the 50-acre portion of the site deemed to have long term conservation value. The remaining 500 acres of the property only supported one breeding pair and one lone owl.

The MSHCP does not envision conservation for Burrowing owl in this area. Burrowing owl is not a planning species for Gavilan Hills West, and it is not a planning species for Proposed Linkage 3. Conserving 500 acres for three owls would do little for the long term conservation of the species. EPD reasserts its determination that the 500 acre area does not contribute to the long term conservation value of the species. EPD does; however, recognize that the project will have some impact on Burrowing owl. These impacts shall be mitigated through the active relocation of owls currently outside of the conservation area and enhancement of conservation areas where they will be relocated. Enhancement shall include, but not be limited to, fencing to keep out domestic animal and the construction of artificial burrows to promote owl occupation.

Finally, the Wildlife Agencies commented that the project would impact 8,000 small-flowered microseris and 3,600 Palmer's grappling hook. Palmer's grappling hook is adequately conserved under the MSHCP. The incidental take section of the species account recognizes that the Gavilan Hills population would be impacted. With regard to small-flowered microseris, the species was found in a drainage course which had been blocked by a small man made dam. The impoundment of water created an artificial wetland which supported small-flowered microseris. Habitat assessments were conducted during the summer of 2008, and it was noted that the dam had been removed and the land had reverted to its natural grassland state. There was no evidence of ponding and no potential to support small-flowered microseris.

Thank you for your comments. If you have any questions regarding this letter, please contact me at (951) 955-8159

Regards
ENVIRONMENTAL PROGRAMS DEPARTMENT



Chad Young
Ecological Resources Specialist

CY:ms

xc: Regional Conservation Authority



OFFICE OF THE TRIBAL ATTORNEY
PECHANGA INDIAN RESERVATION
Temecula Band of Luiseño Mission Indians

Post Office Box 1477 • Temecula, CA 92593
Telephone (909) 676-2768 Fax (909) 587-8162

December 24, 2002

Tribal Attorney:
John L. Macarro
jmacarro@pechanga-nsn.gov

Analysts:
Karl F. G. Fuller
kfuller@pechanga-nsn.gov
John A. Gomez, Jr.
jgomez@pechanga-nsn.gov

County of Riverside
Transportation and Land Management
Chris Stamps, Project Planner
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Re: Notice of Preparation of a Draft Environmental Impact Report
Specific Plan No. 308, Amendment No.1, Change of Zone Case No. 6685

Dear Mr. Stamps:

The Pechanga Band of Luiseño Mission Indians, a federally recognized Indian Tribe (hereinafter, the "Pechanga Band") submits the following comments to the Notice of Preparation of a Draft Environmental Impact Report Specific Plan No. 308, Amendment No.1, Change of Zone Case No. 6685 (hereinafter, "the Project").

The Pechanga/Luiseno people have called this area home since time immemorial and are an integral part of the pre-history and history of Riverside County. And the Pechanga Band has worked diligently to ensure that our history and culture is protected and preserved for future generations. And to this end, we request active involvement and input regarding the Project.

The Pechanga Band is not opposed to development per se. Rather, the Band's primary concerns stem from the Project's likely impacts on Native American cultural and archaeological resources. The Band is concerned about the protection of the unique and irreplaceable cultural resources, such as Luiseño village and burial sites that may be disturbed during build-out of the Project. The Band is also concerned about the proper and lawful treatment of any cultural or ceremonial items, Native American human remains, or sacred items that may be impacted and/or discovered during work at the Project, for any Native American cultural or ceremonial items, sacred items, and/or Native American human remains which may be found in the Project area belong to the ancestors of the Pechanga Band.

The Band requests that the County of Riverside Transportation and Land Management Agency require the applicant to conduct, as a component of the NOP, a full cultural resources survey of the project site. The findings of the survey should then be made available to the Band for review. Upon review of the findings, the Pechanga Band, the archaeologist, and the County can then devise a mitigation and/or monitoring program for

the Project area. Mitigation may include avoidance of all known cultural resources on the project site.

The Pechanga Band appreciates the opportunity to provide comments on the Project, and we look forward to working together with the County of Riverside to protect the invaluable Luiseno cultural resources. And the Pechanga Band requests that the County of Riverside continue to work with the Band as a partner, on a government-to-government basis, for the length of the project. The Band acknowledges its relationship with the County of Riverside and believes that maintaining this relationship is the most effective way to guarantee the protection of our cultural resources and heritage.

Please feel free to contact me if you have any questions or wish to discuss this matter further. We look forward to working with the County to protect the invaluable and irreplaceable cultural resources located within the area.

Sincerely,

A handwritten signature in black ink, appearing to read 'JAG', written in a cursive style.

John A. Gomez, Jr.
Cultural Resource Analyst

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax



December 20, 2002

Chris Stamps
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: SCH# 2002121026 – Specific Plan No. 308, Amendment No. 1 (Gavilan Hills Specific Plan), Lake Mathews Road and Olive Street, Riverside County.

Dear Mr. Stamp:

The Native American Heritage Commission has reviewed the Notice of Preparation (NOP) regarding the above project. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

- ✓ Contact the appropriate Information Center for a record search to determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. **Check Completed with negative results, 11/22/02**
 - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Handwritten signature of Rob Wood in black ink.

Rob Wood
Environmental Specialist III
(916) 653-4040

CC: State Clearinghouse

Riverside County
December 20, 2002

Agua Caliente Band of Cahuilla Indians
Edward Milanovich, Chairperson
600 Tahquitz Way Cahuilla
Palm Springs , CA 92262
(760) 325-3400
(760) 325-0593 Fax

Morongo Band of Mission Indians
Maurice Lyons, Chairperson
11581 Potrero Rd. Cahuilla
Banning , CA 92220
(909) 849-4697/98
(909) 849-4425 Fax

La Jolla Band of Mission Indians
Wendy Schlater, Chairperson
22000 Highway 76 Luiseno
Pauma Valley , CA 92061
(760) 742-3771/72

Pala Band of Mission Indians
Robert Smith, Chairperson
P.O. Box 50 Luiseno
Pala , CA 92059 Cupeno
(760) 742-3784
(760) 742-1411 Fax

Cabazon Band of Mission Indians
John A. James, Chairperson
84-245 Indio Springs Drive Cahuilla
Indio , CA 92201
(760) 342-2593
(760) 347-7880 Fax

Pauma & Yuima
Christobal C. Devers, Chairperson
P.O. Box 369 Luiseno
Pauma Valley , CA 92061
(760) 742-1289
(760) 742-3422 Fax

Cahuilla Band of Indians
Eugenia Nogales, Spokesperson
P.O. Box 391760 Cahuilla
Anza , CA 92539
(909) 763-5549
(909) 763-2808 Fax

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula , CA 92593
(909) 676-2768
(909) 695-1778 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 17.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regards to the cultural assessment for the proposed
SCH# 2002121026 - Specific Plan No. 308, Amendment No. 1 (Gavilan Hills Specific Plan, Lake Mathews Road and Olive Street, Riverside County.

**Riverside County
December 20, 2002**

Ramona Band of Mission Indians
Joseph Hamilton, Representative
P.O. Box 391670 Cahuilla
Anza, CA 92539
(909) 763-4105

Twenty-Nine Palms Band of Mission Indians
Dean Mike, Chairperson
46-200 Harrison Place Luiseno
Coachilla, CA 92236 Chemehuevi
(760) 775-5566
(760) 775-4639 Fax

Rincon Band of Mission Indians
Culture Committee
P.O. Box 68 Luiseno
Valley Center, CA 92082
(760) 749-1051
(760) 749-8901 Fax

Samuel H. Dunlap
P.O. Box 1391 Gabrielino
Temecula, CA 92593 Cahuilla
Luiseno
(909) 699-5544 (Voice)
(909) 262-9351 (Cell)
(909) 693-9196 FAX

Soboba Band of Mission Indians
Robert J. Salgado, Sr., Chairperson
P.O. Box 487 Luiseno
San Jacinto, CA 92581
(909) 654-2765
(909) 654-4198

Alvino Siva
2034 W. Westward Cahuilla
Banning, CA 92220
(909) 849-3450

Torres-Martinez Desert Cahuilla Indians
Mary Belardo, Chairperson
PO Box 1160 Cahuilla
Thermal, CA 92274
(760) 397-0300
(760) 397-8146 Fax

Torres-Martinez Desert Cahuilla Indians
Ernest Morreo
PO Box 1160 Cahuilla
Thermal, CA 92274
(760) 397-0300
(760) 397-8146 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 7.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regards to the cultural assessment for the proposed SCH# 2002121026 - Specific Plan No. 308, Amendment No. 1 (Gavilan Hills Specific Plan, Lake Mathews Road and Olive Street, Riverside County).

**Riverside County
December 20, 2002**

Anthony J. Andreas, Jr.
3022 W. Nicolet Street Cahuilla
Banning , CA 92220
(909) 849-3844

Augustine Band of Mission Indians
Maryann Martin, Chairperson
P.O. Box 846 Cahuilla
Coachella , CA 92236
(760) 398-4722

Santa Rosa Band of Mission Indians
Christina Arzate, Spokesperson
P.O. Box 390611 Cahuilla
Anza , CA 92539
(909) 763-5140

Augustine Band of Mission Indians
Karin Kupcha, Tribal Administrator
P.O. Box 1291 Cahuilla
Yucca Valley , CA 92286
(760) 365-1373
(760) 365-2664 Fax

San Luis Rey Band of Mission Indians
Henry Contreras, Cultural Resources Representative
1763 Chapulin Lane Luiseno
Fallbrook , CA 92028 Cupeno
(760) 728-6722 - Home
() 207-3618 - Cell

San Luis Rey Band of Mission Indians
Russell Romo, Captain
2302 Carriage Circle Luiseno
Oceanside , CA 92056 Cupeno
(760) 724-8505
(760) 757-6749 - Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 7.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regards to the cultural assessment for the proposed
SCH# 2002121026 - Specific Plan No. 308, Amendment No. 1 (Gavilan Hills Specific Plan, Lake Mathews Road and Olive Street, Riverside County).



Riverside County
Waste Management Department

Joseph R. McCann, General Manager-Chief Engineer

December 26, 2002

Chris Stamps, Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RE: Notice of Preparation of a Draft Environmental Impact Report for Specific Plan No. 308 Amendment No. 1 (Gavilan Hills Specific Plan) and Change of Zone No. 6685

Dear Mr. Stamps:

The Riverside County Waste Management Department has reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for Specific Plan No. 308 Amendment No. 1 and the Change of Zone Application No. 6685. The proposed project is located in the community of Lake Mathews, north of Lake Mathews Drive, west of Olive Street, south of Multiview Drive and east of Zeno Street in the Lake Mathews Zoning Area of the unincorporated Riverside County. The NOP indicates that Specific Plan No. 308 Amendment No. 1 proposes to amend the 879.5-acre site by removing the 27-hole golf course and replacing it with 644 one-acre minimum residential lots on 780.3 acres. The Specific Plan amendment would also include a relocation of 76.6 acres of open space, 12 acres of schools, 6.6 acres of parks and 4 acres of major roads. The NOP also states that the applicant proposes to change the existing zoning classifications text within the approved Specific Plan due to the relocation of planning areas.

The Department requests the following issues be considered and discussed in the DEIR prepared for the proposed applications referenced above:

1. Solid Waste Management/Impacts

Build-out of the proposed project has the potential to generate solid waste and impact waste facilities and capacity during the construction phase of the project and after occupancy. To assess waste impacts, the DEIR will need to include the projected amount of waste generated by the project, using an appropriate generation factor for each land and including construction and green waste. (Note: Consult the web site for the California Integrated Waste Management Board to determine waste generation factors.) The following information can also be utilized in the analysis of solid waste impacts:

- a. Waste Management, Inc. is currently the franchise waste hauler for the project area. This hauler has the option of hauling waste to any one of three landfills in the western Riverside County area. The Specific Plan site is located approximately five (5) miles east of El Sobrante Landfill, sixteen (16) miles southwest of the Badlands Landfill and eighteen (18) miles west of the Lamb Canyon Landfill. All three landfills are Class III, municipal solid waste landfills. However, El Sobrante Landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc., and is the likely destination for waste collected from the project. The following is a description of each of these three landfills:

El Sobrante Landfill: The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc. The Department operates the gate. The existing landfill encompasses 1,322 acres, of which 495 acres are permitted

for landfilling. The El Sobrante Landfill, which has been in operation since 1986, is undergoing an expansion, increasing its overall disposal capacity from approximately 9 million tons to approximately 109 million tons or 184.93 million cubic yards. The landfill is permitted to receive up to 10,000 tons of municipal solid waste for disposal on a daily basis; of this amount, 6,000 tons per day of capacity are reserved for out-of-County sources. During the year 2001, the El Sobrante Landfill accepted a total of 1,120,378.51 tons of municipal solid waste and an average of 3,649.45 tons per day. Of the total amount, 586,585.46 tons originated from Riverside County sources, with the remainder of 533,793.05 tons from out-of-County. Depending on waste flow to the site, both from in- and out-of-County, the landfill will remain open to waste disposal for approximately 30 years or more.

Lamb Canyon Landfill: The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79), with Interstate 10 to the north and Highway 74 to the south. The landfill is owned and operated by Riverside County. The landfill encompasses approximately 1,088 acres, of which 178 acres are permitted landfill acreage. The landfill is currently permitted to receive 1,900 tons per day of trash for disposal and has a remaining disposal capacity of approximately 5,314,685 tons, as of July, 31, 2002¹. During the year 2001, the landfill received an average of 500 tons per day.

Badlands Landfill: The Badlands Landfill is located northeast of the City of Moreno Valley at 31125 Ironwood Avenue and accessed from State Highway 60 at Theodore Avenue. The landfill is owned and operated by Riverside County. The existing landfill encompasses 1,093 acres, of which 150 acres are permitted for landfilling and another 70 acres are permitted for excavation of cover material and stockpiling. The landfill is currently permitted to receive 4,000 tons per day and has an overall remaining disposal capacity of approximately 10,007,466 tons, as of July 31, 2002². During the year 2001, the landfill received an average 1,630 tons per day.

- b. The project proponent is encouraged to consider incorporating the following measures to help reduce the project's potential solid waste impacts and to help in the County's efforts to comply with State law in diverting solid waste from landfill disposal:
- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations.
 - The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
 - Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

¹ Remaining Capacity on 1/1/02 was calculated from 2001 GASB figures and In-County tonnage from SiteInfo (December 26, 2002)

² Remaining Capacity on 1/1/02 was calculated from 2001 GASB figures and In-County tonnage from SiteInfo (December 26, 2002)

Chris Stamps, Project Planner

NOP for Draft Environmental Impact Report for Specific Plan No. 308 Amendment No. 1 (Gavilan Hills Specific Plan), Change of Zone 6685

December 26, 2002

Page 3

c. The DEIR should provide a discussion about the proposed project's compliance with all regulatory requirements regarding solid wastes. As per State Model Ordinance (implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991), the project proponent will be required to implement the following measure to promote recycling and the diversion of solid waste from landfill disposal; it should be incorporated into the design guidelines for residential development as appropriate:

- Adequate areas for the collection and loading of recyclable materials are to be provided within detached, single family residential areas where solid waste is collected and loaded in a location, which serves five or more units. The design guidelines for this residential development shall appropriately identify and describe these areas.

2. Transportation/Traffic

Projected traffic generated by the proposed project should include estimates of truck trips attributed to the collection and transportation of waste and recyclables from land uses within the proposed project area

3. Air Quality


Potential air quality impacts associated with the collection and transportation of solid waste from the project, i.e., disposal truck traffic, on a local and cumulative level.

4. Hazardous Waste

Hazardous waste is not accepted at County landfills. The DEIR should contain an estimate of the amount of hazardous waste and household hazardous waste, such as paint, that will be generated by the project and how it will be disposed or recycled.

Thank you for the opportunity to comment on the NOP. When the DEIR becomes available, we would appreciate the opportunity to review the document. If you have any questions, please contact me at 909/486-3284.

Sincerely,



Mirtha Purkart, Planner

Doc # 10275

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

Roles and Authorities

THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) is a *Joint Powers Agency* established under California Government Code Section 6502 et seq. Under federal and state law, SCAG is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). SCAG's mandated roles and responsibilities include the following:

SCAG is designated by the federal government as the Region's *Metropolitan Planning Organization* and mandated to maintain a continuing, cooperative, and comprehensive transportation planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program pursuant to 23 U.S.C. '134, 49 U.S.C. '5301 et seq., 23 C.F.R. '450, and 49 C.F.R. '613. SCAG is also the designated *Regional Transportation Planning Agency*, and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082 respectively.

SCAG is responsible for developing the demographic projections and the integrated land use, housing, employment, and transportation programs, measures, and strategies portions of the *South Coast Air Quality Management Plan*, pursuant to California Health and Safety Code Section 40460(b)-(c). SCAG is also designated under 42 U.S.C. '7504(a) as a *Co-Lead Agency* for air quality planning for the Central Coast and Southeast Desert Air Basin District.

SCAG is responsible under the Federal Clean Air Act for determining *Conformity* of Projects, Plans and Programs to the State Implementation Plan, pursuant to 42 U.S.C. '7506.

Pursuant to California Government Code Section 65089.2, SCAG is responsible for *reviewing all Congestion Management Plans (CMPs) for consistency with regional transportation plans* required by Section 65080 of the Government Code. SCAG must also evaluate the consistency and compatibility of such programs within the region.

SCAG is the authorized regional agency for *Inter-Governmental Review* of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12,372 (replacing A-95 Review).

SCAG reviews, pursuant to Public Resources Code Sections 21083 and 21087, Environmental Impacts Reports of projects of regional significance for consistency with regional plans [California Environmental Quality Act Guidelines Sections 15206 and 15125(b)].

Pursuant to 33 U.S.C. '1288(a)(2) (Section 208 of the Federal Water Pollution Control Act), SCAG is the authorized *Areawide Waste Treatment Management Planning Agency*.

SCAG is responsible for preparation of the *Regional Housing Needs Assessment*, pursuant to California Government Code Section 65584(a).

SCAG is responsible (with the Association of Bay Area Governments, the Sacramento Area Council of Governments, and the Association of Monterey Bay Area Governments) for preparing the *Southern California Hazardous Waste Management Plan* pursuant to California Health and Safety Code Section 25135.3.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

December 13, 2004

Grace Williams, Project Planner
Riverside County Planning Department
9th Floor, CAC, P. O. Box 1409
Riverside, CA 92502 - 1409

RE: Gavilan Hills Specific Plan — Draft Environmental Impact Report (DEIR)

Dear Ms. Williams:

The Riverside County Waste Management Department has reviewed the DEIR for the above-mentioned project. There are some errors and misinformation regarding the County's solid waste system in the DEIR that require corrections and updates. The necessary corrections and information updates are listed below:

1. Section 4.17.1, Existing Conditions, page 4-227

All the three existing regional landfills in Western Riverside are Class III, and not Class II, sanitary landfills. In fact, all existing County landfills are Class III facilities.

2. Section 4.17.1, Existing Conditions, El Sobrante Landfill, page 4-227

The street number of the El Sobrante Landfill is 10910 and not 10919.

3. Section 4.17.1, Existing Conditions, Lamb Canyon Landfill, page 4-227

The 3000-tons-per-day landfill expansion proposal referenced in the DEIR has already been approved and is being implemented.

4. Section 4.10, Toxic Substances, pages 4-165 and 4-166

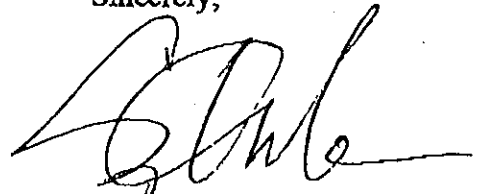
The DEIR wrongfully states that hazardous waste used in construction, such as paint and solvents, is allowed in the Lamb Canyon Landfill. Further, it recommends that any such hazardous waste be directed to the Lamb Canyon Landfill. **NONE** of the County's landfills accepts hazardous waste, including the common household hazardous waste (HHW). Please be advised that **NO** hazardous waste found on the project site or generated from project construction and implementation will be accepted at Riverside County landfills.

The DEIR also indicates that "a Centralized Accumulation Facility (CAF) stores and disposes of HHW at the Lamb Canyon Landfill." This statement is partially correct in that the CAF stores the HHW that is recovered through the County's loadchecking program, but it is incorrect in that the CAF disposes the stored HHW at the Lamb Canyon Landfill. Loadchecking HHW is temporarily consolidated at the CAF and periodically transported away by a licensed hazardous waste hauler to permitted facilities for processing, recycling, and/or disposal, in compliance with Title 22, Section 66262.34 of the California Code of Regulation.

The reference to the Phased Reuse Program at the CAF is superfluous information, because it has no implications to the proposed specific plan.

Thank you for the opportunity to review the DEIR for the specific plan. Should you have any questions regarding the above comments, please call me at (951)486-3283.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sung Key Ma', written over a horizontal line.

Sung Key Ma
Planner

BOWIE, ARNESON, WILES & GIANNONE

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
ATTORNEYS AT LAW

ALEXANDER BOWIE*
JOAN C. ARNESON
WENDY H. WILES*
PATRICIA B. GIANNONE
ROBERT E. ANSLOW
BRIAN W. SMITH
DAWN M. MESSER
PAULA A. SCHAEFER
JEFFREY A. HOSKINSON
EDWARD J. CALDWELL

4920 CAMPUS DRIVE
NEWPORT BEACH, CALIFORNIA 92660
(949) 851-1300

(800) 649-0997
FAX (949) 851-2014

REF OUR FILE

15032.M 2
15036.M 2

*A PROFESSIONAL CORPORATION

August 10, 2004

VIA FACSIMILE: (951) 683-1144
AND U.S. MAIL

W.W. "Bud" Miller
Atkinson, Andelson, Loya, Ruud & Romo
3612 Mission Inn Avenue, Upper Level
Riverside, CA, 92501

Re: CEQA Issues Related to Proposed Transfer of Territory from Perris School Districts to Corona-Norco Unified School District (Gavilan Hills Project)

Dear Mr. Miller:

This letter is sent to you, in your capacity as legal counsel for the Riverside County Committee on School District Organization ("County Committee"), to follow-up on my discussions with Ms. Terry Roberts, Director of the State Clearinghouse, Office of Planning and Research ("OPR"). Ms. Roberts and I discussed, primarily, compliance of the proposed transfer of territory from the Perris Union High School District ("PUHSD") and the Perris Elementary School District ("PESD") to the Corona-Norco Unified School District ("Proposed Transfer") with requirements of the California Environmental Quality Act ("CEQA").

As you are aware, on behalf of PUHSD and PESD (collectively, the "Perris Districts"), we requested that the OPR determine the appropriate lead agency with respect to the Proposed Transfer, based on our belief that the Proposed Transfer is an element of, and must be analyzed for environmental impacts in conjunction with, the overall Gavilan Hills development project ("Gavilan Hills Project"). Ms. Roberts spoke to Sharen Topham of the Riverside County Office of Education ("RCOE"), and OPR now has sent a letter explaining OPR's position on these matters. We understand that you have received a copy of OPR's letter. As discussed below, we believe that the County Committee should not consider the Proposed Transfer until the County of Riverside completes environmental proceedings for the Gavilan Hills Project that address the Proposed Transfer.

BAW&G/BWS/99895

BOWIE, ARNESON, WILES & GIANNONE

W.W. "Bud" Miller
Atkinson, Andelson, Loya, Ruud & Romo
August 10, 2004
Page 2

Based on its letter, we understand OPR's position, in part, to be that the lead agency question is not ripe for determination, as applicable regulations provide that the OPR may issue a determination only if two public agencies are both asserting lead agency status for a project. In this case, the County of Riverside has not asserted that it, rather than the County Committee, is the appropriate lead agency. Therefore, Ms. Roberts believes that, technically, the OPR may not issue a determination as to the lead agency for the Proposed Transfer.

First, we question whether the County even had the opportunity to dispute the lead agency status with respect to the Proposed Transfer, because Ms. Roberts told me that she spoke this past Friday to Ron Goldman, Assistant Planning Director for the County Planning Department, and he apparently said that the County wasn't even aware of the Proposed Transfer. How could the County dispute the lead agency status when it did not even know of the Proposed Transfer? Moreover, the California courts already have rejected OPR's conclusion that two public agencies must claim lead agency status in order for a dispute to exist. The California Supreme Court determined in *Bozung v. Local Agency Formation Commission of Ventura County* (13 Cal.3d 263) that a taxpayer could challenge the lead agency designation despite there being no "dispute" between two public agencies. In addition, the Court of Appeal determined in *City of Redding v. Shasta County Local Agency Formation Commission* (209 Cal.App.3d 1169) that a city could challenge the lead agency designation between two entirely separate public agencies. (See enclosed memorandum.) Please note that Public Resources Code Section 21165 provides that "any public agency" may request a determination as to the appropriate lead agency, not solely those public agencies asserting lead agency status. The language of Public Resources Code Section 21165 in no way requires that a dispute as to the appropriate lead agency be limited to two potential lead agencies. OPR may not restrict statutory authority (in this case, for *any public agency* to seek a determination) by promulgating more restrictive regulations such as 14 California Code of Regulations Section 16012.

However, OPR did note that the negative declaration that RCOE prepared for the Proposed Transfer contains the statement that the Proposed Transfer is intended to conform the school district boundaries to the boundaries of the Gavilan Hills specific plan. OPR went on to say that if the Proposed Transfer is an element of the Gavilan Hills Project, "then it would seem premature to approve the transfer in advance of the approval of the specific plan." The language used by OPR might suggest that the County Committee has no jurisdiction over the Proposed Transfer until the specific plan is approved. Clearly that's not the case, and we are not challenging the County Committee's authority to rule on the Proposed Transfer. However, the OPR's statement should be viewed as suggesting that the County Committee's decision on the Proposed Transfer may need to be deferred until the CEQA analysis of the Gavilan Hills Project has been completed.

BOWIE, ARNESON, WILES & GIANNONE

W.W. "Bud" Miller
Atkinson, Andelson, Loya, Ruud & Romo
August 10, 2004
Page 3

We believe that the Proposed Transfer must be analyzed as an integral element of the CEQA proceedings for the Gavilan Hills Project. Education Code Section 35700 provides that an owner of uninhabited land may not even request a transfer of territory from one school district to another unless the owner has applied for approvals to develop that property. Thus, the Legislature perceives a clear connection between a proposal to transfer uninhabited land and the development of that land, clear enough to make applying for development approvals a condition for requesting a transfer of territory. It doesn't matter that the developer could otherwise proceed with the Gavilan Hills Project without approval of the proposed transfer. What is important is that the developer requested the proposed transfer and it is an element of the Gavilan Hills Project, with potentially significant environmental impacts that will go unaddressed if the County Committee approves the negative declaration during its hearing tomorrow, August 11, 2004.

It should be noted that the threshold for requiring analysis under CEQA is relatively low. To paraphrase, essentially, if there is a "fair argument" that there might be a significant environmental impact, the lead agency must conduct an environmental analysis, even if there is contradictory evidence that there might not be any environmental impact. The Proposed Transfer, if approved, arguably could lead to significant environmental impacts that would not be addressed in the County Planning Department's separate EIR for the Gavilan Hills Project, for instance because it requires traffic circulation patterns different from what would occur if the territory remained in the Perris Districts, including different school bus routes. Arguably, because of development trends in the area, there may be future requests for transfer of territory, leading to a cumulative effect from the chipping away of the Perris Districts' and other school district's boundaries. There may be other impacts resulting from approval of the Proposed Transfer that would be revealed by a thorough environmental analysis in compliance with CEQA.

For those reasons, the negative declaration in this case, which is without supporting facts, is not sufficient analysis of the Proposed Transfer. The negative declaration cannot simply conclude that, because this is uninhabited land, there will be no adverse environmental effects resulting from the Proposed Transfer. Approval of the negative declaration would be a case of "piecemealing," which, as you likely know, would be a violation of CEQA requirements. (Public Resources Code § 21003, CEQA Guidelines § 15003.)

Thus, we believe that the Proposed Transfer is an element of the overall Gavilan Hills Project, and that the CEQA proceedings for the Gavilan Hills Project pending with the County of Riverside must include consideration of the Proposed Transfer. Such environmental analysis must be completed by the County prior to any consideration of the Proposed Transfer by the County Committee. Education Code Section 35706 provides that the County Committee must

BOWIE, ARNESON, WILES & GIANNONE

W.W. "Bud" Miller
Atkinson, Andelson, Loya, Ruud & Romo
August 10, 2004
Page 4

approve or disapprove a petition for transfer of territory within 120 days after commencement of the first public hearings on such transfer. Therefore, we believe that the County Committee must disapprove of the Proposed Transfer based on the failure to comply with CEQA requirements. The possibility exists, of course, that the developer of the Gavilan Hills Project could resubmit a petition for transfer subsequent to completion of an appropriate environmental analysis by the County of Riverside, necessarily including consideration of the Proposed Transfer.

We respectfully request your consideration of the comments herein and that you discuss these points with the County Committee. We also request that this correspondence be entered into the record of the County Committee's proceedings for the Proposed Transfer. Please contact me if you have any questions or comments, or if you would like to discuss the foregoing matters.

Very truly yours,

BOWIE, ARNESON, WILES
& GIANNONE

By



Brian W. Smith

BWS/ad
Enclosure

cc: Dr. David Long, RCOE
Dr. Jock Fisher, RCOE
Sharen Topham, RCOE
Terry Roberts, OPR
Katherine Laufenberger, Riverside County Planning Department
Dennis Murray, PUHSD
Emmanuelle Reynolds, PUHSD
Edward Agundez, PESD
William Gagner, PESD

BOWIE, ARNESON, WILES & GIANNONE

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
ATTORNEYS AT LAW

ALEXANDER BOWIE*
JOAN C. ARNESON
WENDY H. WILES*
PATRICIA B. GIANNONE
ROBERT E. ANSLOW
BRIAN W. SMITH
DAWN M. MESSER
PAULA A. SCHAEFER
JEFFREY A. HOSKINSON
EDWARD J. CALDWELL

4920 CAMPUS DRIVE
NEWPORT BEACH, CALIFORNIA 92660
(949) 851-1300

(800) 649-0997
FAX (949) 851-2014

HRP OUR FILE

MEMORANDUM

*A PROFESSIONAL CORPORATION

TO: Brian Smith **FILE NO:** 15032.M2
15036.M2

FROM: Dawn Messer *DM*

DATE: August 10, 2004

RE: Designation of Lead Agency by Office of Planning and Research

Issue

We have requested that the Office of Planning and Research ("OPR") designate the appropriate lead agency for the Proposed Transfer, which is a part of the Gavilan Hills Project. OPR has taken the position that it may only make the determination as to the appropriate lead agency when two public agencies are both asserting lead agency status for a project.

Applicable Law

Public Resources Code Section 21165 provides that "In the event that a dispute arises as to which is the lead agency, any public agency, or in the case of a project described in subdivision (c) of Section 21065, the applicant for such project, may submit the question to the OPR, and the OPR shall designate, within 21 days of receiving such request, the lead agency, giving due consideration to the capacity of such agency to adequately fulfill the requirements of this division." (Emphasis added.) (See also CEQA Guidelines Section 15053.)

California Code of Regulations ("CCR"), Title 14, Section 16012 defines a dispute as "a contested, active difference of opinion between two or more public agencies as to which shall prepare environmental documents. A dispute exists where each such public agency claims that it either has or does not have the obligation to prepare such environmental documents."

Brief Analysis

Using OPR's rationale, questions as to the determination of the lead agency could only be made under two scenarios: (1) each of the disputing public agencies are claiming to be the lead agency; or (2) each of the disputing public agencies are claiming that the other is a lead agency and not itself. Logically, if the Public Resources Code Section 21165 only contemplated that

BOWIE, ARNESON, WILES & GIANNONE

Brian Smith
August 10, 2004
Page 2

there had to be a difference of opinion between only those public agencies contesting the lead agency designation, it seems to be only those disputing agencies would be able to submit the question to OPR. Instead, the applicable section allows any public agency (or applicant) to submit the question, as opposed to allowing only disputing public agencies to submit the lead agency determination question to OPR.

The logical conclusion that Public Resources Code Section 21165 considers that there need not be a dispute only between those public agencies in order for OPR to consider the lead agency issue is further substantiated in the California Supreme Court of Bozung v. Local Agency Formation Commission of Ventura County (1975) 13 Cal.3d 263. In that case, the court noted that "[S]ection 21165 makes it clear that disputes concerning the identity of the lead agency are not to be resolved by one agency looking the other way and the other designating itself; rather they are to be submitted to the Office of Planning and Research which 'shall designate the lead agency' which shall prepare the EIR." (*Id.* at 286.) In that case, it was a taxpayer that challenged the lead agency designation involving the city of Camarillo and a Local Agency Formation Commission though neither of the public agencies disputed such designation. (*Id.* at 282-286.) (See also *City of Redding v. Shasta County Local Agency Formation Commission* (1989) 209 Cal.App.3d 1169, 1175 involving a challenge by the city of Redding as to the lead agency designation between the city of Anderson and a Local Agency Formation Commission whereby the court references Public Resources Code Section 21165.) This is essentially the case here, whereby the County Committee has designated itself as the lead agency for the Proposed Transfer, and the County of Riverside has not been given the opportunity to either designate itself as the lead agency nor dispute the County Committee acting as lead agency for the Proposed Transfer. The case of Bozung makes it clear that this is the type of situation which is categorized as a "dispute" and should be resolved by OPR. Moreover, from a policy standpoint, it would seem that further litigation could be avoided if the OPR were to take a more proactive role in designating the proper lead agency in these situations rather than limiting itself in only certain scenarios involving disputing agencies.



CORONA-NORCO UNIFIED SCHOOL DISTRICT
 2820 CLARK AVENUE • NORCO, CALIFORNIA 92860-1903
 TELEPHONE: (909) 736-5000 • <http://www.cnusd.k12.ca.us>

Lee V. Pellard
 Superintendent
 Tel.: (909) 736-5010 / Fax: (909) 736-5015

David M. LaVelle
 Deputy Superintendent
 Human Resources
 Tel.: (909) 736-5060 / Fax: (909) 736-5077

Anita LaVelle
 Assistant Superintendent
 Curriculum and Instruction
 Tel.: (909) 736-5060 / Fax: (909) 736-5027

Thomas R. Pike
 Assistant Superintendent
 Student Services
 Tel.: (909) 736-5111 / Fax: (909) 736-5172

Ted E. Rozzi
 Assistant Superintendent
 Facilities
 Tel.: (909) 736-5045 / Fax: (909) 736-5047

Dale Saugstad
 Assistant Superintendent
 Business Services
 Tel.: (909) 736-5020 / Fax: (909) 736-5055

January 14, 2004

County of Riverside Planning Department
 4080 Lemon Street,
 Riverside, CA 92502

Attention: **Brian Hardy**
 Project Planner

RE: Specific Plan 308 -- Gavilan Hills Residential Development Project

Dear Mr. Hardy:

The Corona-Norco Unified School District (the "District") has received a Notice of Preparation for the Project indicated above and I have met with Lake Matthews Associates, LLC, to discuss the placement of a school within the Project to serve students in grades K-8. The District supports the current Land Use Plan submittal, which provides a 12.0 acre school site. The proposed site and adjacent 3.8 acre park site appear well located to meet the educational and recreational needs of this new community.

With County approval of the proposed Land Use Plan and school site, the District would finalize negotiations with the Lake Matthews Associates LLC to build an elementary/middle school within the Project that would meet the needs of all District students in grades K-8 living in the Lake Matthews area.

If you need any further information from the District, please call my office at 909-736-5045.

Respectfully,


TED E. ROZZI
 Assistant Superintendent, Facilities

c: **Jennifer Hoberman, Lake Matthews Associates LLC**

Board of Education

Bill Hedrick

Maggie Little

Sharon R. Marilhez

Cathy L. Sciortino

Pat A. Scott



ACTION TOWARD EXCELLENCE



CORONA-NORCO UNIFIED SCHOOL DISTRICT
 2820 CLARK AVENUE • NORCO, CALIFORNIA 92860-1903
 TELEPHONE: (909) 736-5000 • <http://www.cnusd.k12.ca.us>

Lee V. Pollard
 Superintendent
 Tel.: (909) 736-5010 / Fax: (909) 736-5015

David M. LaVelle
 Deputy Superintendent
 Human Resources
 Tel.: (909) 736-5080 / Fax: (909) 736-5077

Anita LaVelle
 Assistant Superintendent
 Curriculum and Instruction
 Tel.: (909) 736-5080 / Fax: (909) 736-5087

Thomas R. Pike
 Assistant Superintendent
 Student Services
 Tel.: (909) 736-5111 / Fax: (909) 736-5172

Ted E. Rozzi
 Assistant Superintendent
 Facilities
 Tel.: (909) 736-5045 / Fax: (909) 736-5047

Dale Saugstad
 Assistant Superintendent
 Business Services
 Tel.: (909) 736-5020 / Fax: (909) 736-5055

January 14, 2004

Perris Union High School District
 1455 East Fourth Street
 Perris, CA 92570

Attn: Emmanuelle Reynolds
 Business Manager

RE: Reorganization of School District Boundaries for Gavilan Hills Project

Dear Mr. Reynolds:

The Corona-Norco Unified School District ("CNUSD") has been approached by Lake Matthews Associates LLC, proponents of the Gavilan Hills West Development Project ("Project"), to construct a possible K-8 elementary/middle school within the planned 600-unit Project at the northwest corner of Gavilan Road and Lake Matthews Drive. Currently, 74% of the Project lies within CNUSD and 26% within the Perris School District and the Perris Union High School District attendance areas. CNUSD would support a reorganization of school district boundaries in this area to allow the entire project to attend school within the Corona-Norco Unified School District. Please see the attached map indicating the location of the Project and existing school district boundaries. The crosshatched portion is the area under consideration for reorganization.

Currently, the Project landowners are in the process of filing a petition with the Riverside County Office of Education for school district boundary reorganization. Approximate distances to the nearest existing schools within the Perris School District and Perris Union High School District would indicate 7.25 road miles to Good Hope Elementary School, 10.11 road miles to Pinacate Middle School and 12.81 road miles to Perris High School. With a K-8 elementary/middle school within the Project and CNUSD, students in grades 9-12 would only require bus transportation to Santiago High School, approximately 13.5 road miles from the Project.

I would appreciate the opportunity to discuss the Project and possible school district boundary reorganization with the appropriate school district representative at your convenience.

Thank you for your consideration of this issue.

Respectfully,


 TED E. ROZZI
 Assistant Superintendent, Facilities

c: Jennifer Hoberman, Lake Matthews Associates LLC

Board of Education

Bill Hedrick

Maggie Little

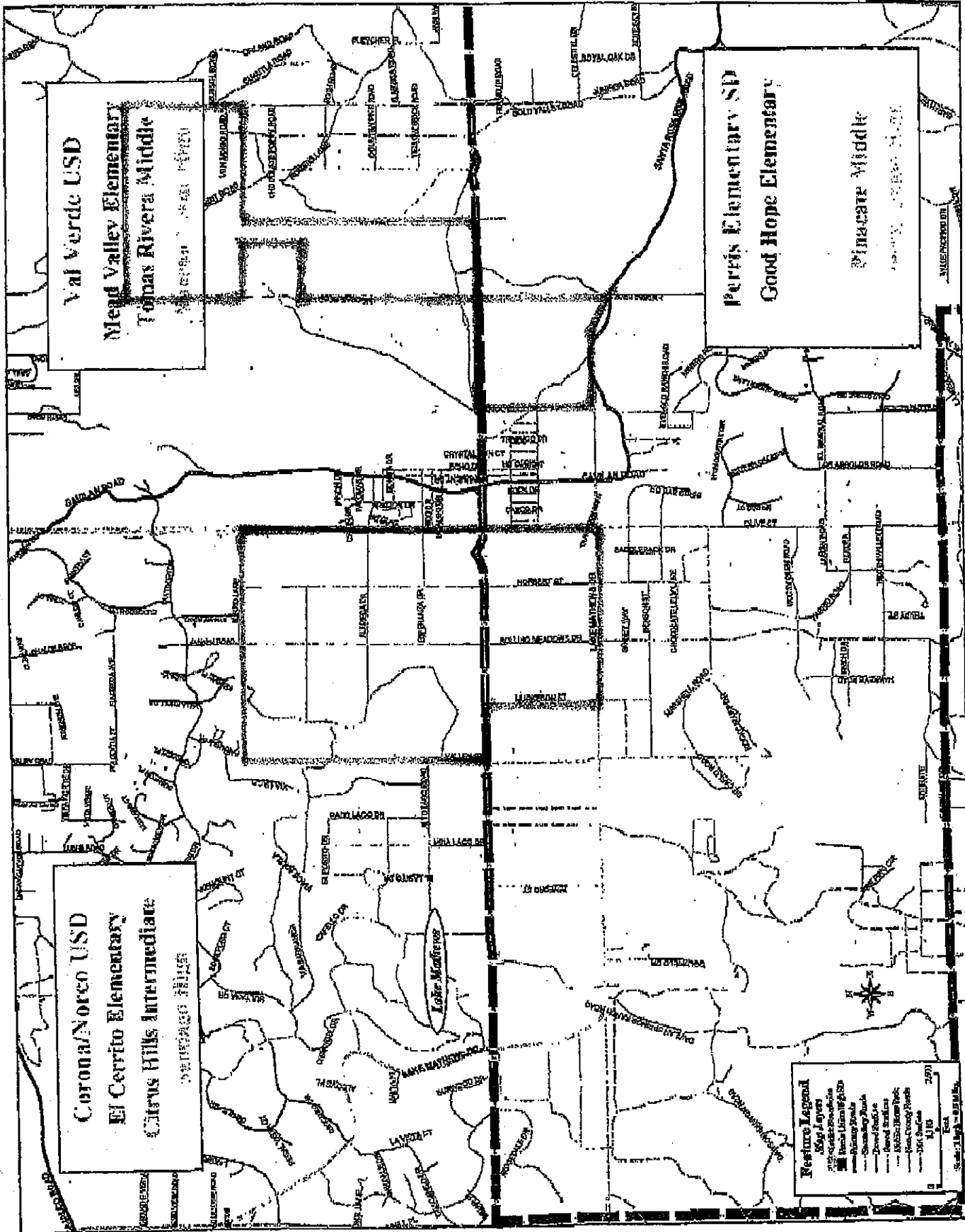
Sharon R. Martinez

Cathy L. Scortino

Pat A. Scott



ACTING SUPERINTENDENT
 ACTION TOWARD EXCELLENCE



2004 © American
 Geographic, Inc. All Rights Reserved.
 Printed in the USA. All other marks and
 names are the property of their respective owners.



CORONA-NORCO UNIFIED SCHOOL DISTRICT
 2820 CLARK AVENUE • NORCO, CALIFORNIA 92860-1903
 TELEPHONE: (909) 736-5000 • <http://www.cnused.k12.ca.us>

Lee V. Feltard
 Superintendent
 Tel.: (909) 736-5010 / Fax: (909) 736-5015

David M. LaVelle
 Deputy Superintendent
 Human Resources
 Tel.: (909) 736-5080 / Fax: (909) 736-5077

Anita LaVelle
 Assistant Superintendent
 Curriculum and Instruction
 Tel.: (909) 736-5080 / Fax: (909) 736-5087

Thomas R. Pike
 Assistant Superintendent
 Student Services
 Tel.: (909) 736-5111 / Fax: (909) 736-5172

Ted E. Rozzi
 Assistant Superintendent
 Facilities
 Tel.: (909) 736-5045 / Fax: (909) 736-5047

Dale Baugstad
 Assistant Superintendent
 Business Services
 Tel.: (909) 736-5020 / Fax: (909) 736-5056

January 14, 2004

Perris School District
 143 East First Street
 Perris, CA 92570

Attn: William Gagner, Jr., Director
 Administrative Services and Operations

RE: Reorganization of School District Boundaries for Gavilan Hills Project

Dear Mr. Gagner:

The Corona-Norco Unified School District ("CNUSD") has been approached by Lake Matthews Associates LLC, proponents of the Gavilan Hills West Development Project ("Project"), to construct a possible K-8 elementary/middle school within the planned 600-unit Project at the northwest corner of Gavilan Road and Lake Matthews Drive. Currently, 74% of the Project lies within CNUSD and 26% within the Perris School District and the Perris Union High School District attendance areas. CNUSD would support a reorganization of school district boundaries in this area to allow the entire project to attend school within the Corona-Norco Unified School District. Please see the attached map indicating the location of the Project and existing school district boundaries. The crosshatched portion is the area under consideration for reorganization.

Currently, the Project landowners are in the process of filing a petition with the Riverside County Office of Education for school district boundary reorganization. Approximate distances to the nearest existing schools within the Perris School District and Perris Union High School District would indicate 7.25 road miles to Good Hope Elementary School, 10.11 road miles to Pinacate Middle School and 12.81 road miles to Perris High School. With a K-8 elementary/middle school within the Project and CNUSD, students in grades 9-12 would only require bus transportation to Santiago High School, approximately 13.5 road miles from the Project.

I would appreciate the opportunity to discuss the Project and possible school district boundary reorganization with the appropriate school district representative at your convenience.

Thank you for your consideration of this issue.

Respectfully,

TED E. ROZZI
 Assistant Superintendent, Facilities

c: Jennifer Hoberman, Lake Matthews Associates LLC

Board of Education

Sharon R. Martinez Bill Hedrick Cathy L. Scortino Maggie Little Pat A. Scott



ACTION TOWARD EXCELLENCE

Corona/Norco USD
El Cerrito Elementary
Citrus Hills Intermediate
Santiago High

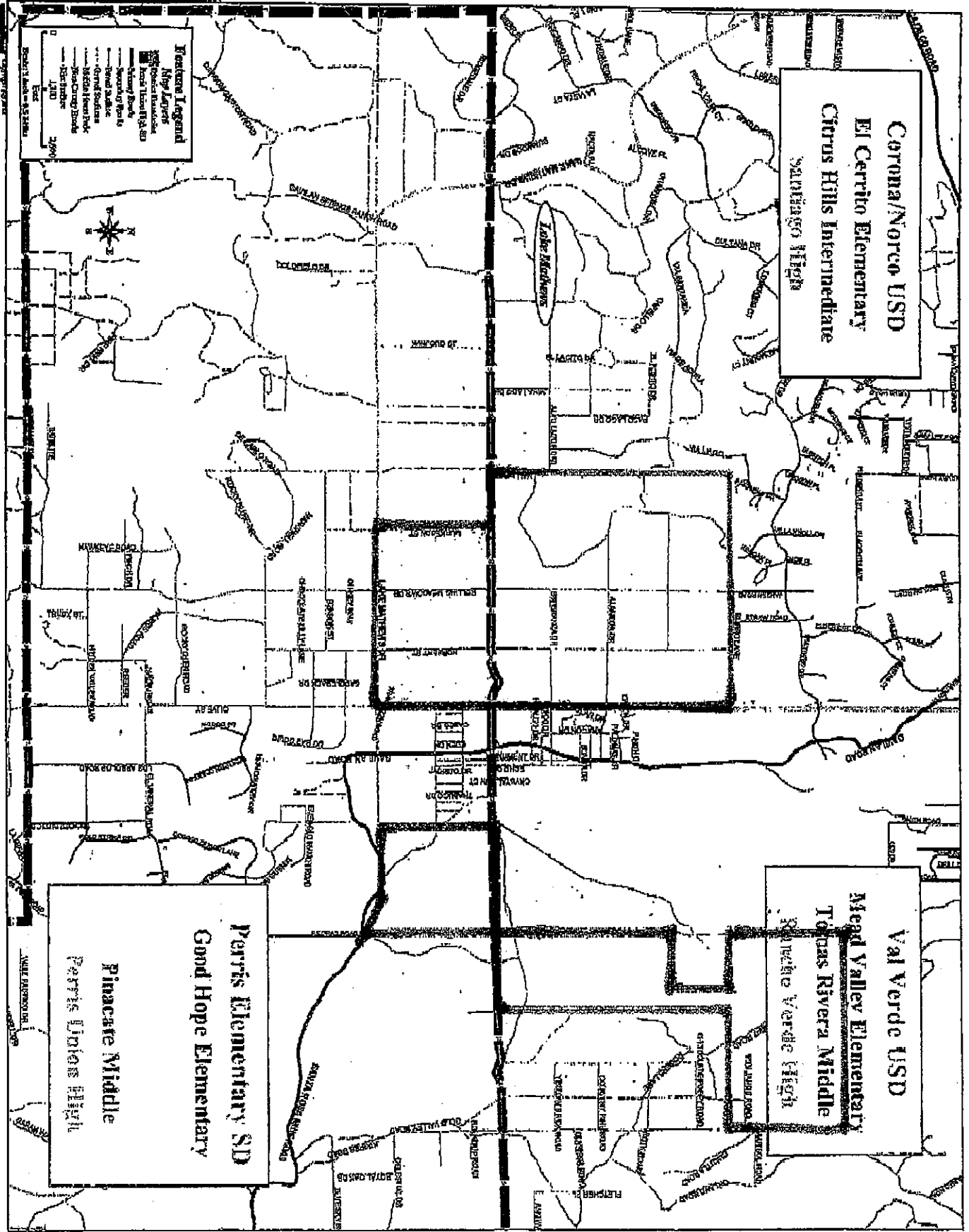
Val Verde USD
Alfred Valley Elementary
Thomas Rivera Middle
Santiago Verde High

Perris Elementary SD
Good Hope Elementary
Pinacate Middle
Perris Union High

Boundary Legend

- Highway
- County Boundary
- City Boundary
- County Road
- State Road
- Local Road
- Water
- Other

Scale: 1 inch = 1 mile



Map prepared by
 417 4th Street
 Perris, CA 92570
 Phone: 951-251-1111
 Fax: 951-251-1112
 Email: info@perris.k12.ca.us

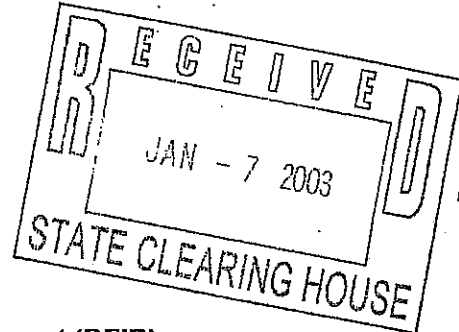
DEPARTMENT OF FISH AND GAME<http://www.dfg.ca.gov>

ern Sierra-Inland Deserts Region
 4755 Bird Farm Rd.
 Chino Hills, California 91709
 Phone (909) 597-4144
 Fax (909) 597-0067



January 3, 2003

Mr. Chris Stamps
 Riverside County Planning Department
 4080 Lemon Street, 9th Floor
 P.O. Box 1409
 Riverside, CA 92502-1409



Clear
 1-2-03
 Cate
 e

Re: Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)
 Specific Plan No. 308, Amendment No. 1 (Gavilan Hills Specific Plan)
 SCH # 2002121026

Dear Mr. Stamps:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project with regards to impacts to biological resources for the proposed Gavilan Hills Specific Plan project. The proposed project is to amend the approved 879.5-acre Gavilan Hills Specific Plan by removing the 27-hole golf course and replacing with the 644 residential lots with one acre minimum lot size on 780 acres. The remaining acreage of the specific plan site will consist of 78.80 acres of open space, 12 acres for a school site, 6.6 acres for a park, and 4.0 acres used for major roads. The proposed project site is located north of Lake Mathews Drive, west of Olive Street, south of Multiview Drive and east of Zeno Street, in the Lake Mathews Zoning Area of unincorporated Riverside County, California.

The Department is responding as a Trustee Agency for fish and wildlife resources [Fish and Game Code sections 711.7 and 1802 and the California Environmental Quality Act Guidelines (CEQA) section 15386] and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines section 15381).

A review of records from the California Natural Diversity Database and other area resources indicate that the following sensitive species and habitat types occur in the project vicinity and may be affected by the proposed project: Quino checkerspot butterfly (*Euphydryas editha quino*), California gnatcatcher (*Polioptila californica californica*), least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), white-tailed kite (*Elanus leucurus*), bald eagle (*Haliaeetus leucocephalus*), burrowing owl (*Athene cunicularia*), Cooper's hawk (*Accipiter cooperii*), long-eared owl (*Asio otus*), Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), San Diego desert woodrat (*Neotoma lepida intermedia*), Stephens' kangaroo rat (*Dodecahema leptoceras*), orange-throated whiptail (*Cnemidophorus hyperythrus*), San Diego homed lizard (*Phrynosoma coronatum blainvillei*), northern red-diamond rattlesnake (*Crotalus ruber ruber*), rosy boa (*Lichanura trivirgata*), western spadefoot (*Scaphiopus hammondi*), southwestern pond turtle (*Clemmys marmorata pallida*), Munz's onion (*Allium munzii*), Pary's spineflower (*Chorizanthe parryi* var. *parryi*), long-spined spineflower (*Chorizanthe polygonoides* var. *longispina*), chaparral sand-verbena (*Abronia villosa* var. *aurita*), round-leaved filaree (*Erodium macrophyllum*), many-stemmed dudleya (*Dudleya multicaulis*), smooth farplant (*Centromadia pungens* ssp. *laevis*), and habitats including Riversidean sage scrub, southern coast live oak riparian forest, southern riparian forest, southern sycamore alder riparian woodland, southern cottonwood willow riparian forest, and southern willow scrub. The Department recommends that the potential direct and indirect impacts to the above-mentioned species be analyzed in the DEIR.

NOP DEIR Gavilan Hills Specific Plan - SCH # 2002121026

January 3, 2003

Page 2 of 5

This particular project has the potential to have significant environmental impacts on sensitive fauna resources, including State and/or Federally listed threatened or endangered species. Therefore, critical aspects of the DEIR should include an alternatives analysis which focuses on environmental resources and measures to avoid, minimize, and compensate for impacts identified as significant. To enable Department staff to adequately review and comment on the proposed project, we suggest that updated biological studies be conducted prior to any environmental or discretionary approvals. The following information should be included in any focused biological report or supplemental environmental report:

1. A complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and sensitive species and sensitive habitats.
 - a. Conduct an updated (within the last 2 years) general biological study of the site to determine if any sensitive species or habitat (including, but not limited to, those mentioned above) may be potentially impacted by the proposed project. A complete assessment of sensitive fish, wildlife, reptile, and amphibian species should be included in the DEIR. Seasonal variations in use of the project area should also be addressed.
 - b. If appropriate habitat for any listed species occurs on the site, have a qualified biologist conduct focused surveys according to U.S. Fish and Wildlife Service (USFWS) and/or Department protocol.
 - c. Have a qualified botanist conduct a focused rare plant survey during the appropriate time of year following USFWS and/or Department protocols.
 - d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
 - e. If any listed species will potentially be impacted by the proposed project, consultation with the Department and/or the USFWS will be required to establish appropriate mitigation measures to avoid, minimize, or compensate for impacts. An incidental take permit may be required pursuant to Fish and Game Code Section 2080 *et seq* and/or Section 7 or 10 of the Federal Endangered Species Act (ESA). Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to listed species. Please refer to Item 4 below for more detailed information regarding compliance with the California Endangered Species Act (CESA).
 - f. The Department requests that impacts to State- and Federally-listed species and potential avoidance, alternative and mitigation measures be addressed in the CEQA document and not solely in subsequent negotiations between the applicant and the agencies.
2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts.
 - a. CEQA Guidelines, 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
 - b. Project impacts should be analyzed relative to their effects on off-site habitats. Specifically, this should include nearby river, streams, or lakes located downstream of the project, public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of

NOP DEIR Gavilan Hills Specific Plan - SCH # 2002121026

January 3, 2003

Page 3 of 5

wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided.

- c. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
 - d. A cumulative effects analysis should be developed as described under CEQA Guidelines, 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
 - e. The DEIR should include an analysis of the effect that the project may have on completion and implementation of regional and/or subregional conservation programs. Under 2800-2840 of the Fish and Game Code, the Department, through the Natural Communities Conservation Planning (NCCP) program is coordinating with local jurisdictions, landowners, and the Federal Government to preserve local and regional biological diversity. Coastal sage scrub is the first natural community to be planned for under the NCCP program. The Department recommends that the lead agency ensure that the development of this, and other proposed projects, does not preclude long-term preserve planning options and projects conform with other requirements of the NCCP program. Jurisdictions participating in the NCCP should assess specific projects for consistency with the NCCP Conservation Guidelines.
3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.
- a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Off-site compensation for unavoidable impacts through acquisition and protection of high-quality habitat elsewhere should be addressed.
 - b. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts.
 - c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.
4. A California Endangered Species Act (CESA) Incidental Take Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit. For these reasons, the Department recommends including the following information.

NOP DEIR Gavilan Hills Specific Plan - SCH # 2002121026

January 3, 2003

Page 4 of 5

- a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.
 - b. A Mitigation Agreement and Mitigation Plan, approved by the Department, are required for plants listed as rare under the Native Plant Protection Act.
5. The Department opposes the elimination of watercourses and/or their channelization or conversion to subsurface drains. All wetlands and watercourses, whether intermittent or perennial, should be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations.
- a. Under Section 1600 *et seq.* of the Fish and Game Code, the Department requires the project applicant to notify the Department of any activity that will divert, obstruct or change the natural flow or the bed, channel, or bank (which includes associated riparian resources) of a river, stream, or lake, or use material from a streambed prior to the applicant's commencement of the activity. Streams include, but are not limited to, intermittent and ephemeral streams, rivers, creeks, dry washes, sloughs, blue-line streams, and watercourses with subsurface flow. The Department's issuance of a Lake and Streambed Alteration Agreement for a project that is subject to CEQA will require CEQA compliance actions by the Department as a responsible agency. The Department, as a responsible agency under CEQA, may consider the local jurisdiction's (lead agency) Negative Declaration or EIR for the project. However, if the CEQA document does not fully identify potential impacts to lakes, streams, and associated resources (including, but not limited to, riparian and alluvial fan sage scrub habitat) and provide adequate avoidance, mitigation, monitoring and reporting commitments, additional CEQA documentation will be required prior to execution (signing) of the Streambed Alteration Agreement. In order to avoid delays or repetition of the CEQA process, potential impacts to a lake or stream, as well as avoidance and mitigation measures need to be discussed within this CEQA document. The Department recommends the following measures to avoid subsequent CEQA documentation and project delays.
 - (1) Incorporate all information regarding impacts to lakes, streams and associated habitat within the DEIR. Information that needs to be included within this document includes: (a) a delineation of lakes, streams, and associated habitat that will be directly or indirectly impacted by the proposed project; (b) details on the biological resources (flora and fauna) associated with the lakes and/or streams; (c) identification of the presence or absence of sensitive plants, animals, or natural communities; (d) a discussion of environmental alternatives; (e) a discussion of avoidance measures to reduce project impacts; and (f) a discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance. The applicant and lead agency should keep in mind that the State also has a policy of no net loss of wetlands.
 - (2) Include in the DEIR a discussion of potential adverse impacts from any increased runoff, sedimentation, soil erosion, and/or urban pollutants on streams and watercourses on or near the project site, with mitigation measures proposed to alleviate such impacts must be included.
 - (3) The Department recommends that the project applicant and/or lead agency consult with the Department to discuss potential project impacts and avoidance and mitigation measures. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. Pre-project meetings are held every week at the Department's Chino Hills office. To schedule a pre-project meeting or to obtain a Streambed Alteration Agreement Notification package, please call (562) 590-5880.

NOP DEIR Gavilan Hills Specific Plan - SCH # 2002121026

January 3, 2003

Page 5 of 5

Thank you for this opportunity to comment. Questions regarding this letter and further coordination on these issues should be directed to Ms. Leslie MacNair, Staff Environmental Scientist, at (949) 458-1754.

Sincerely,

A handwritten signature in cursive script that reads "Leslie MacNair".

for
Jeff Drongesen
Senior Environmental Scientist
Habitat Conservation Planning

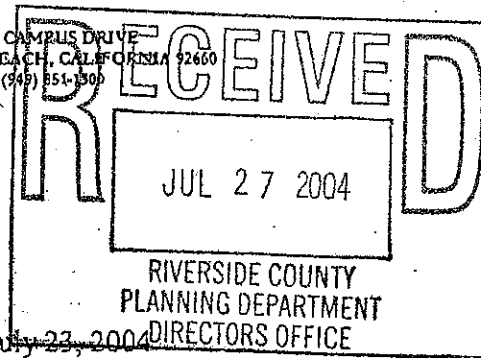
cc: Doreen Stadtlander, USFWS, Carlsbad
State Clearinghouse, Sacramento .

BOWIE, ARNESON, WILES & GIANNONEA PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
ATTORNEYS AT LAW

ALEXANDER BOWIE*
JOAN C. ARNESON
WENDY H. WILES*
PATRICIA B. GIANNONE
ROBERT E. ANSLOW
BRIAN W. SMITH
DAWN M. MESSER
PAULA A. SCHAEFER
JEFFREY A. HOSKINSON
EDWARD J. CALDWELL

A PROFESSIONAL CORPORATION

4920 CAMERUS DRIVE
NEWPORT BEACH, CALIFORNIA 92660
(949) 851-1300



(800) 649-0997
FAX (949) 851-2014

REF. OUR FILE

15032.M2
15036.M2

July 23, 2004

VIA FACSIMILE (909) 826-6363
AND U.S. MAIL

Riverside County Committee on School District Organization
c/o Ms. Sharen Topham
Riverside County Office of Education
3939 Thirteenth Street
Riverside, CA 92501

Re: Comments on Proposed Negative Declaration for Proposed Territory Transfer from Perris Elementary School District and Perris Union High School District to Corona-Norco Unified School District; Specific Plan 308

Dear Committee Members:

On behalf of the Perris Union High School District ("PUHSD") and the Perris Elementary School District ("PESD") (collectively referred to as the "Perris Districts"), we submit these initial comments in response to proposed approval on August 11, 2004, by the Riverside County Committee on School District Organization ("County Committee") of the "Negative Declaration" for the proposed transfer of territory from the Perris Districts to the Corona-Norco Unified School District ("CNUSD"). We also respectfully request that this correspondence be entered into the record of the proceedings for the Proposed Transfer.

As you are aware, Lake Matthews Associates, LLC ("Developer") is seeking approval from the County of Riverside ("County") for development of the "Gavilan Hills Project," which straddles the boundary between the Perris Districts and CNUSD. The Gavilan Hills Project involves the proposed development of approximately 230 acres and construction of approximately 174 homes on territory within the Perris Districts that the County Committee is considering transferring to CNUSD ("Proposed Transfer"). The sole purpose of the Proposed Transfer is to accommodate the Developer's belief that it will promote a sense of community identity by having students all living in the Gavilan Hills Project attend the same school district.

BOWIE, ARNESON, WILES & GIANNONE

Ms. Sharen Topham
Riverside County Office of Education
July 23, 2004
Page 2

The environmental analysis conducted for the proposed transfer that has resulted in the Negative Declaration is not adequate and fails to comply with the requirements of the California Environmental Quality Act ("CEQA") based on the following general reasons, which are further detailed below:

- The Proposed Transfer is a non-severable component of the Gavilan Hills Project.
- The County of Riverside Planning Department ("County Planning Department") is the appropriate "Lead Agency" for the Proposed Transfer, not the County Committee.
- The Initial Study contains conclusory statements without any evidence to support its conclusion that the Proposed Transfer will not have a significant effect on the environment.
- The County Committee failed to consult with either PUHSD or PESD with respect to the CEQA analysis on the Proposed Transfer or seek their recommendations in determining whether a Negative Declaration or an Environmental Impact Report ("EIR") should be prepared.
- Substantial evidence suggests that the Proposed Transfer will have significant effects on the environment.
- The County Committee is or will be essentially prejudging CEQA by: (1) scheduling approval of the proposed Negative Declaration on the same date it intends to approve the Proposed Transfer; and (2) approving the Proposed Transfer before the EIR is completed for the Gavilan Hills Project.
- The County Committee failed to consider feasible alternatives in violation of CEQA.

The Perris Districts respectfully request, therefore, that the County Committee deny approval of the Proposed Transfer, until such time as the County Planning Department completes the appropriate analysis of the adverse environmental impacts of the Proposed Transfer in accordance with the requirements of CEQA. In this regard, the Perris Districts submit the following concerns regarding the proposed Negative Declaration:

1. **The Proposed Transfer Cannot Be Severed From the Gavilan Hills Project**

Environmental review pursuant to CEQA must be undertaken for any "Project" subject to discretionary approval of a public agency. Pursuant to CEQA, a "Project" is, "the whole of an action, which has a potential for resulting in either a direct physical change in the environment,

BOWIE, ARNESON, WILES & GIANNONE

Ms. Sharen Topham
Riverside County Office of Education
July 23, 2004
Page 3

or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines § 15378.) Environmental review pursuant to CEQA cannot be undertaken on a "piecemeal basis". (Public Resources Code § 21003; See also CEQA Guidelines § 15003.)

Here, it is clear that the Proposed Transfer must be addressed as part of the CEQA review undertaken for the Gavilan Hills Project by the County Planning Department and County Committee should deny approval in this matter, without prejudice, until the County Planning Department completes analysis of the Proposed Transfer as part of the EIR for the Gavilan Hills Project. The splitting of the "whole of this action" into two separate CEQA review processes will render the environmental analysis performed for both the Proposed Transfer and the Gavilan Hills Project inadequate and will be subject to CEQA challenge. (CEQA Guidelines § 21003.) The Developer's sole stated reason for requesting approval of the Proposed Transfer is the Developer's desire to facilitate a unified sense of community for all residents of the Gavilan Hills Project by having all students living in the community attend schools in the same school district. As the sole purpose of the Proposed Transfer is to accommodate the Gavilan Hills Project, as presently proposed, the Proposed Transfer would not be necessary without the Gavilan Hills Project. As a result, the Gavilan Hills Project cannot be completed without first resolving the issue of what school district will provide school facilities for students generated by the Gavilan Hills Project.

These facts demonstrate that the Proposed Transfer is an integrated, non-severable component of the Gavilan Hills Project. The CEQA Guidelines state that public agencies should integrate the requirements of CEQA, so that all the environmental review procedures run concurrently rather than consecutively. (CEQA Guidelines § 21003(a).) Although the County Committee is attempting to prepare a Negative Declaration and separate out the Proposed Transfer from the Gavilan Hills Project, the Gavilan Hills Project as presently proposed, is, at a minimum, a reasonably foreseeable future consequence of the Proposed Transfer, and thus the Proposed Transfer must be analyzed and addressed as part of the environmental review process for the Gavilan Hills Project. The County Planning Department currently is proceeding with preparation of an EIR for the Gavilan Hills Project. Clearly, the EIR for the Gavilan Hills Project will be deficient if it does not analyze the environmental impact associated with the Proposed Transfer.

Any attempt to address the CEQA issues raised by the Proposed Transfer separately from the Gavilan Hills Project would be piecemealing in violation of CEQA. As discussed, the "whole of the action" contemplated by the Proposed Transfer includes the Gavilan Hills Project. As the Proposed Transfer does not consider the environmental consequences of the Gavilan Hills Project as part of the CEQA analysis, County Committee may not approve the Negative Declaration during its meeting on August 11, 2004.

BOWIE, ARNESON, WILES & GIANNONE

Ms. Sharen Topham
Riverside County Office of Education
July 23, 2004
Page 4

2. The County Committee is Not the Lead Agency

The County Committee proposes to act as the Lead Agency for the Proposed Transfer and has undertaken the preparation of the pending Negative Declaration. However, the County Committee is not the appropriate Lead Agency. Pursuant to CEQA Guidelines Section 15051 (b)(1), the Lead Agency is usually the agency with general governmental powers, such as the County Planning Department, rather than an agency with a single limited purpose, such as the County Committee in this instance. The Perris Districts believe the County Planning Department is the appropriate Lead Agency because it, as the general land use approval agency, is the proponent of the "whole of the action", the Proposed Transfer as part of the Gavilan Hills Project. In accordance with CEQA Guideline Section 15051, the County Planning Department is the appropriate Lead Agency because it is the first agency to take any action on this encompassing project by circulating a Notice of Preparation of the Draft EIR for the Gavilan Hills Project in May of 2003.

By considering approval of the overall Gavilan Hills Project, it is the County Planning Department that has initiated the Proposed Transfer, because it is part of the Gavilan Hills Project. The Gavilan Hills Project includes the preparation and consideration of a proposed approval of a general plan amendment ("GPA") and concurrent change in zoning ("Zone Change") for the acres covered by the Proposed Transfer. Thus, the County Committee improperly designated itself as the appropriate Lead Agency for the Proposed Transfer.

3. Deficiencies Within the Initial Study

The purpose of an initial study is to determine whether a project may have a significant effect on the environment. (CEQA Guidelines § 15063(a).) An initial study is supposed to "document reasons to support the finding" that the project under review will not have a significant effect on the environment. (CEQA Guidelines §15071 (d).) As will be further discussed herein, the Initial Study for the Proposed Transfer is legally defective as a result of its lack of supporting evidence to substantiate the conclusory statements made in determining that there are no significant environmental impacts. As the County Committee could not have made the determination that there are no significant impacts to warrant the preparation of the proposed Negative Declaration based on the inadequacies of Initial Study, the County Committee may not approve the Proposed Transfer prior to completion of a proper CEQA analysis.

Pursuant to CEQA Guidelines § 15063(d), the Initial Study is fatally flawed in that the project description does not describe the exact location, size or scope of the Proposed Transfer or its potential effects on the environment. Moreover, the checklist for the Initial Study is both bare and conclusory. The sparsity of the checklist is evidenced by the responses indicating "No Impact." The Initial Study was improperly completed by the County Committee as it presents conclusory statements without any evidence to support its conclusion that the Proposed Transfer

BOWIE, ARNESON, WILES & GIANNONE

Ms. Sharen Topham
Riverside County Office of Education
July 23, 2004
Page 5

will not have a significant effect on the environment. Although there are comments attached to the checklist for the Initial Study, these are very generalized and there are no references to the information on which these conclusions were based. This is insufficient to support the County Committee's findings contained within the Initial Study.

California Court decisions interpret CEQA as requiring persons or agencies completing an initial study to support their conclusions as to the questions imposed in the checklist portion of initial studies. In *Citizens Association for Sensible Development of Bishop Area v. County of Inyo* (1985) 172 Cal.App.3d 151, for example, the Court of Appeal held that, although the use of a checklist is permissible, an initial study must also "disclose the data or evidence upon which the person(s) conducting the study relied. Mere conclusions simply provide no vehicle for judicial review." (See also *Sundstrum v. Mendocino* (1998) 202 Cal.App.3d 296 invalidating a bare checklist due to the lack of environmental analysis.) Here, the County Committee impermissibly made findings in the Initial Study without any CEQA analysis. And, as discussed, the Proposed Transfer cannot be analyzed without examining it in the context of the Gavilan Hills Project. Based on the bareness of the responses in the Initial Study, it is clear that the County Committee did not conduct any meaningful environmental analysis of the Proposed Transfer.

The California Supreme Court in *Gentry v. City of Murrieta* (1995) 36 Cal.App.4th 1359 considered at length the adequacy of an initial study prepared for a challenged residential development. With respect to the analysis in the initial study in that case, the Court determined that the document failed to cite any evidence supporting the conclusion that there would not be any adverse effects from the project. (*Id.* at 1379.) In fact, according to the Court, it did not appear that staff, in preparing the initial study, relied on any relevant studies or reports, or consulted with any agencies with expertise in these subjects. (*Id.* at 1379-1380.) Here, similarly, there is no reference to supporting evidence on which the "No Impact" findings are based. The County Committee's failure to refer to any documentation in the Initial Study means that it had no basis for making any findings to substantiate the proposed Negative Declaration.

Thus, the County Committee's reliance on a minimalist checklist, without any meaningful analysis, violates CEQA. If the County Committee approves the proposed Negative Declaration, it will be subject to legal challenge and would likely be invalidated based on CEQA case law.

4. **The County Committee Failed to Consult With the Perris Districts in Preparing the Initial Study.**

When preparing an Initial Study, CEQA Guidelines § 15063(g) mandates that a Lead Agency consult with all agencies affected by a project in order to obtain recommendations by such agencies as to whether a Negative Declaration or an EIR should be prepared. As indicated in the Initial Study, the Proposed Transfer is intended to change the boundary lines of the Perris

BOWIE, ARNESON, WILES & GIANNONE

Ms. Sharen Topham
Riverside County Office of Education
July 23, 2004
Page 6

Districts and CNUSD. Therefore, the Proposed Transfer will affect PUHSD, PESD and CNUSD. Although there were public hearings in each of the school districts as to the approval of the Proposed Transfer, the County Committee did not consult with PUHSD or PESD with respect to the CEQA analysis on the Proposed Transfer or seek their recommendations in determining whether a Negative Declaration or an EIR should be prepared.

Accordingly, apart from deficiencies within the content of the Initial Study described above, the proposed Negative Declaration should not be approved because the County Committee failed to properly comply with CEQA Guidelines § 15063(g).

5. *The Proposed Transfer Has the Potential of Causing a Significant Effect on the Environment.*

A Lead Agency's decision in determining whether a project may have a significant effect on the environment must be based on substantial evidence in light of the whole record. (CEQA Guidelines § 15064(a).) The CEQA Guidelines define "substantial evidence" as "enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached." (CEQA Guidelines § 15384; *See also, Leonoff v. Monterey County Board of Supervisors* (1990) 222 Cal.App.3d 1337, 1348.). This "fair argument" standard is a low threshold to meet. Here, there is clearly substantial evidence to support a fair argument that significant environmental effects may occur as a result of the Proposed Transfer which, as discussed herein, is a part of the larger Gavilan Hills Project. The proposed Negative Declaration erroneously concludes, absent any analysis whatsoever, that the Proposed Transfer would have no effect on school facilities of CNUSD or on CNUSD's ability to provide educational services concurrent with the generation of the additional students resulting from the Gavilan Hills Project. (See Section XIII "Public Services of the Initial Study" checklist.)

During the public hearings on the Proposed Transfer, CNUSD expressed concerns with the impact that will be created on its existing facilities caused by the Gavilan Hills Project. CNUSD indicated at the public hearings that its facilities are currently overcrowded and does not have the capacity to house the students resulting from the Gavilan Hills Project. In order to accommodate the additional students, CNUSD anticipates constructing a new elementary school but will house the high school students in a facility which is already severely overcrowded. The construction of the new school facility alone will likely have an adverse environmental impact, including, but not limited to, traffic, noise and air quality. Moreover, the additional high school students will exacerbate the existing overcrowding at CNUSD's high school facilities thereby causing additional overcrowding, busing and traffic congestion. The likelihood of a delay in the construction of the new elementary school facility will create the same burdens on the existing elementary school facilities as well.

BOWIE, ARNESON, WILES & GIANNONE

Ms. Sharen Topham
Riverside County Office of Education
July 23, 2004
Page 7

Based on the foregoing, the Proposed Transfer clearly will have some effect on the physical environment due to the size and scope of the Gavilan Hills Project, the corresponding number of students it will generate, and the impact that this number of students will have on the need for the new elementary school facility, bussing, and other support services.

The County Committee also fails to consider that the Proposed Transfer will have environmental effects beyond just a change in school district boundaries. Apart from a shift in the boundary line, students will potentially be traveling in a different direction to get to schools in CNUSD rather than the Perris Districts. In the Initial Study, the County Committee indicated that there is "No Impact" whatsoever on transportation or traffic even though it was noted in the comments to the Initial Study that traffic would flow in the opposite direction. However, there is no analysis as to how this change in traffic patterns could effect the environment. Therefore, the County Committee must address environmental impacts associated with the proposed change in the students' traveling route, which could potentially include, but in no way be limited to, traffic and an increase in both noise level and air quality.

As the Initial Study and proposed Negative Declaration do not consider these potentially significant environmental effects, the County Committee has not properly conducted CEQA analysis. Therefore, the County Committee cannot approve the Negative Declaration or consider approval of the Proposed Transfer during its hearing on August 11, 2004.

6. *The County Committee is Prejudging CEQA*

A Negative Declaration can only be prepared when there is no substantial evidence that a project may cause a significant effect on the environment. (CEQA Guidelines §§ 15062(2) and 15070.) However, when there is substantial evidence that a project may have a significant effect on the environment, such as in this case, an EIR must be prepared. (Public Resources Code § 21082.2; CEQA Guidelines § 15064(a).)

As discussed, the Initial Study and the proposed Negative Declaration fail to address environmental effects associated with the Proposed Transfer as part of the non-severable component of the Gavilan Hills Project, despite evidence establishing that adverse environmental effects are likely to occur. Even assuming County Committee were an appropriate Lead Agency, it would be required to prepare an EIR for the Proposed Transfer in order to comply with CEQA. The County Committee essentially is or will be prejudging CEQA by: (1) scheduling approval of the proposed Negative Declaration on the same date it intends to approve the Proposed Transfer; and (2) approving the Proposed Transfer before the EIR is completed for the Gavilan Hills Project.

BOWIE, ARNESON, WILES & GIANNONE

Ms. Sharen Topham
Riverside County Office of Education
July 23, 2004
Page 8

First, as explained during the April 29, 2004, public hearings, when the County Committee scheduled the date on which it intended to approve the Proposed Transfer, it did not allow sufficient time for the preparation and circulation of an EIR for public comments prior to such approval in the event the initial study determined that significant environmental effects may occur. The scheduling of approval of the Proposed Transfer within 120 days of the public hearings did not allow for the gathering of information and analysis necessitated for an EIR or for circulation of the EIR for the statutory 45 day public comment period and possible recirculation of an EIR based on such public comments. (CEQA Guidelines §§ 15120-15132; 15105; 15088; 15088.5.)

Second, as discussed herein, the environmental effects of the Proposed Transfer must be considered as part of the overall Gavilan Hills Project. (Public Resources Code Section 21003.) The County Committee may not approve the Proposed Transfer when, ultimately it has the effect of resulting in foreseeable environmental consequences created by the Gavilan Hills Project, including construction of new school facilities and exacerbation of current overcrowding conditions at the CNUSD. At the public hearings, the Developer acknowledged that it is in the process of preparing an EIR for the Gavilan Hills Project, which would also encompass the impacts on CNUSD as a result of the additional students generated by the Gavilan Hills Project. County Committee approval of the Proposed Transfer absent an appropriate analysis in the County Planning Department of the environmental effects thereof, including of the additional students in the Gavilan Hills Project, would be a violation of CEQA.

7. **The County Committee Failed to Consider Alternatives**

The County Committee may not approve the Proposed Transfer when there is a feasible alternative, such as that proposed by the Perris Districts, that would avoid and/or lessen any environmental impacts. (Public Resources Code § 21002.) As explained to the County Committee during the public hearings, both PESD and PUHSD currently have existing capacity within their school facilities to accommodate the additional students if the Gavilan Hills Project was transferred entirely within the boundaries of the Perris Districts. However, as pointed out at the public hearings, CNUSD's existing capacity cannot accommodate the students generated by the Gavilan Hills Project. As noted, CNUSD would have to construct a new elementary school and would likely apply for additional state funding to house the additional high school students in its existing facilities. Therefore, transferring the entire Gavilan Hills Project to the Perris Districts, rather than CNUSD, would not create overcrowding or necessitate additional state funding. Moreover, PUHSD is in the process of constructing an additional high school facility which could assist in accommodating the anticipated student growth resulting from the Gavilan Hills Project and other development in that area.

BOWIE, ARNESON, WILES & GIANNONE

Ms. Sharen Topham
Riverside County Office of Education
July 23, 2004
Page 9

As the transfer of the Gavilan Hills Project to the Perris Districts would facilitate the Developer's desire to create a unified community within the Gavilan Hills Project, we urge the County Committee to consider this as a feasible alternative to the Proposed Transfer ("Alternative Proposal") which would be beneficial to all parties and would ensure that the County Committee does not violate the requirements of CEQA. As discussed in further detail in our separate correspondence to the County Committee, the alternative Proposal would also assure that all conditions to transfer of territory as set forth in Education Code Section 35753(a) are "substantially met," something that cannot be achieved by the Proposed Transfer. The Alternative Proposal is entirely feasible and the Perris Districts are committed to working with the Developer to accommodate students created by the Gavilan Hills Project. Accordingly, based on the above discussed feasible alternatives, the Proposed Transfer cannot be approved under CEQA.

The Perris Districts respectfully request that the County Committee take no action on the defective proposed Negative Declaration and that it deny approval of the Proposed Transfer based on the foregoing reasons establishing failure to properly conduct CEQA analysis.

Very truly yours,

BOWIE, ARNESON,
WILES & GIANNONE

By: 

Dawn M. Messer

DMM/ad

cc: Dr. David Long
Dr. Jock Fisher
Ron Goldman, Riverside County Planning Department
Dennis Murray, PUHSD
Emmanuelle Reynolds, PUHSD
Edward Agundez, PESD
William Gagner, PESD
W. W. "Bud" Miller



John V. Rossi
General Manager

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. Al Lopez
Division 5

January 30, 2009

Mr. Greg Dellenbach
Riverside County Department of Environmental Health
P.O. Box 1206
Riverside, CA 92502-1206

WATER AVAILABILITY

TENTATIVE TRACT 31554 – GAVILAN HILLS ESTATES

WESTERN'S GRID #53034, 54034, 55034, 56034, 53035, 54035, 55035 & 56035
ID-4, T4S, R5W, SECTION 23, 26
465 EDUs

TTM 31554 is located in Western's retail service area and eligible to receive domestic water service upon payment of all applicable fees and charges. The owner and/or developer should contact Western's Engineering Department to establish the exact facility or other improvements needed for the project. The applicant should be prepared to provide the following information:

- Water and sewer plans
- Irrigation and landscaping needs
- Fire protection requirements.
- Grading and street improvement plans

Western's review and approval is required prior to issuing construction permits.

Depending on the size, occupancy, or water requirements of the project, additional studies including but not limited to: 1) a Water Supply Assessment as stipulated in California Water Code §10910 *et. seq.*, and/or 2) distribution system hydraulic analysis (modeling) may be required of the applicant prior to approving service. Please note that additional fees are associated with these tasks.

Water supply for the subject parcel originates in northern California and is transported to the region via the State Water Supply Project. It is then treated for domestic service at the Metropolitan Water District of Southern California's (MWD) Henry J. Mills Water Treatment Plant. Western purchases the treated water from MWD and provides retail domestic water service to customers within its service area.

Water service is contingent upon prompt payment of all charges as specified in the current ordinance (*An Ordinance of the Board of Directors of Western Municipal Water District of Riverside County Setting Rules and Regulations Governing Water Service and Water Users and Establishing and Reaffirming Rates and Charges for Water Service*). Charges that may be assessed prior to water meter installation and service include but are not limited to:

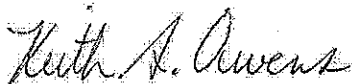
- Added Facilities Charges (AFC)
- Participation in existing or proposed water pipelines
- Distribution System Fees (DSF)
- Meter assembly cost
- Billing deposit

If other substantial development occurs first, it may then be necessary to construct additional pumping plants, storage tanks, and transmission waterlines in order to deliver sufficient water to the subject parcel.

Western's retail water facilities are intended for normal domestic use only and will be sufficient in quality and quantity for this purpose. Western cannot issue a guarantee of water availability for fire protection as Western does not operate a fire protection district.

All requirements referred to in this letter are subject to change without notice. This "Will Serve" letter shall remain in effect for twelve months; any improvements not completed within that period shall require reevaluation.

Should you have any questions regarding this matter, please contact Development Services at 951-789-5000.



Keith G. Owens, P.E.
Engineering Department

KGO/

Att: Map
cc: John Rossi
Joe Bernosky
Alfred Lafave Watt Communities 2716 Ocean Park Blvd #2025 Santa Monica, CA. 90405

EIR453: Notice of Completion Response Matrix

Date	Agency	Contact Person	Address
11/10/2008	Resident	Bill Weiss	Not Provided
11/10/2008	Resident	Cindy Ferry	16115 Rocky Bluff Road, Gavilan Hills, CA 92570
11/10/2008	Resident	Laurie	Not Provided
11/17/2008	Morongo Band of Mission Indians	Franklin Dancy	49750 Seminole Drive, Cabazon, CA 92230
11/19/2008	Soboba Band of Luiseno Indians	Joseph Ontiveros	P.O. Box 487, San Jacinto, CA 92581
11/24/2008	City of Chino Hills	Zai Abu Baker	14000 City Center Drive, Chino Hills, CA 91709
12/15/2008	Co. of Riverside, Geology Dept.	Dave Jones	4080 Lemon Street, 9th floor, Riverside, CA 92501
12/16/2008	CA Regional Water Quality Control Board	Adam Fischer	3737 Main Street, Suite 500, Riverside, CA 92501
12/18/2008	Department of Conservation	Dan Otis	801 K Street, MS-18-01, Sacramento, CA 95814
12/18/2008	Riverside Co. Waste Management Dept.	Ryan Ross	14310 Frederick Street, Moreno Valley, CA 92553
12/18/2008	City of Riverside	Doug Darnell	3900 Main Street, Riverside, CA 92522
12/18/2008	Pechanga Indian Reservation	Laura Miranda	P.O. Box 1477, Temecula, CA 92593
12/19/2008	Co. of Riverside, Transportation Dept.	Kevin Tsang	4080 Lemon Street, 8th floor, Riverside, CA 92501
12/19/2008	Southern California Edison	Louis Davis	1351 E. Francis Street, Ontario, CA 91761
12/19/2008	Western Municipal Water District	Joe Bernosky	P.O. Box 5286, Riverside, CA 92508



Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

January 2, 2009

Ms. Nicole Berumen
Project Planner
County of Riverside
4080 Lemon Street, 9th Floor
Riverside, California 92502
nberumen@rctlma.org

NOTICE OF COMPLETION FOR A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE SPECIFIC PLAN 308 AMENDMENT NO. 1; GENERAL PLAN AMENDMENT NO. 00662, CHANGE OF ZONE NO. 06730, AND TENTATIVE TRACT MAP NO. 31554 PROJECT, LAKE MATHEWS, RIVERSIDE COUNTY (SCH#2007041067)

Dear Ms. Berumen:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Completion for an Environmental Impact Report (EIR) and Initial Study/Environmental Checklist Form for the above-mentioned project. The following project description is stated in your EIR document. Executive Summary: Specifically, the Project proposes: The GAVILAN HILLS ESTATES Specific Plan No. 308, Amendment No. 1 proposes the development of 457 single-family detached homes, an elementary school site, recreational amenities, and open spaceland uses on a total of 1,301.0 acres. DTSC's comments have been addressed.

DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

Ms. Nicole Berumen
January 2, 2009
Page 2 of 2

If you have any questions regarding this letter, please contact Ms. Teresa Hom, Project Manager, at thom@dtsc.ca.gov or by phone at (714) 484-5477.

Sincerely,



Greg Holmes
Unit Chief
Brownfields and Environmental Restoration Program - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov.

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
1001 I Street, 22nd Floor, M.S. 22-2
Sacramento, California 95814
gmoskat@dtsc.ca.gov

CEQA#2380



STATE OF CALIFORNIA

GOVERNOR'S OFFICE of PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT



ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

December 23, 2008

Nicole Berumen
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Gavilan Hills Specific Plan No308, Amendment No1, General Plan Amendment No662, Change of Zone No6730, Tentative Tract Map No31554, Environmental Impact Report No453
SCH#: 2007041067

Dear Nicole Berumen:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on December 19, 2008, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts
Director, State Clearinghouse

Enclosures
cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2007041067
Project Title Gavilan Hills Specific Plan No308,Amendment No1,General Plan Amendment No662,Change of Zone
Lead Agency No6730,Tentative Tract Map No31554,Environmental Impact Report No453
Riverside County

Type	EIR	Draft EIR
Description	<p>The Project site is 1,301.0 acres. Project sponsor, Watt Communities, has submitted applications for Specific Plan No. 308, Amendment No. 1 (SP308A1), General Plan Amendment No. 00662 (GPA0062), Change of Zone No. 06730 (CZ06730), and Tentative Tract Map No. 31554, to Riverside County. SPA308A1 proposes provides for 457 single-family residential units covering 598.2 acres (1-acre minimum lot size), a 18.1-acre school site, 66.1 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 397.9 acres of open space, 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.9 acres devoted to on-site public roads. GPA662 proposes to provide for the addition of 423.7 acres to the eastern boundary of the Gavilan Hills Specific Plan No. 308. The proposed Amendment also would amend Table 3 of the LMWAP to change the description of SP 308 from "Gavilan Hills Golf Course" to "Gavilan Hills Estates" and would modify LMWAP Figure 4, Policy Areas, to reflect the revised boundaries of Specific Plan No. 308. CZ6730 proposes to redesignate the site from "Residential Agricultural (R-A-2)," "Residential Agricultural (R-A-5)," and "Residential Agricultural (R-A-10)," to "Adopted Specific Plan 308 (SP 308)" for the 423.7-acre area proposed to be added to the Gavilan Hills Specific Plan, and to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP 308 boundaries. The Change of Zone (CZ 6730) also is intended to apply zoning and development standards to the 423.7-acre parcel that is proposed to be added to the SP boundary under SP308A1. TR31554 proposes to implement the land uses proposed by Amendment No. 1 to the Gavilan Hills Specific Plan (SP 308). The tentative tract map proposes 457 residential lots with a minimum lot size of one (1) acre, 15 open space lots totaling 188.23 acres, one (1) park site totaling 68.2 acres, and one (1) school site totaling 18.1 acres.</p>	

**Document Details Report
State Clearinghouse Data Base**

Lead Agency Contact

Name Nicole Berumen
Agency Riverside County Planning Department
Phone (951) 955-0545 **Fax**
email
Address 4080 Lemon Street, 9th Floor
P.O. Box 1409
City Riverside **State** CA **Zip** 92502-1409

Project Location

County Riverside
City
Region
Lat / Long 34° 48' 00.7" N / 117° 21' 32.6" W
Cross Streets North of Lake Mathews Drive, west of Olive Street, and South of Multiview Drive
Parcel No. 287-210-034through040,287-220-001,289-210-006through010,321-160-050through052,321-150-025t
Township hru027
4S **Range** 4W **Section** 23/26 **Base** San Bern

Proximity to:

Highways I-15
Airports No
Railways No
Waterways Lake Mathews
Schools El Cerrito Middle School/Cenntenial
Land Use

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Fiscal Impacts; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Soil Erosion/Compaction/Grading; Solid Waste; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Other Issues

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Game, Region 6; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Office of Emergency Services; Regional Water Quality Control Board, Region 8; Department of Toxic Substances Control

Date Received 11/05/2008 **Start of Review** 11/05/2008 **End of Review** 12/19/2008

COLORADO RIVER BOARD OF CALIFORNIA

770 FAIRMONT AVENUE, SUITE 100
GLENDALE, CA 91203-1068
(818) 500-1625
(818) 543-4685 FAX



December 22, 2008

Nicole Berumen
Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

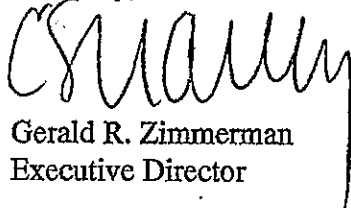
Regarding: Sch# 2007 041 067: Environmental Document Transmittal for a Environmental Impact Report No. 453 for the Gavilan Hills Estates - Specific Plan, General Plan Amendment, Change of Zone and Tentative Tract Map, County of Riverside, California

Ms. Berumen:

The Colorado River Board of California (CRB) received a copy of the associated Environmental Impact Report No. 453 and technical appendices for a Specific Plan No. 308 Amendment No.1, General Plan Amendment No. 00662, Change of Zone No. 06730, and Tentative Tract Map No. 31554 respectively in an unincorporated portion of western Riverside County, California, west of the City of Perris, south of the City of Riverside, and north of the City of Lake Elsinore within the Lake Mathews/Woodcrest Area. At this time, the CRB has determined that it has no comments regarding the proposed project.

If you have any questions, please contact me at (818) 500-1625.

Sincerely,


Gerald R. Zimmerman
Executive Director

cc: State Clearinghouse



4080 Lemon Street, 3rd Floor • Riverside, CA
Mailing Address: P. O. Box 12008 • Riverside, CA 92502-2208
(951) 787-7141 • Fax (951) 787-7920 • www.rctc.org

Riverside County Transportation Commission

May 23, 2007

Jim Phithayanukarn, Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Comments to Specific Plan No. 308 (Gavilan Hills Specific Plan)
Amendment No. 1

Dear Mr. Phithayanukarn:

Thank you for the opportunity to comment on the subject project. The Riverside County Transportation Commission (RCTC) asks that the proposed development project be requested to cooperate and consider plans for future transportation improvements.

RCTC is working with the County of Riverside on the development of the proposed Mid-County Parkway (MCP) project. The close proximity of this project to one of the MCP corridor alternative alignments (Alternative 9) could involve direct conflicts with the proposed roadway alignment as well as noise and access issues. It states in the Notice of Preparation that the project would accommodate a potential future alignment of the MCP by prohibiting development within the potential alignment until such a time that a final determination on the location of the proposed facility is determined. RCTC requests that county and RCTC staff work closely together to evaluate these considerations and to protect any feasible options of the MCP in the final environmental approval for this development project.

Should you have any questions or require additional information, please contact me at (951) 787-7141.

Sincerely,

A handwritten signature in black ink that reads "Cathy Bechtel". The signature is written in a cursive, flowing style.

Cathy Bechtel, Project Development Director
Riverside County Transportation Commission

cc: Farah Korashadi (TLMA)
Mark Massman, Gustavo Quintero (Bechtel)
Charles Landry (Jacobs)
Project Files

From: Robert Olson
To: Basmaciyani, Herman; Phithayanukarn, Jim; Tsang, Kevin
Date: 5/22/2007 4:27:17 PM
Subject: Traffic Study for SP00308A1 and NOP for the EIR for SP00308A1

Jim,

I have reviewed Screencheck #2 for SP00308A1 and it does not appear that a revised traffic study has been prepared for the revised SP since the original study conducted by Urban Crossroads in July 2003. Since the project has a significantly different access plan than that original study, a revised traffic analysis will need to be conducted so revised SP and Tract conditions can be updated. I see there is also a concurrently processed tract project with this (TR31554). Since the conditions in the LMS for the SP and the tract will need to be updated to reflect a new development plan, a more detailed study for that tract may also be required. The applicant should contact Kevin Tsang to prepare a scoping agreement for a revised traffic study.

The traffic study results from the Specific Plan traffic study will be used as mitigation for the EIR, so a revised traffic study will be required. At that time we can determine if a more detailed study may be required to address the specific tract conditions as well.

If a new traffic study has been submitted to Planning, but not forwarded to Transportation please send a copy for our review. If a revised study has not been prepared, please have the applicant contact Transportation so that a traffic study scoping agreement for the amended SP can be completed.

If you have any questions, please contact Kevin Tsang (951-955-6828) or Herman Basmaciyani (951-955-6773).

Thanks...Rob Olson

Robert Olson
Riverside County Transportation Department
4080 Lemon Street
Riverside, CA 92501
P.O. Box 1090
Riverside, CA 92502-1090
951-955-0853
951-955-3164 fax
rkolson@rcttma.org

Riverside County Transportation Commission

December 21, 2008

Nicole Berumen
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Re: Gavilan Hills Estates – Specific Plan No. 308 Amendment No. 1/
DEIR No. 453

Dear Ms. Berumen:

Thank you for providing the Riverside County Transportation Commission (RCTC) with the opportunity to review and comment on the Gavilan Hills Estates (Gavilan Hills) Specific Plan Draft Environmental Impact Report (DEIR) No. 453. We have identified several issues regarding the proposed Specific Plan project and accompanying environmental analysis relative to the proposed Mid County Parkway (MCP) project. Our review is pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq. and California Code of Regulations, Title 14, Section 15000 et seq. [State CEQA Guidelines]). RCTC wishes to work cooperatively with the County to ensure that these concerns are addressed, and submits this comment letter with that goal in mind.

RCTC provided comments to the County on the Notice of Preparation (NOP) issued for the proposed Gavilan Hills project on May 23, 2007. In our letter, we noted that the close proximity of the proposed project to MCP Alternative 9 could involve direct conflicts with the proposed roadway alignment as well as noise and access issues. The NOP states that the proposed project would accommodate a potential future alignment of the MCP by prohibiting development within the potential alignment until such time that a final determination on the location of the proposed facility is determined. RCTC requested at that time that the County and RCTC staff work together to evaluate these considerations and to protect any feasible option of the MCP in the final approval for the proposed development project.

RCTC notes that the proposed Gavilan Hills project includes an area reserved for future MCP right-of-way, identified on the specific Plan as Planning Area 3. The RCTC Commissioners approved identification of Alternative 9 TWS DV as the Locally Preferred Alternative in the MCP Draft Environmental Impact Report/ Environmental Impact Statement (EIR/EIS) on September 12, 2007. The reserved area (Gavilan Hills Planning Area 3) reflects the alignment of RCTC's Locally Preferred Alternative. RCTC thanks the County and the applicant for including the MCP right-of-way reservation in the proposed project.

Also, CEQA requires that a reasonable analysis of the significant cumulative impacts of a proposed project be prepared (Public Resources code Section 21083(b); State CEQA Guidelines Section 15064(h)). While DEIR No. 453 includes a “list” approach to the cumulative projects analysis, the proposed MCP project is not identified as a cumulative project. The MCP should be identified and discussed in the discussion of cumulative impacts that considers “past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency...” (CEQA Guidelines Section 15130 (b). (1)(A)). DEIR No. 453 should consider the impacts associated with the MCP, as disclosed in the MCP DEIR/EIS issued in October 2008, as a component of the Cumulative Impact Assessment.

The CEQA Guidelines [(Section 15130(b)(5)] also state that “a reasonable analysis of the cumulative impacts of the relevant project” be included, and that the EIR “shall examine reasonable, feasible options for mitigating or avoiding the project contribution to any significant cumulative effects.” Inasmuch as the cumulative analysis in DEIR No. 453 excludes the MCP project as a reasonably foreseeable project, an adequate analysis of potential significant cumulative effects has not been provided and the opportunity to identify mitigation or alternatives that would avoid or reduce significant impacts has not been explored. RCTC urges the County to diligently consider and include an analysis of cumulative environmental effects that incorporates the MCP.

Thank you for this opportunity to comment on the proposed Gavilan Hills Specific Plan project and DEIR No. 453. RCTC staff would be pleased to meet with County and applicant representatives to further review our comments and concerns.

Sincerely,



Cathy Bechtel, Project Development Director
Riverside County Transportation Commission

Cc: G. Quintero, S. Keel (Bechtel)
R. McCann (LSA)
S. Henderson (Jacobs Civil Inc.)
Project Files



December 19, 2008

Ms. Nicole Berumen
Project Planner
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502

RE: Draft Environmental Impact Report (DEIR) for Specific Plan No. 308, Amendment
No. 1 Gavilan Hills Estates Specific Plan and Tentative Parcel Map No. 31554

Dear Ms. Berumen:

Southern California Edison (SCE) appreciates the opportunity to review and provide comment on the DEIR for Specific Plan No. 308, Amendment No. 1, Gavilan Hills Estates Specific Plan and Tentative Parcel Map 31554. The project is described in the DEIR as a proposal for a specific plan of land use to develop 457 single-family detached homes, an elementary school site, recreational amenities and open space land uses on a 1,301.0 acre site. The project is stated to be located in the unincorporated area of Gavilan Hills, west of the City of Perris, south of the City of Riverside and north of the City of Lake Elsinore within the Lake Mathews/Woodcrest Area.

SCE's comments regarding the proposed project address electric service provision, the California Public Utilities Commission (CPUC) process for implementing the requirements of the California Environmental Quality Act (CEQA) and the project's potential to impact existing SCE facilities.

Electric Service Provision

SCE is the provider of electricity for this project. This letter is to advise the County of Riverside and the project developer that the electrical loads of this project have been determined to be within the parameters of the projected load growth which SCE is planning to meet in this area.

SCE undertakes expansion and/or modification of its electric systems and infrastructure to serve the load growth of existing customers and new projects. Since SCE's electrical system is provided by a network of facilities (SCE's electrical distribution, transmission, and generation systems), SCE appreciates your notifying us of these development plans in order to assist us in determining the future electrical needs of this area.

If the project is within the projected load growth for this area, SCE is basically stating that the total system demand is expected to continue to increase annually; however, excluding any unforeseen problems, SCE's plans for new distribution resources indicate that our ability to serve all customers' loads within this area are in accordance with SCE's Design Standards, rules and tariffs, and will be adequate for the next ten years. SCE completes all work in accordance with the rules and tariffs as authorized by the CPUC and other governing entities. Any cumulative impacts related to electric service would be addressed through this process.

Please note that although SCE is currently capable of serving project loads, the developer will be responsible for the costs of any new distribution and/or line extension work, per SCE's CPUC-approved tariff Rules 15 and/or 16, and of any relocation of facilities required to accommodate the distribution line and/or service extensions required by SCE to serve the project. In addition, it is essential the developer review and/or discuss with SCE what measures can be taken to assure optimal conservation measures within this project's boundaries that will contribute to the overall energy savings goals of SCE and California.

CPUC CEQA Requirements

Please note, when development plans result in the need to build new or relocate existing SCE electrical facilities that operate at or above 50 kV, the SCE construction may have environmental impacts that could be subject to CEQA review. If the SCE facilities are not adequately addressed in the local agency CEQA review for the larger development project, and CPUC review of the relocated or new electric facilities is required, the CPUC permit process and separate CEQA review could delay approval of the SCE power line portion of the project for up to two years or longer. If, however, the SCE facilities are adequately addressed in the CEQA review for the larger development process, SCE may be able to construct or relocate its related facilities exempt from the CPUC permit requirements under Exemption F of GO 131-D.

Impacts to Existing SCE Facilities

In the event the project impacts SCE facilities or its land related rights, please forward five (5) sets of plans depicting SCE's facilities and associated land rights to the following location:

Transmission Project Management
Southern California Edison Company
300 North Pepper Avenue, Building "B"
Rialto, CA 92376

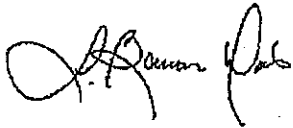
In addition, please be aware, SCE Company rights of ways are purchased for the exclusive use of SCE to operate and maintain its present and future facilities. Any proposed use would be reviewed on a case by case basis by SCE's Operating Department. Approvals or denials will be in writing based upon the maps provided by

the developer. Please forward five (5) sets of plans depicting SCE's facilities and associated land rights to the following location:

Corporate Real Estate
Southern California Edison Company
300 North Pepper Avenue, Building "B"
Rialto, CA 92376

Once again, SCE appreciates reviewing and responding to the DEIR for this project and hopes these comments will assist you in the preparation of the Final EIR. We request a copy of the certified Final EIR for this project in hard copy and CD format when it becomes available. If you have any questions regarding this letter, please do not hesitate to contact me at (909) 930-8446.

Sincerely,

A handwritten signature in black ink, appearing to read "Louis Davis". The signature is stylized and cursive.

Louis Davis
Region Manager
Southern California Edison Company

1351 E. Francis St.
Ontario, CA 91761
(909) 930-8446
FAX: (909) 930-6407
Louis.davis@sce.com



John V. Rossi
General Manager

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. Al Lopez
Division 5

December 19, 2008

Nicole Berumen
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409

**WESTERN MUNICIPAL WATER DISTRICT COMMENTS
GAVILAN HILLS ESTATES SPECIFIC PLAN NO. 308, AMENDMENT NO. 1**

Western Municipal Water District ("Western", or "District") received the Gavilan Hills Estates Specific Plan No. 308, Amendment No. 1 submitted to the District on November 4, 2008 by the Riverside County Planning Department.

In a December 2, 2008 telephone call with you, the District indicated its intent to submit comments regarding *Section 4.15 Utilities and Service Systems, 4.15.3 Impact Analysis, A. Water, Water Supply, and Section 4.1 Land Use and Planning, Water Conservation*. You noted that this telephone conversation constituted initiation of those comments.

As you may know, on December 15, 2008 the U.S. Fish and Wildlife Service issued a new biological opinion involving the delta smelt, which is effective immediately and sets guidelines for pumping operations for the State Water Project and Federal Central Valley Project to ensure the continued existence of delta smelt and its habitat. The biological opinion could impact local water deliveries. The scope of such impacts is unknown, but could be substantial.

Additionally, it appears that the revised Gavilan Hills Estates development as presented in Amendment No. 1 does not constitute a "project" as defined in Water Code §10912(a), and thus would not require preparation of a Water Supply Assessment Report as required under Water Code §10910 *et. Seq.* commonly referred to as SB 610.

To allow sufficient time to review the biological opinion and relevant information published by the California Department of Water Resources regarding potential impact on local water supply issues, Western is requesting a 30-day extension to submit formal written comments regarding the subject project.

Western Municipal Water District Comments
Gavilan Hills Estates Specific Plan No. 308, Amendment No. 1
Page 2 of 2

Please contact me if you have further questions regarding this matter.

Sincerely,



JOSEPH J. BERNOSKY, P.E.
Director of Engineering
Western Municipal Water District

JJB:sc

Cc: Jeffrey Ferre, BB&K
Paeter Garcia, BB&K
John V. Rossi, WMWD
Jeffrey D. Sims, WMWD



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

December 18, 2008

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

RE: Comments on Draft Environmental Impact Report (DEIR) No. 453 for the Gavilan Hills Estates Project

Dear Ms. Berumen:

The Riverside County Waste Management Department (RCWMD) has reviewed the DEIR prepared for the Gavilan Hills Estates Project, located in an unincorporated portion of western Riverside County, west of the City of Perris, south of the City of Riverside, and north of the City of Lake Elsinore, within the Gavilan Hills community.

The RCWMD concurs with the findings and mitigations in the DEIR as it relates to solid waste. The project, as proposed, should not have a significant impact on public facilities and service systems, since there is adequate landfill capacity to accommodate the Project.

Thank you for the allowing us the opportunity to provide comments. Please continue to include the RCWMD in future transmittals. Feel free to call me at (951) 486-3351 if you have any questions regarding the above comment.

Sincerely,

Ryan Ross
Planner IV

PD73597



DEPARTMENT OF CONSERVATION

DIVISION OF LAND RESOURCE PROTECTION

801 K STREET • MS 18-01 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 324-0850 • FAX 916 / 327-3430 • TDD 916 / 324-2666 • WEBSITE conservation.ca.gov

December 18, 2008

VIA FACSIMILE (51) 955-3157

Nicole Berumen, Project Planner
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Dear Ms. Berumen

Subject: Gavilan Hills Estates Draft Environmental Impact Report
(Riverside County) SCH# 2007041067

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Draft Environmental Impact Report (DEIR) for the referenced project. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following comments and recommendations with respect to the project's impacts on agricultural land and resources.

Project Description

The Gavilan Hills Estate Project consists of an amended Specific Plan that proposes single-family detached residential homes, an elementary school site, a reserve/park, a biological reserve, and open space uses. The principal discretionary actions by Riverside County are the adoption of the project's Specific Plan No. 308, Amendment No. 1, General Plan Amendment, approval of a Change of Zone request for the subject property, and approval of Tentative Tract Map No. 31554. The project is located in an unincorporated portion of western Riverside County (County). Approximately 60.2 acres of the western portion of the project site are designated as Farmland of Statewide Importance. Approximately 142.7 acres of the western portion of the project site are designated as Unique Farmland. In addition, approximately 640 acres in the western portion of the project site have been used for active citrus production over the past 35 years. The project site does not contain any lands under Williamson Act contracts. However, according to the DEIR, the project will convert 60.2 acres of Farmland of Statewide Importance and 142.7 acres of Unique Farmland into non-agricultural use. This has been classified as a significant impact. Therefore, the Division recommends that any subsequent California Environmental Quality Act (CEQA) related document address the following item to provide a comprehensive discussion of potential impacts of the project on agricultural land and activities.

Mitigation Measures

The loss of agricultural land represents a permanent reduction in the State's agricultural land resources. As such, the Department recommends the use of agricultural conservation easements on land of at least equal quality and size as partial compensation for the direct

Ms. Nicole Berumen, Project Planner
December 18, 2008
Page 2 of 2

loss of agricultural land. If growth inducing or cumulative agricultural impacts are involved, the Department recommends that this ratio of conservation easements to lost agricultural land be increased. Conservation easements will protect a portion of those remaining land resources and lessen project impacts in accordance with CEQA Guideline §15370. The Department highlights this measure because of its acceptance and use by lead agencies as an appropriate mitigation measure under CEQA and because it follows an established rationale similar to that of wildlife habitat mitigation.

Mitigation via agricultural conservation easements can be implemented by at least two alternative approaches: the outright purchase of easements or the donation of mitigation fees to a local, regional or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural conservation easements. The conversion of agricultural land should be deemed an impact of at least regional significance. Hence the search for replacement lands should be conducted regionally or statewide, and not limited strictly to lands within the project's surrounding area.

Other forms of mitigation may be appropriate for this project, including:

- Directing a mitigation fee to invest in supporting the commercial viability of the remaining agricultural land in the project area, County or region through a mitigation bank that invests in agricultural infrastructure, water supplies, marketing, etc.

The Department also has available a listing of approximately 30 "conservation tools" that have been used to conserve or mitigate project impacts on agricultural land. This compilation report may be requested from the Division at the address or phone number below. General information about agricultural conservation easements, the Williamson Act, and provisions noted above is available on the Department's website or by contacting the Division. The Division's website address is:

<http://www.conservation.ca.gov/dlrp/index.htm>

Of course, the use of conservation easements is only one form of mitigation that should be considered. Any other feasible mitigation measures should also be considered.

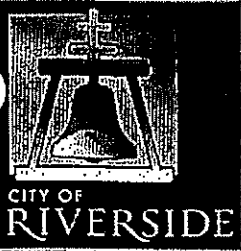
Thank you for giving us the opportunity to comment on this DEIR. If you have questions regarding our comments, or require technical assistance or information on agricultural land conservation, please contact Elliott Lum, Environmental Planner, at 801 K Street, MS 18-01, Sacramento, California 95814; or, phone (916) 324-0869.

Sincerely,



Dan Otis
Program Manager
Williamson Act Program

cc: State Clearinghouse



Community Development
Department
Planning Division

December 18, 2008

Nicole Berumen, Project Planner
Riverside County Planning Department
9th Floor, CAC
P.O. Box 1409
Riverside, CA 92502

Subject: Gavilan Hills Specific Plan 308A1 - Draft Environmental Impact Report (DEIR) - 464 Single-Family Residences on 1,301 Acres

Dear Ms. Berumen:

Thank you for the opportunity to review and comment on the Draft Environmental Impact Report for the Gavilan Hills Specific Plan Amendment. The City is aware that specific plan amendment adds 423.7 acres to the existing specific plan which will include land east of Hartford Springs Reserve that will be maintained in perpetuity as open space, including 200 acres of biological reserve within the City's sphere of influence. The remaining 877 acres west of Hartford Springs will consist of 464 single-family homes, an elementary school, open space, and a passive park. Upon review of the document, City staff offers the following comments:

- Sections of the EIR discussing the City's Sphere of Influence and General Plan land use designations need to be corrected to reflect that the City of Riverside's General Plan 2025 Program was adopted in November of 2007.
- The EIR needs to reflect that roughly 250 acres of the specific plan area (Planning Areas 13 & 14) are within the City's southern Sphere of Influence and that the remaining plan area is located immediately south of the City's Sphere of Influence.
- Further, the document needs to reflect that the City's General Plan designates the City's Sphere area as Agricultural/Rural Residential (maximum one dwelling per 5 acres).
- The City notes that within the City's Sphere area, a General Plan Amendment is proposed to change the current County Estate Residential (RC-EDR) and Rural Mountainous (RM) land use designations to Open Space Conservation and Open Space Rural land use designations. The General Plan Amendment is inconsistent

with the City's General Plan land use designation of Agricultural/Rural Residential (A/RR). City staff has no objections to the proposed general plan amendment and associated rezoning, as these actions do not increase development density and instead serve to preserve open space and facilitate extensive contributions to the MSHCP Reserve System. However, City staff requests that as a condition of approval, the applicant file a General Plan Amendment with the City to change the City land use designation from A/RR to Open Space/Natural Resources (OS). This will serve to achieve consistency between the County and City General Plans and efforts to jointly plan development in unincorporated areas adjacent to cities.

Please send the City copies of all future notices and staff reports for this project. Should you have any questions regarding our comments, please call Doug Darnell, Senior Planner, at 826-5219 or ddarnell@riversideca.gov.

Sincerely,



Ken Gutierrez
Planning Director

c: Ronald Loveridge, Mayor
Riverside City Council Members
Brad Hudson, City Manager
Belinda Graham, Interim Assistant City Manager
Scott Barber, Community Development Director
Bob Buster, County Supervisor, District 1
Ron Goldman, County Planning Director
Lake Mathews Associates, LLC 2716 Ocean Park Blvd. Suite 2025 Santa Monica, CA
90405
T&B Planning Consultants, Inc. 17542 East 17th Street, Suite 100, Tustin, CA
92780



PECHANGA INDIAN RESERVATION

Temecula Band of Luiseño Mission Indians

OFFICE OF THE GENERAL COUNSEL

Post Office Box 1477 • Temecula, CA 92593
Telephone (951) 676-2768 Ext. 2138 Fax (951) 587-8162

General Counsel
John L. Macarro

Deputy General Counsel
James E. Cohen
Laura Y. Miranda

December 18, 2008

Via E-mail and USPS

Ms. Nicole Beruman
Project Planner
Riverside County TLMA
4080 Lemon Street, 9th Floor
Riverside, CA 92502

Re: Pechanga Tribe Comments on the Draft Environmental Impact Report No. 453 for the Gavilan Hills Estates Project, SP 308A1, TTM 31554, GPA 00662, CZ 06730, State Clearinghouse Number 2007041067

Dear Ms. Beruman,

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government, in response to the DEIR for the Gavilan Hills Project dated November 4, 2008. The Pechanga Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"), including adding the Tribe to your distribution list(s) for public notices and public circulation of all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project.

COUNTY OF RIVERSIDE MUST INCLUDE AND CONSULT WITH THE TRIBE IN ITS REVIEW PROCESS

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments such as approval of Specific Plans and EIRs. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the Lead Agency and the Project applicant consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the project effects, as well as generating mitigation measures that take into account tribal interests.

¹ See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

² See California Public Resource Code §5097.9 et seq and Cal. Govt. C. §§ 65351, 65352, 65352.3 and 65352.4.

**LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED PURSUANT
TO
CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4
(SENATE BILL 18 -- TRADITIONAL TRIBAL CULTURAL PLACES LAW)**

As this Project entails a General Plan Amendment and a Specific Plan, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). Such consultation shall be for the purposes of identifying any Native American sacred places and any geographical areas which could potentially yield sacred places, identifying proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). All consultations shall be government-to-government, meaning they shall be directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any such information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. Such information shall not be subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

The Pechanga Tribe has a long history of involvement in this Project since approximately 2002 (see attached comment letters). The Tribe has also been in contact with the Project Applicant and Project archaeologists concerning its concerns with the Project impacts to cultural resources. The Tribe has consistently expressed to the Project Applicant and its representatives and the Lead Agency, the high cultural sensitivity of this geographical area upon which the Project is located.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is culturally affiliated with the geographic area, which comprises the Project property. We have affirmed in numerous correspondences with the County that the Project is located within the Pechanga Tribe's aboriginal territory, as evidenced by the existence of Luiseño place names, rock art, pictographs, petroglyphs, and an extensive Luiseño artifact record within the boundaries and in the vicinity of the Project. Further, the Tribe has been involved with the Project since 2002 and has been the only Tribe to work closely with the County, the Developer and the Project Archaeologist in order to preserve and/or mitigate the culturally significant resources located on the Project. The Tribe has been named the Most Likely Descendent (Cal. Pub. Res. C. §5097.98) on projects in the nearby vicinity of the proposed Project, has been the named consulting tribe on projects in the vicinity, and has specific knowledge of cultural resources and sacred places within/near the proposed Project. Pechanga considers any resources located on this Project property to be Pechanga cultural resources.

The Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Many anthropologists and historians who have presented boundaries of the Luiseño traditional territory have included the Project area in their descriptions (Drucker 1937; Heiser and Whipple 1957; Kroeber 1925; Smith and Freers 1994), and such territory descriptions correspond with what was communicated to the Pechanga people by our elders.

While historic accounts, anthropological and linguistic theories are important in determining traditional Luiseño territory; the Tribe asserts that the most critical sources of information used to define our traditional territories are our songs, creation accounts and oral traditions. Luiseño history originates with the creation of all things at '*éxva Teméeku*, known today as the City of Temecula, and dispersing out

to all corners of creation (what is today known as Luiseño territory). This location is where our Origin Story and ancestral songs say *Tiukumit* (Father Sky) and *Tamácyawut* (Earth Mother) created the world. Their children were known as the first people or *Kaamalam*, which were all the creatures: trees, rocks, fog, deer, bear, birds and humans. It was at Temecula that the first human, *Wuyóot*, lived, fed and taught the people and here that he became sick. Many Luiseño songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs, including Murrieta Hot Springs (*Churúikumukau Sákiwuna*) and those at Lake Elsinore (*iténgvu Wumówmu*), where he died. He was cremated at *'éxva Teméku*. It is our oral creation account that states the Luiseño have always lived in Temecula. The Temecula people, who were evicted and moved to the Pechanga Reservation, are now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe).

Additional songs, called *Monívol*, recount the places and landmarks that were destinations of the Luiseño ancestors. They describe the exact route of the Temecula (Pechanga) people and the landmarks to claim title to places in their migrations throughout Luiseño history (DuBois 1908:110). Other oral accounts describe specific events such as a Temecula village leader killing the evil *Táakvish* (the Luiseño evil spirit) at Elsinore, followed by his cremation in Temescal Canyon, at a village complex we know as *Paxáxva*, near present-day Glen Ivy. Another song recounts the travels of eagle, as he searches for a place where there was no death. His travels begin at Temecula, flying north to San Bernardino, to the east, south, and west through Julian, Cuyamaca, and Palomar, and returning to Temecula (DuBois 1908). These examples illustrate a direct correlation between the oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

Rock art is also an important element in the determination of Luiseño territorial boundaries. Rock art can consist of petroglyphs-incised elements, or pictographs-painted elements. The science of archaeology tells us that places can be described through these rock art elements. Riverside and Northern San Diego Counties are home to red-pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. Gerald Smith and Steve Freers book "Fading Images" describes this style of rock art as being, "Generally associated with late prehistoric and historic Luiseño populations, with extensions into neighboring territories. [This] type site is the major locus of the style, on the San Luis Rey River, San Diego County" (Smith, Freers: 26). The San Luis Rey style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

An additional type of marking, identified by archaeologists also as rock art or petroglyphs, is known as cupules. Throughout Luiseño territory, there are certain types of large boulders, taking the shape of mushrooms or waves, which contain numerous small pecked and ground indentations, or cupules.

We know that cupules occur throughout the world although, throughout Riverside and Northern San Diego Counties, we know that these cupule boulders are located at permanent Luiseño village complexes. According to historian Constance DuBois:

When the people scattered from Ekvo Temeko, Temecula, they were very powerful. When they got to a place, they would sing a song to make water come there, and would call that place theirs; or they would scoop out a hollow in a rock with their hands to have that for their mark as a claim upon the land. The different parties of people had their own

PECHANGA INDIAN RESERVATION

Temecula Band of Luiseño Mission Indians

marks. For instance, Albañas's ancestors had theirs, and Lucario's people had theirs, and their own songs of Munival to tell how they traveled from Temecula, of the spots where they stopped and about the different places they claimed (1908:158).

Additionally, numerous ethnographers make mention of the fact that the Luiseño were highly territorial, and that territories were marked and jealously guarded. Trespassing was cause for conflict and at times outright warfare between groups. The young were taught never to trespass on the land of others in pursuit of game or the gathering of food without permission (Sparkman 1908:190).

Our songs and stories, as well as academic works and recorded archaeological/cultural sites, demonstrate that the Luiseño people who occupied the Project area are ancestors of the present-day Pechanga Band of Luiseño Indians, and as such, Pechanga is the appropriate culturally affiliated tribe for projects that impact this geographic area.

The Tribe would welcome to opportunity to meet with the County of Riverside to further explain and provide documentation concerning our specific cultural affiliation to lands within the geographical region.

PROJECT IMPACTS TO CULTURAL RESOURCES

The Pechanga Tribe is not opposed to this development project at this time. The Tribe's primary concerns stem from the Project's impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño sites and archaeological items which will be displaced by ground-disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

The Tribe is in receipt of the Project DEIR, Gavilan Hills Estates, Environmental Impact Report No. 453, Specific Plan No. 308 Amendment 1, Tentative Tract Map No. 31554, General Plan Amendment No. 00662, Change of Zone No. 06730, Public Review Draft, November 4, 2008" by T&B Planning (hereinafter "2008 DEIR"). According to the 2008 DEIR, 27 sites were identified, tested and evaluated for CEQA purposes. Of these sites, only four were found to be CEQA significant (CA-RIV-2676, -5970, -6989 and -6992). Because of the Tribe's requests, it is the Tribe's understanding that the Project Applicant has agreed that these 4 sites will be located in open space areas, will not be subject to Project development activities, and will be preserved in perpetuity in open space preservation easements (2008 DEIR, Pg. 4.7-14). This Tribe is in agreement with this and believes the mitigation measures must reflect this agreement. If the mitigation measures are not amended to reflect this, there is no guarantee that the sites will receive the protections they are entitled to under the law.

It is well documented in the archaeological reports prepared for this Project as well as studies concerning this geographical area, that the proposed Project is located within an area of highly significant cultural resources. This sites and resources in this Project area is related to what the Tribe knows as a larger village/habitation complex called *Qaxáalku*, which extends northward through Mead Valley and southeastward toward the City of Perris.

It is a well-accepted principal of archaeology that Luiseño village complexes often extended for several miles in each direction and include the areas between the visible rock outcrops. Habitation complexes are of extreme cultural importance to the Tribe because many have already been destroyed and the remaining are quickly disappearing. These places are the last remains of the habitation areas of the Tribe's ancestors; places where our people lived their daily lives, including not just food preparation, but

also conducting other daily activities, including ceremonial activities and rites of passage. In order to preserve these habitation areas, it is important to not disturb portions of the complex, lest such disturbances are actually destroying the complex itself. The Tribe asserts that all the sites within the Project are related to the *Qaxdalku* complex and may represent the outer extent of the complex or "outlier" sites, which are addressed rarely or poorly in the scientific archaeological literature. As such, it is important to preserve and protect as many of the sites as possible as they are all part of a larger significant complex.

The Tribe has concerns regarding the Native American consultation section of the 2008 DEIR which states that tribal responses were pending at the time of the writing of the DEIR. With regard to the Pechanga Tribe is this wholly untrue. The Tribe submitted an email response to the tribal consultation request to Brian F. Smith & Associates and Leslie Mouriquand, Riverside County Archaeologist, on June 30, 2008. The Tribe has also submitted numerous consultation letters on this project since 2002 yet no mention of these letters and our continuing consultation was made. In addition, the DEIR states that based on the results of the NAHC response it is not anticipated that any sacred sites are located on the Project site or within the vicinity. It is important to note, that the sacred lands file maintained by the NAHC is in no way conclusive as far as the existence of sites because the NAHC file does not contain a listing of all sacred sites. The NAHC list is comprised of completely voluntary recordings and submittals. It is often the case that sacred places are most readily identified by the Tribes that are culturally affiliated with the geographic areas in question. In fact in this instance there are sacred places located approximately 2 miles to the northeast, 3 miles to the southeast, and 4 miles to the south. Further, human remains have been identified near Lake Mathews, in which the Pechanga Tribe was named MLD. Sacred and ceremonial areas do surround the Project area and further supplement the cultural significance of the area.

REQUESTED MITIGATION MEASURES

Tribe would like to thank the Developer for including us in early consultation regarding the cultural sites on the Project. Unfortunately, from our review of the DEIR, it appears that the mitigation measures do not reflect some of the conclusions in the DEIR or the proposed Conditions of Approval for this Project. Because the DEIR acknowledges the large volume, range and significance of cultural resources located upon this Project property, it is of utmost importance that mitigation measures accurately reflect the impacts and mitigation to reduce impacts in order for this Project to be in compliance with CEQA.

In addition because of the fact that the Project development design has changed since the previous DEIR, the Tribe has concerns that there be no confusion between those previous mitigation measures and any mitigation measures that are adopted for this DEIR. Because of the redesign most of the previous mitigation measures are not applicable to the Project any longer.

Also, according the Project Applicant's tract map, the Tribe believes that there may be other cultural sites that either are or can be placed in open space areas, including CA-RIV 7005, 6988, 6990, 6983, 5969, 5968, 6982, and 2675. We request that those sites also be preserved and placed in open space easements and that this site avoidance be reflected in the mitigation measures as well.

As such, the Tribe requests the following changes and additions to the proposed policies and mitigation measures for the Gavilan Hills Estates TTM 31554 Project (deletions are noted by strikethroughs and additions by underlines).

- 4.7-1 Because of the large number of observed cultural resources within the Project site and the fact that past uses or dense ground cover in the drainage areas may have masked additional sites, all brushing and grading within the Project area shall be monitored by the Project Archaeologist and Pechanga Tribal monitors. The monitoring of the brushing and grading shall be conducted by one or more archaeologists and Pechanga Tribal monitors, as dictated by the size of the grading operation. All utility excavations, road grading, or brush removal must be coordinated with the ~~archaeological monitor~~ Project archaeologist and the Pechanga Tribe. Any known resources which are graded must be intensively monitored during grading to ensure that any important sites, features, isolates, or deposits are ~~either recorded and collected, or excavated~~ treated appropriately. Should any resources be encountered during the monitoring of the brushing and grading which were not previously recorded, the action will be temporarily halted or redirected to another area while the nature of the discovery is evaluated, in consultation with the Pechanga Tribe. Any resources that may be encountered ~~will~~ may require testing to determine their significance. ~~If the testing demonstrates the Lead Agency determines~~ that a resource is significant, then ~~a data recovery program will be necessary~~ appropriate mitigation measures will be determined by the Lead Agency, in consultation with the Project Applicant and the Pechanga Tribe.
- 4.7-2 In the event that human remains are encountered, all work shall stop in the area in which the find(s) are present. Standard procedures for such discoveries will be implemented, including notification of the Riverside County Coroner's Office, the County of Riverside, and the Native American Heritage Commission in Sacramento, and Pechanga Tribe representatives. The Native American representative and the County of Riverside will be consulted to determine a preferred course of action and the burial and/or human remains will be treated accordingly.
- 4.7-3 Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the Pechanga Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the Project, as well as tribal monitoring. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the Project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.
- 4.7-5 CA-RIV-2676, 5970, 6989, 6992, shall be protected from Project impacts, avoided and preserved in place in an open space easement with an adequate buffer surrounding the site as agreed upon with the Pechanga Tribe. The open space easement must include language that will prohibit any type of surface modification to the site or intrusion into the site and the site buffer by grading, trenching, or other development related activities and improvements. In addition, specific terms and conditions shall be placed on the open space designation to prohibit pedestrian access, including a requirement that deterrent plants and landscaping shall be planted in the open space easement.
- 4.7-6 Prior to any grading at or near culturally significant areas, the Developer shall meet and confer with the Pechanga Tribe to develop an appropriate controlled grading plan. The purpose of the controlled grading at and around the site is to afford the opportunity to determine whether any subsurface resources are associated with the site and if so, the significance of any such resources. All such controlled grading shall be monitored according to the provisions of the Agreement required in MM 4.7-1 and in accordance with 4.7-3.

- 4.7-7 All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.
- 4.7-8 CA-RIV- 7003, 7005, 6988, 6990, 6983, 5969, 5968 shall be protected as much as possible from Project impacts, avoided and preserved as much as possible in place in an open space easement with an adequate buffer surrounding the site. The open space easement must include language that will prohibit any type of surface modification to the site or intrusion into the site and the site buffer by grading, trenching, or other development related activities and improvements. In addition, specific terms and conditions shall be placed on the open space designation to prohibit pedestrian access, including a requirement that deterrent plants and landscaping shall be planted in the open space easement.
- 4.7-9 Except as outlined in 4.7-1 and 4.7-6, CA-RIV- 6982 and 2675 shall be monitored during grading. As much of these sites as possible shall be avoided from Project impacts and preserved in place. If substantial areas are preserved, an open space easement will be established that includes language that will prohibit any type of surface modification to the site or intrusion into the site and the site buffer by grading, trenching, or other development related activities and improvements. In addition, specific terms and conditions shall be placed on the open space designation to prohibit pedestrian access, including a requirement that deterrent plants and landscaping shall be planted in the open space easement.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact us once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. If you have any questions please do not hesitate to contact us. Thank you for the opportunity to submit these comments.

Sincerely,



Laura Miranda
Deputy General Counsel

Cc: Anna Hoover, Pechanga Cultural Resources Analyst
Leslie Mouriquand, Riverside County Archaeologist
Alfred LaFave, Watt Companies



DEPARTMENT OF CONSERVATION

DIVISION OF LAND RESOURCE PROTECTION

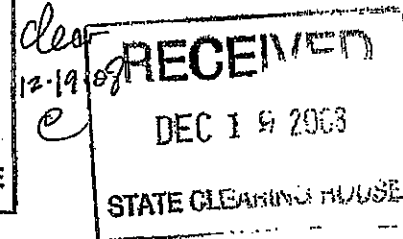
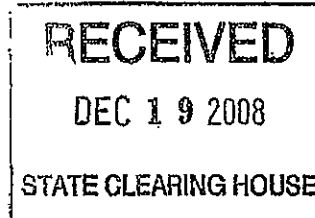
801 K STREET • MS 18-01 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 324-0850 • FAX 916 / 327-3430 • TDD 916 / 324-2555 • WEBSITE conservation.ca.gov

December 18, 2008

VIA FACSIMILE (916) 955-3157

Nicole Berumen, Project Planner
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409



Dear Ms. Berumen,

**Subject: Gavilan Hills Estates Draft Environmental Impact Report
(Riverside County) SCH# 2007041067**

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Draft Environmental Impact Report (DEIR) for the referenced project. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following comments and recommendations with respect to the project's impacts on agricultural land and resources.

Project Description

The Gavilan Hills Estate Project consists of an amended Specific Plan that proposes single-family detached residential homes, an elementary school site, a reserve/park, a biological reserve, and open space uses. The principal discretionary actions by Riverside County are the adoption of the project's Specific Plan No. 308, Amendment No. 1, General Plan Amendment, approval of a Change of Zone request for the subject property, and approval of Tentative Tract Map No. 31554. The project is located in an unincorporated portion of western Riverside County (County). Approximately 60.2 acres of the western portion of the project site are designated as Farmland of Statewide Importance. Approximately 142.7 acres of the western portion of the project site are designated as Unique Farmland. In addition, approximately 640 acres in the western portion of the project site have been used for active citrus production over the past 35 years. The project site does not contain any lands under Williamson Act contracts. However, according to the DEIR, the project will convert 60.2 acres of Farmland of Statewide Importance and 142.7 acres of Unique Farmland into non-agricultural use. This has been classified as a significant impact. Therefore, the Division recommends that any subsequent California Environmental Quality Act (CEQA) related document address the following item to provide a comprehensive discussion of potential impacts of the project on agricultural land and activities.

Mitigation Measures

The loss of agricultural land represents a permanent reduction in the State's agricultural land resources. As such, the Department recommends the use of agricultural conservation easements on land of at least equal quality and size as partial compensation for the direct

Ms. Nicole Berumen, Project Planner

December 18, 2008

Page 2 of 2

loss of agricultural land. If growth inducing or cumulative agricultural impacts are involved, the Department recommends that this ratio of conservation easements to lost agricultural land be increased. Conservation easements will protect a portion of those remaining land resources and lessen project impacts in accordance with CEQA Guideline §15370. The Department highlights this measure because of its acceptance and use by lead agencies as an appropriate mitigation measure under CEQA and because it follows an established rationale similar to that of wildlife habitat mitigation.

Mitigation via agricultural conservation easements can be implemented by at least two alternative approaches: the outright purchase of easements or the donation of mitigation fees to a local, regional or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural conservation easements. The conversion of agricultural land should be deemed an impact of at least regional significance. Hence the search for replacement lands should be conducted regionally or statewide, and not limited strictly to lands within the project's surrounding area.

Other forms of mitigation may be appropriate for this project, including:

- Directing a mitigation fee to invest in supporting the commercial viability of the remaining agricultural land in the project area, County or region through a mitigation bank that invests in agricultural infrastructure, water supplies, marketing, etc.

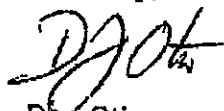
The Department also has available a listing of approximately 30 "conservation tools" that have been used to conserve or mitigate project impacts on agricultural land. This compilation report may be requested from the Division at the address or phone number below. General information about agricultural conservation easements, the Williamson Act, and provisions noted above is available on the Department's website or by contacting the Division. The Division's website address is:

<http://www.conservation.ca.gov/dlrp/index.htm>

Of course, the use of conservation easements is only one form of mitigation that should be considered. Any other feasible mitigation measures should also be considered.

Thank you for giving us the opportunity to comment on this DEIR. If you have questions regarding our comments, or require technical assistance or information on agricultural land conservation, please contact Elliott Lum, Environmental Planner, at 801 K Street, MS 18-01, Sacramento, California 95814; or, phone (916) 324-0869.

Sincerely,



Dan Otis
Program Manager
Williamson Act Program

cc: State Clearinghouse



California Regional Water Quality Control Board

Santa Ana Region



Linda S. Adams
Secretary for
Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 • FAX (951) 781-6288
www.waterboards.ca.gov/santaana

Arnold Schwarzenegger
Governor

December 16, 2008

Nicole Berumen
County of Riverside
Planning Department
4080 Lemon Street
9th Floor
Riverside, CA 92502-1409

**COMMENTS ON DRAFT ENVIRONMENTAL IMPACT REPORT NO. 453 FOR
GAVILAN HILLS ESTATES – SPECIFIC PLAN NO. 308, AMENDMENT NO. 1;
GENERAL PLAN AMENDMENT NO. 00662; CHANGE OF ZONE NO. 06730; AND
TENTATIVE TRACT MAP NO. 31554**

Dear Ms. Beruman:

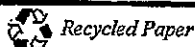
Thank you for providing Regional Board staff the opportunity to comment on the Draft Environmental Impact Report (DEIR) for the subject project. The project involves the construction of 457, but also up to 469, single-family residences on minimum lot sizes of 1- and 2-acre parcels on one of two discontinuous land areas generally separated by Harford Springs Reserve. The number of units will depend on the alignment of the Mid-County Parkway and whether or not an elementary school will be constructed in the project limits. It is proposed that the majority of the residences will be served by septic systems, while those that are constrained by such factors as shallow depth to groundwater or proximity to surface drainages will be served by alternative treatment units (ATU's).

The other land area, totaling 200-acres on the east side of Harford Springs Reserve, will largely remain undeveloped, except for the construction of facilities for passive recreation. This area is intended to become an extension of the Reserve. The facilities will include hiking trails, picnic areas, an amphitheater, and equestrian riding circles, corrals, troughs, etc.

Regional Board staff offers the following comments:

Regional Board staff believes that the construction and operation of the proposed septic systems may have significant water quality impacts on surface waters, including Lake Mathews, and that the DEIR does not adequately analyze this potential impact.

California Environmental Protection Agency



Lake Mathews is owned and operated by the Metropolitan Water District of Southern California and provides drinking water to approximately 15 million southern Californians. The Lake's watershed includes a large portion of the proposed project and discharges from the project may reach Lake Mathews by way of surface water runoff into nearby intermittent and perennial tributaries, or by surfacing groundwater perched on relatively shallow bedrock. The tributaries would provide ready conveyance to Lake Mathews of pollutants in storm water runoff and surfacing groundwater.

While the proposed septic systems may be sited and constructed according to published guidelines, those systems are still subject to failure due to errors in site considerations and operational failures on the part of future homeowners. Nationwide, between 10 and 20% of septic systems fail as the result of operations¹. A local example of the consequences of these failures exists in the Quail Valley area, where numerous failed septic systems, which had ostensibly been installed according to published guidelines, have failed and have contributed pollutants to Canyon Lake in violation of water quality standards.

Knowledge of septic failures is often confined to the homeowners, and the water quality impacts of those failures may not be known until a critical number of them occur. The Regional Board, and, it is likely, the County would not have sufficient resources to inspect and assure the adequacy of the operation of the proposed septic systems after they have been installed. In addition, efforts to redress the water quality and public health impacts of failed septic systems are time and resource intensive and generally involve the construction of sewer facilities, which is costly and therefore typically subject to substantial resistance from the owners of the septic systems. The result is that the eventual impacts to drinking water supplies may be unabated for an extended period of time. Consequently, the ability of the County and the Regional Board to adequately mitigate the potential water quality impacts of the operation of septic systems is limited and is not adequate to mitigate to a level of insignificance.

The proposed septic systems and ATU's may be a source of "emerging" contaminants, which include pharmaceuticals such as progesterone, acetaminophen and others found in household wastewater. The effects of these substances, which have been detected in groundwater affected by septic system discharges, are not well known, but the presence of these substances in waters of the state constitutes a lowering of water quality that may result in violation of the State and Regional Board's antidegradation policy (one element of water quality standards). These contaminants do not appear to be effectively removed by septic systems and ATU's.

¹ U.S. Department of Commerce, U.S. Census Bureau, American Housing Survey for the United States-1995, issued September 1997.

Regional Board staff has been in discussions with the project proponent about the potential water quality effects of the project and have made the recommendation that sewerage be considered to avoid those impacts, particularly with respect to emerging contaminants. In response to our concerns, the proponents have completed an Anti-degradation analysis, but that that Analysis is not adequate. There was no actual analysis of the effects of N or TDS loading, or emerging contaminants that would result from the use of septic systems. Rather, the Analysis relies solely on the ability to install and operate the systems in accordance with published guidelines. This approach is simplistic and ignores both the uncertain knowledge regarding emerging contaminants (not addressed in published guidelines) and the site-specific considerations (i.e., the potential to adversely affect a significant source of water supply) that, in our judgment, make the use of septic systems highly problematic in this area. Board staff has discussed analytical needs with the project proponent. These include assessment of the impact of nitrogen and TDS loading associated with septic system discharges on affected receiving waters. Regional Board staff expects that a final Antidegradation Analysis will serve as a technical basis for the analysis in the DEIR.

Regional Board staff believes that the DEIR must include an analysis of alternatives that includes the project with sewer service in order to evaluate the feasibility of this mitigation alternative. Based on recent discussions with Western Municipal Water District (WMWD) staff, the sewer service would likely consist of a package treatment system, operated by WMWD. Treated wastewater could then be used for recycled water purposes, such as landscape irrigation. Another alternative that should be considered is the construction of a "dry" sewer system in conjunction with monitoring and a commitment to cease new septic system installations with the discovery of water quality impacts.

The state Antidegradation Policy incorporates the federal antidegradation policy where the federal policy applies (i.e., lowering of water quality in surface waters). Both the state and federal antidegradation policies allow for some lowering of water quality, provided that beneficial uses are met and that there are findings that (1) the reduction in water quality is necessary to accommodate important economic or social development and (2) is consistent with maximum benefit to the people of the state. The expectation of the Antidegradation Analysis is to document the likelihood of and significance of the lowering of water quality that might result from the project, and if the lowering of water quality is found, to document the economic/social factors that justify it. Regional Board staff expects that economic data concerning implementation of alternative waste disposal options will be provided as part of the Anti-degradation Analysis. Based on discussions with the project proponent, preliminary cost estimates indicate that construction costs of the septic systems/ATU's and the sewer system are comparable and that the difference between the project alternatives lies in the method of funding the waste disposal infrastructure. At present, the Anti-degradation Analysis does not reflect the economic costs of the alternatives and is inadequate.

On page 3-11, Section F, of the DEIR, it states "Septic systems were chosen for the community because the existing point-of-connection for sewer infrastructure is located approximately 2.5 miles to the northeast of the proposed Project site, and it was determined that the extension of sewer infrastructure into the Gavilan Plateau could result in adverse growth-inducing effects in an area planned to remain rural." Regional Board staff takes issue with this statement for several reasons:

- 1) The lack of a local point-of-connection in of itself does not mean that the project cannot be sewered with a local system, and is not sufficient evidence that sewer infrastructure is infeasible.
- 2) The statement does not take into account that construction of a local sewer system designed to serve the development would limit expansion and growth.
- 3) The statement does not take into account that the County has other significant land-use authorities that may be wielded to effectively control the nature of development in the area.
- 4) The statement seems to discount the potential growth-inducing effects of the contemplated alignment of Mid-County Parkway through the project site while emphasizing the purportedly growth-inducing impacts of sewer service.
- 5) The statement does not indicate *who* made the determination that sewer infrastructure could result in growth-inducing effects.
- 6) The statement is not supported by substantial evidence pursuant to the requirements of CEQA.

The DEIR does not adequately analyze the water quality impacts of the proposed passive recreational facilities. The water quality impacts of manure deposited on trails and the equestrian facilities is not discussed or mitigated. The water quality impacts of illegal trail construction or use by off-road vehicles (i.e. erosion, manure deposits) is not discussed or mitigated. The following comment describes recommended mitigation measures.

The DEIR does not adequately analyze the water quality impacts of zoning for animal keeping. The DEIR does not disclose the nature or numbers of animals that may be kept on the future lots or discuss mitigation measures for the subsequent adverse water quality effects of improper manure management. Please be advised that none of the structural treatment controls proposed are effective for removing salts (TDS) found in storm water runoff which has contacted manure. Therefore, measures to minimize the contact of storm water runoff with manure should be emphasized. The DEIR should describe non-structural best management practices, such as education and the County's authority to regulate manure management in the project site.

Regional Board staff provides the following specific comments:

- 1) On page 4.9-6 the DEIR indicates that the nearest hazardous waste disposal site is in the City of Lake Elsinore. This location is certainly inconvenient and other locations should be identified.
- 2) On page 4.10-3, the second paragraph of Section F contains conflicting statements as to whether or not there is perched groundwater beneath the site.
- 3) On page 4.10-3, Section F references sub-basins. The correct term is now groundwater management zone ("GMZ"). Each GMZ has been named in 2004 amendments to the Water Quality Control Plan, Santa Ana Region ("Basin Plan") and the GMZs should be identified accordingly.
- 4) On page 4.10-3 through 4.10-4, the DEIR should plainly state that groundwater quality exceeds water quality standards found in the Basin Plan. Although additions to the groundwater may be alleged to be better quality, the soil matrix does not allow rapid mixing in the manner that would be observed in surface waters. This means that additions of better quality water would displace poor quality water, rather than dilute it as suggested in the DEIR. This displacement could potentially cause poor quality groundwater to daylight into nearby surface waters. The impact of this discharge should be analyzed by disclosing the total volume of the underlying water (as is indicated as known on page 4.10-13), estimating the rate of groundwater discharge via displacement by groundwater additions (infiltrated landscaping irrigation, septic discharges, and infiltrated precipitation) from the project, and comparing it to additions by precipitation under the no-project alternative.

If you have any questions regarding these comments, please contact me at afischer@waterboards.ca.gov or at (951) 320-6363.

Sincerely,



Adam Fischer
Environmental Scientist
Clean Water Act Section 401 Coordinator

cc (via electronic mail): State Clearinghouse





City of
Chino Hills

November 24, 2008

Nicole Berumen
Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Draft Environmental Impact Report (DEIR) No. 453 – Gavilan Hills Estates

Dear Ms. Berumen:

Thank you for sending the DEIR for the above-mentioned project for our review.
The City of Chino Hills has no comments on the DEIR.

If you have any questions regarding this letter, please call me at (909) 364-2756.

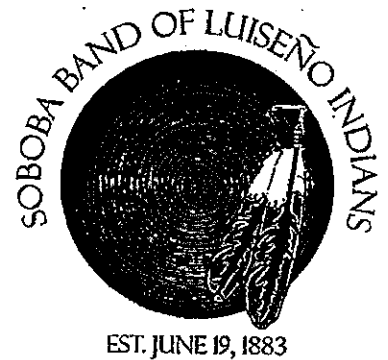
Sincerely,

Zai Abu Bakar
Assistant Community Development Director – Development Services

cc: File

November 19, 2008

Attn: Nicole Berumen
Project Planner
4080 Lemon Street 9th floor
P.O. Box 1409
Riverside, Ca 92502-1409



**Re: State Clearinghouse No.: 20070401067, Gavilan Hills Estates – Specific Plan No. 308308
Amendment No. 1; General Plan Amendment No. 00662; Change of Zone No. 06730; and
Tentative Tract Map No. 31554.**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does falls within the bounds of our Tribal Traditional Use Areas.

Therefore the Soboba Band of Luiseño Indians is requesting the following:

1. Further **government to government** consultation with the Soboba Band of Luiseno Indians.
2. Copies of any archeological and/or cultural resource documentation.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that a Native American Monitor from the Soboba Cultural Resource Department to be present during any surveys and ground disturbing proceedings.

[SPECIAL NOTE (for projects other than cell towers): *If* this project is associated with a city or county specific plan or general plan action it is subject to the provisions of SB18-Traditional Tribal Cultural Places (law became effective January 1, 2005) and will require the city or county to participate in **formal, government-to-government** consultation with the Tribe. If the city or county are your client, you may wish to make them aware of this requirement. By law, they are required to contact the Tribe.]

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Ontiveros", written over a horizontal line.

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

November 17, 2008

Riverside County Planning Department
Attention: Nicole Berumen, Project Planner
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

**SUBJECT: State Clearing House No.: 20070401067
Draft Environmental Impact Report No. 453
Project No. and Name: Gavilan Hills Estates – Specific Plan No. 308
Amendment No. 1; General Plan Amendment No. 00662; Change of
Zone No. 06730; and Tentative Tract Map No. 31554**

Dear Ms. Berumen:

Thank you for contacting the Morongo Band of Mission Indians regarding the above referenced project(s). The Tribe greatly appreciates the opportunity to review the project and, respectfully, offer the following comment(s):

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.
- In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.
- If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians ("Tribe")¹. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

If I may be of further assistance with regard to this matter, please do not hesitate to contact me at 951-755-5212 or FRANKLIN_DANCY@MORONGO.ORG.

¹ The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

Very truly yours,
MORONGO BAND OF MISSION INDIANS

Franklin A. Dancy

Franklin A. Dancy
Project Manager

Riverside County Planning Dept (Gavilan Hills Estate) #2007041067) Att:Nicole Berumen

I received your letter pertaining to the proposal about changing the zoning in the Gavilan Hills area. This area was zoned for 2 1/2 acres per home, and should remain that way for one main reason. If you drive up Gavilan road and look at the streets gutter you will find sewer water from the septic tanks in the trailer park area. This is because of to many septic tanks in a small area. This water runs both in the summer and winter.

When we had the large rains just a few years ago, my neighborhood, just across the street from the proposed tract on Rolling meadows had just about all of the septic tanks fill up, pumped, and fill up again before the septic tank pump truck could leave the property. Many people when possible, had to themselves put a pump in their secondary cell and continuously pump out the water so they could use their toilet. This water was 99.99% water from the saturated soil running into their leech lines and into the secondary cell of their septic tank. This area has a very high water table, and the underground water runs north into the field on Lake Mathews where proposed project is to be built. This ground water then runs west into the lake (Lake Mathews). When it moderately rains, I have water cumming up from the ground in the field behind me. If this proposal is accepted, you can atleast have the developer accept the responsabiity to keep all the new homes septic tank pumped at lease 3 times a day during a heavy rain cycle.

Thank You for your time

Bill Weiss 11/10/00

Bill Weiss 684-3333

Berumen, Nicole

From: CindyRAGLM@aol.com
Sent: Monday, November 10, 2008 11:50 AM
To: GHSchoolRedistrictingCommittee@yahoogroups.com;
LakeMathewsTalks@Yahoogroups.com; Lake_Mathews_Transit@Yahoogroups.com;
RAGLMNotice@Yahoogroups.com; Rolling_Meadows_Road@yahoogroups.com;
Watt_LMCOI@Yahoogroups.com; WoodcrestTalks@Yahoogroups.com; Buster, Bob;
Berumen, Nicole
Subject: Geology/Gavilan Hills Estates EIR 453/SP308

To: Alfred La Fave/Watt Communities/**Gavilan Hills Estates-SP308-EIR 453**
Nicole Berumen/Project Planner for Riverside County

Section 2/Environmental Setting/Geology, page 2-8 says:

GAVILAN HILLS ESTATES is situated in the Peninsular Ranges Geomorphic Province of California. The Peninsular Ranges are characterized by steep, elongated valley that trend west to northwest. The northwest-trending topography is controlled by the Elsinore fault zone, which extends from the San Gabriel River Valley southeasterly to the United States/Mexico border. The Santa Ana Mountains lie along the western side of the Elsinore fault zone, while the Perris Block is located along the eastern side of the fault zone. The mountainous regions are underlain by Pre-Cretaceous, metasedimentary and metavolcanic rocks and Cretaceous plutonic rocks of the Southern California Batholith. Tertiary and Quarternary rocks are generally comprised of non-marine sediments consisting of sandstone, mudstones, conglomerates, and occasional volcanic units.

The earth materials on the site are comprised of undocumented fill soils. Quaternary alluvium, Tertiary conglomerate, and Cretaceous igneous rocks with varying compositions. Testing performed on the site determined that there are no ground water resources below the proposed Project site. No landslides re know to occur on the site. additionally, the nearest active fault is the Elsinore-Glen Ivy fault located approximately 8 miles southwest of the Project site.

Alfred and Nicole, I have a problem with this part of the EIR. I don't think this is the actual case with this project. It is my understanding that there is in fact underground water resources below the proposed project site area ... especially that corner of the project closest to Murkeson St. and Valley/Zeno St. Whenever it rains we get standing water that can take weeks, if not months to leach down and dry up. We get portions of Lake Mathews Drive where the asphalt moves and buckles and pushes up into the driveways and front yards of some of the



PECHANGA INDIAN RESERVATION

Temecula Band of Luiseño Mission Indians

OFFICE OF THE GENERAL COUNSEL

Post Office Box 1477 • Temecula, CA 92593
Telephone (951) 676-2768 Ext. 2138 Fax (951) 587-8162

General Counsel
John L. Macarro

Deputy General Counsel
James E. Cohen
Laura Y. Miranda

May 17, 2007

VIA U.S. MAIL & EMAIL

Mr. Jim Phithayanukarn, Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Re: Pechanga Tribe comments on the NOP of an DEIR for SP No. 308 Amendment No. 1 (Gavilan Hills SP)

Dear Mr. Phithayanukarn:

The Pechanga Band of Luiseño Indians (hereinafter, "Pechanga Tribe"), a federally recognized Indian tribe submits these comments on the NOP of an DEIR for SP No. 308 Amendment No. 1 (Gavilan Hills SP) ("Project"). It is important to note that the Pechanga Tribe has been officially involved in this Project since 2003, which includes the submission of three (3) comment letters and discussions and consultations with the Lead Agency, the Project Applicant and the Project Archeologist.

The Pechanga Tribe is formally requesting pursuant to Public Resources Code §21093(b)(3), to continue to be notified and involved in the CEQA environmental review process for the duration of the Project. We also request that you include these comments in the record for approval of the Project, as well as all previously submitted comments, including our comment letters dated 10/6/03, 6/11/03, and a comment letter submitted behalf of the Tribe by Miranda, Tomaras & Ogas, LLP dated 1/14/05.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe has a long history of involvement with projects within the County, including working as a partner in assessing cultural resources impacts and creating appropriate mitigation measures for such impacts. At this time the Pechanga Tribe is not opposed to this development Project, and the Tribe's primary concerns stem from the Project's likely impacts on Luiseño cultural resources.

The Pechanga Tribe asserts that the Project area is part of the Pechanga Tribe's aboriginal territory, as evidenced by the existence of Luiseño place names, rock art, pictographs, petroglyphs, and an extensive Luiseño artifact record in the vicinity of the Project. In addition, the 2002 Cultural Resources Study for the Gavilan Hills Project prepared by Brian F. Smith &

Associates states, "...Gavilan Hills appears to be located within the borders of Luiseño territory." (2002 Cultural Resources Study, Pg. 2.0-11). The Tribe further asserts that the culturally sensitive area within the Project area is affiliated specifically with the Pechanga Band of Luiseño Indians because of the Tribe's specific cultural ties to this area and because of the Tribe's previous involvement in this Project. Pechanga considers any resources located on this Project property to be Pechanga cultural resources.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history, and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of Luiseño traditional territory, and such territory descriptions correspond almost identically with what was communicated to the Pechanga people by our elders. While historic accounts, anthropological and linguistic theories are important in determining traditional Luiseño territory; the Pechanga Tribe asserts that the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

In addition, the Pechanga Tribe has a long modern day history of involvement with projects in this area, and specifically with the Gavilan Hills SP. Moreover, the Pechanga Tribe has been the only tribe that we know of to be involved in this Project and to dedicate its resources and time to working on appropriate mitigation for impacts to the cultural resources on the Project property with the County and the Project Applicant.

The Tribe will provide more information concerning its cultural affiliation and its continued involvement in this Project in our comments on the DEIR and during our SB 18 consultation.

Because this Project area is located within the Pechanga Tribe's aboriginal territory the Tribe has a cultural and legal interest in the protection of cultural resources that will be impacted by this Project. The Pechanga Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites and archaeological items which would be displaced by ground-disturbing work on the Project, and on the proper and lawful treatment of Native American human remains, grave goods and sacred or ceremonial items which may be discovered in the course of the work.

THE LEAD AGENCY MUST INCLUDE AND CONSULT WITH THE TRIBE IN ITS REVIEW PROCESS

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the

¹ See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

² See California Public Resource Code §5097.9 et seq and Cal. Govt. C. §§ 65351, 65352, 65352.3 and 65352.4.

unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments such as approval of Specific Plans and EIRs. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the Lead Agency and the Project applicant consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the project effects, as well as generating mitigation measures that take into account tribal interests.

**Lead Agency Consultation with the Pechanga Tribe Required Pursuant to
Cal. Govt. C. §§ 65351, 65352, 65352.3 and 65352.4
(Senate Bill 18- Traditional Tribal Cultural Places Law)**

As this Project entails a General Plan Amendment, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). Such consultation shall be for the purposes of identifying any Native American sacred places and any geographical areas which could potentially yield sacred places, identifying proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). All consultations shall be government-to-government, meaning they shall be directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any such information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. Such information shall not be subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

As such, the Pechanga Tribe officially requests to continue consultation with the Lead Agency and to receive official notice of all actions concerning this Project pursuant to the Tribal Traditional Cultural Properties law. To complete this consultation the Tribe requests copies of all documents pertaining to the cultural resource and archaeological impacts of this Project, including environmental documents, archaeological reports, proposed mitigation measures and conditions of approval, and archaeological site records. Specifically, the Tribe requests to continue our consultation meetings upon the Lead Agency's receipt and review of this comment letter. We also request that this letter be incorporated as part of the official record for SB 18 purposes.

PROJECT GENERALLY

As stated in the Technical Appendices for the previous EIR for this Project dated September 2003, there are 23 archeological and cultural resources sites within the Project area, and 16 within a 1-mile radius of the Project. The Archeological report by Brian Smith dated July 14, 2003 concludes that only four of those 23 sites are CEQA significant or important pursuant to CEQA. The Tribe disagrees with the method of this interpretation, and asserts that such a manner of assessment fails to take into account the inter-relatedness of all 39 in this area as one

large village complex consisting of certain components that make-up a village. As such, this Project property contains a large number of cultural resources. All the resources should be taken into account with regard to setting appropriate mitigation, and the Tribe requests the mitigation measures reflect this.

Further, these sites are continually described as temporary camp sites or seasonal food preparation sites. Such descriptions seem to devalue their significance and meaning not only ethnographically, but also culturally. The Luiseño people migrated to different areas at different times of the year and seasonally for numerous reasons. These sites were not "camps," but were the actual homes and villages of the people. As such, all activities such as religious customs and cultural practices in everyday life were performed here. This information must be taken into account when assessing impacts to cultural resources. The Tribe welcomes the opportunity to discuss such issues with the County and/or Project Applicant.

In addition, we understand that many of the surface features on this Project property have been disturbed; however, surface artifacts and resources are only part of the story when evaluating the significance of resources, and thus appropriate mitigation must be created for subsurface resources. The Tribe believes that there is a very high likelihood for subsurface resources and inadvertent discoveries of resources during the grading and ground-disturbing work for this Project. The Project archeologist seems to agree with this conclusion as previous mitigation has accounted for inadvertent discoveries. Because of the large amount of resources are located on this Project property, surface and sub-surface, the Tribe is also prepared to submit suggested mitigation to address these issues.

Based on the history of known cultural resources in the area, the Pechanga Tribe contends that a thorough cultural resources assessment should be required as part of the environmental review for this Project. We understand that a cultural resources survey was completed for this Project in 2002 (Cultural Resources Study for the Gavilan Hills project by Brian F. Smith & Associates, 12/19/02), however since the footprint of the SP is being amended to add additional acreage and to relocate road alignments, the Tribe asserts that a new cultural resources survey and analysis is warranted for this Amendment and DEIR. Further, the Pechanga Tribe requests that the County and developer take steps for the protection of any uncovered resources in the process of any such assessment as surveys may reveal significant archaeological resources and sites which may be eligible for inclusion in the historic site register and/or Native American human remains or sacred Luiseño sites and cultural items which require specific protections.

The Pechanga Tribe will be engaging in further assessment of the Project area, in consultation with tribal elders, to identify more specific concerns and will submit proposed conditions and further comments. The Tribe will submit more comprehensive comments on the cultural resources and archeology once a new archeological survey is completed and/or the DEIR is published and circulated to the Tribe for comment.

REQUESTED INVOLVEMENT

The Pechanga Tribe requests to work with the County and Project Applicant in developing all monitoring and mitigation plans for the duration of the Project under California Public Resources code §21081. Further, since archaeological resources are within the Project area, it is the position of the Pechanga Tribe that Pechanga Tribal monitors should be required to be present during all ground-disturbing activities conducted in connection with the Project, including any archeological testing performed.

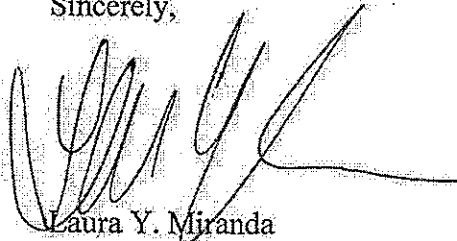
According to the California Public Resources Code §5097.98, if Native American human remains are discovered, the Native American Heritage commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga aboriginal territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any Native American human remains or funerary items discovered in connection with the development of this Project.

As such, the Pechanga Tribe requests that subsequent environmental review documents specifically commit to the inclusion of the Pechanga Tribe as a partner in negotiating the mitigation and conditions for the Project; that it call for Native American monitoring of all ground-disturbing activities by a Pechanga Tribal monitor; and that it commit to requiring a Treatment Agreement with the Pechanga Tribe for all cultural resources and Native American human remains, including inadvertent discoveries, that are located and uncovered on the Project property.

The Pechanga Tribe looks forward to working together with the County or Riverside, the developer, and other interested agencies in protecting the invaluable Pechanga cultural resources found in the Temecula area.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Laura Y. Miranda
Deputy General Counsel

cc: Jim Fagelson, County of Riverside
Pechanga Cultural Resources Department

Berumen, Nicole

From: Laurie [tmcenterprises@earthlink.net]
Sent: Monday, November 10, 2008 12:03 PM
To: LakeMathewsTalks@yahoogroups.com
Cc: GHSchoolRedistrictingCommittee@yahoogroups.com;
Lake_Mathews_Transit@Yahoogroups.com; RAGLMNotice@Yahoogroups.com;
Rolling_Meadows_Road@yahoogroups.com; Watt_LMCOI@Yahoogroups.com;
WoodcrestTalks@Yahoogroups.com; Buster, Bob; Berumen, Nicole
Subject: Re: [LakeMathewsTalks] Geology/Gavilan Hills Estates EIR 453/SP308

It is well known that with a little bit of rain, portions of this property turn into what we have locally referred to as "quick mud". You can travel down what even appears to be a solid base dirt road on this property, but suddenly find yourself (or your horse) chest-deep in liquid mud.

Many a horse and rider have had to be rescued by a tractor or similar from such a situation on this property, over the years.

There are also areas within Harford Springs Park that are known to have an identical phenomenon.

Please make sure this becomes part of the public record on this EIR and this project as a whole.

Cindy, please forward this to Alfred as well.

Laurie

GAVILAN HILLS ESTATES is situated in the Peninsular Ranges Geomorphic Province of California. The Peninsular Ranges are characterized by steep, elongated valley that trend west to northwest. The northwest-trending topography is controlled by the Elsinore fault zone, which extends from the San Gabriel River Valley southeasterly to the United States/Mexico border. The Santa Ana Mountains lie along the western side of the Elsinore fault zone, while the Perris Block is located along the eastern side of the fault zone. The mountainous regions are underlain by Pre-Cretaceous, metasedimentary and metavolcanic rocks and Cretaceous plutonic rocks of the Southern California Batholith. Tertiary and Quarternary rocks are generally comprised of non-marine sediments consisting of sandstone, mudstones, conglomerates, and occasional volcanic units.

The earth materials on the site are comprised of undocumented fill soils. Quaternary alluvium, Tertiary conglomerate, and Cretaceous igneous rocks with varying compositions. Testing performed on the site determined that there are no ground water resources below the proposed Project site. No landslides re know to occur on the site. additionally, the nearest active fault is the Elsinore-Glen Ivy fault located approximately 8 miles southwest of the Project site.

Alfred and Nicole, I have a problem with this part of the EIR. I don't think this is the actual case with this project. It is my understanding that there is in fact underground water resources below the proposed project site area ... especially that corner of the project closest to Murkeson St. and Valley/Zeno St. Whenever it rains we get standing water that can take weeks, if not months to leach down and dry up. We get portions of Lake Mathews Drive where the asphalt moves and buckles and pushes up into the driveways and front yards of some of the residents living on Lake Mathews Dr. I believe this was one of the reasons for the larger (largest) lots on this project site being made so large ... because of underground water issues/sources in that area of the project.

We have springs that have running water coming up and running down Gavilan Rd. just about 24/7. It's a constant cause for pot holes on Gavilan Rd. and concern for the health and safety of small children that play in this water.

Please make sure this becomes part of the public record on this EIR and this project as a whole.

Thank you,
Cindy Ferry

From: Kay White <eickw@ucr.edu>
To: <jphithay@rctlma.org>
Date: 6/7/2007 10:37:07 AM
Subject: TR 31554/SP 308a1--EA No. 39310

CC: <lmouriqu@rctlma.org>

Hi Jim:

I just wanted you to know that we have not responded to your request for a Cultural Resource Review for this above-mentioned project yet because we are waiting for a copy of the report that deals with the resources located within the boundaries of the project area. We requested this report from Brian F. Smith Associates on May 21, 2007 and have not yet received it.

If you have any questions, please give me a jingle.

Thanks.

kay

~~~~~  
Kay H. White  
Administrative Assistant  
Eastern Information Center  
c/o Department of Anthropology  
University of California  
Riverside, CA 92521-0418  
(951) 827-5745  
Fax (951) 827-5409  
~~~~~

From: "Alfred LaFave" <alafave@wattcommunities.com>
To: <CindyRAGLM@aol.com>, <jphithay@rctlma.org>
Date: 4/16/2007 8:31:17 AM
Subject: RE: New EIR on SP 308-Watt/Rancho's at Gavilan Peak

Cindy

Good morning.

First off...Let me know if you or any other members of the community have any ideas for the name of the project. It doesn't yet have an official name. At one time, it was thought that the name would be Ranches at Gavilan Peak.

As for the EIR, the County is currently in the process of noticing various other outside agencies (state, regional, etc) that an EIR will be completed for the project and requesting their input for what should be included. Once we have their comments, the first draft of the EIR will be completed. It will be submitted to the County for review...hopefully in June 2007. They will make changes and the official Draft EIR will be circulated in July or August. Ill make sure RAGLM gets a copy.

Hope this helps.

Alfred

From: CindyRAGLM@aol.com [<mailto:CindyRAGLM@aol.com>]
Sent: Friday, April 13, 2007 10:52 AM
To: jphithay@rctlma.org; Watt_LMCOT@Yahooogroups.com; Howard Press; Alfred LaFave; Lake_Mathews_Transit@Yahooogroups.com; LakeMathewsTalks@Yahooogroups.com; RAGLMNotice@Yahooogroups.com; Kevin Webb
Subject: New EIR on SP 308-Watt/Rancho's at Gavilan Peak

Jim, Alfred, Kevin or Howard,

Can either of you tell me when the new EIR report on the Watt project will be coming out? I know it was close to being done. Has it been filed with the county yet? I've been looking through the old one and would really like to see the new one. There will also be some community residents that I'm sure are waiting to see it as well. The last one is dated Oct. 18, 2004 and there have been a few changes since that time.

Last I heard, this project was being called "The Rancho's at Gavilan Peak." Do we know now what this project will be called? That way the community can start referring to it by it's development/project name.

Thanks,

Cindy Ferry

Community Spokesperson for the Greater Lake Mathews area.
Owner/Operator of LakeMathewsTalks@Yahooogroups.com
Member/Monitor of RAGLMNotice@Yahooogroups.com
Member of WoodcrestTalks@Yahooogroups.com
(951) 657-6610
16115 Rocky Bluff Road
Gavilan Hills, CA. 92570

See what's free at AOL.com
<<http://www.aol.com?ncid=AOLAOF00020000000503>> .

IMPORTANT NOTICE:

This e-mail transmission and any documents, files or previous e-mail messages attached to it are the property of Watt Companies, Inc. and/or one or more of its related entities, and may contain information which is proprietary, confidential and/or legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby instructed that any disclosure, copying, printing, distribution or use of any of the information contained in or attached to this transmission is **STRICTLY PROHIBITED**. If you have received this transmission in error, please immediately notify the sender by telephone or return e-mail and delete the original transmission and its attachments without reading or saving in any manner. Nothing contained in this e-mail transmission may be construed to bind the individual sender, Watt Companies, Inc., its subsidiaries, related entities, nor their officers, directors, shareholders, members, managers, employees, agents, or any of them, to any contractual term, promise or condition of any kind.

From: CindyRAGLM@aol.com <CindyRAGLM@aol.com>
To: RKNRRNCH@aol.com <RKNRRNCH@aol.com>; Rush, Adam; alafave@wattcompanies.com <alafave@wattcompanies.com>
Cc: r.hileman@ieee.org <r.hileman@ieee.org>; Pjvdolls@aol.com <Pjvdolls@aol.com>; tmcenterprises@earthlink.net <tmcenterprises@earthlink.net>; JudiHileman@earthlink.net <JudiHileman@earthlink.net>; Kepkeda@Yahoo.com <Kepkeda@Yahoo.com>; jmorse@tbplanning.com <jmorse@tbplanning.com>
Sent: Sun Nov 01 17:36:21 2009
Subject: Re: Waste Water System/Watt Project/EIR 453/Gavilan Hills/Specific Plan 308

In a message dated 11/1/2009 9:15:08 A.M. Pacific Standard Time, RKN R RNCH writes:
I think this is an important issue and there would be time at our Nov. 18 RAGLM meeting for an update.

I agree and Boulder Springs won't have anything to show the residents, as the lot split has no buyers at this time, so there are no plans for any part of the commercial lot. They will only be explaining why they want the slip and getting input from the community on how they feel about it. I think there would be time, but I do think Alfred would have to go AFTER Boulder Springs.

Cindy Ferry



Community Spokesperson for the Greater Lake Mathews area.
Owner/Operator of: LakeMathewsTalks@Yahoogroups.com,
GHSchoolRedistrictingCommittee@Yahoogroups.com,
[Lake Mathews Transit@Yahoogroups.com](mailto:LakeMathewsTransit@Yahoogroups.com) and [Watt LMCOI@Yahoogroups.com](mailto:WattLMCOI@Yahoogroups.com)
Member/Monitor of: RAGLMNotice@Yahoogroups.com and
WoodcrestTalks@Yahoogroups.com
CindyRAGLM@aol.com (best way to reach me)
(951) 657-6610
16115 Rocky Bluff Road
[Gavilan Hills, CA. 92570-7471](mailto:GavilanHillsCA92570-7471)

Horn, Jeff

Subject: FW: Question re: Perimeter Lots on Gavlin Hills

From: CindyRAGLM@aol.com [mailto:CindyRAGLM@aol.com]

Sent: Friday, October 23, 2009 2:51 PM

To: Rush, Adam; Kepkeda@Yahoo.com; JudiHileman@earthlink.net; tmcenterprises@earthlink.net; Pjydolls@aol.com; r.hileman@ieee.org; RKNRRNCH@aol.com; alafave@wattcommunities.com

Subject: Re: Question re: Perimeter Lots on Gavlin Hills

In a message dated 10/22/2009 4:49:37 P.M. Pacific Daylight Time, ARUSH@rctlma.org writes:

I left you a voice mail regarding your questions on public noticing.

Yes, I did get it yesterday. Sorry, I was at the dentist getting a root canal and two fillings done. Then I'm leaving this weekend for a "Succulent, Wild Woman's Retreat and Camp Out" so I was out buying the food and supplies needed for that.

<< Planning Staff noticed the project to all property owners within 600-feet of the proposed project's perimeter boundary for both non-continuous portions of the project as well as all interested parties and Draft EIR/NOC process. >>

The problem is that 600' isn't anything out here. I know it's double what is actually called for, but it needs to be 1000' or more to really do what the notice is intended to do. I'm an interested party and I have not received the notice yet, including today's mail. I also have not heard that anyone else on the side that will have all the home has received the notice. It seems that only those on the side that gets the park and will never have to worry about looking at home and smaller lots got the notice. That REALLY concerns me. I think mailings should be done by an impartial group. The county supply the needed mailing addresses for a 1000' ratios and the developer pay the postage cost and a fee for the impartial group to see that all those notices do go out and a notice to that effect is filed with the documents for the project. I think that impartial group should be picked by the community.

<< As you can see, the majority of the project site is actually surrounded by Open Space. >>

True, but as you and I both know, that doesn't mean much these days ... too many forms of Open Space and too many of these can change from "Open Space" to anything else in the blink of an eye. Unless the Open Space is MSHCP habitat cell areas, there is no real protection and the lots there should also be 2 ac. That way if the "Open Space" is ever changed and a developer ends up with that land, we will have the same protections of having 2 ac. lots around the outside of this project. So, I have some concerns about those not being 2 ac. as well.

I also am still waiting to see the documents on the pump station, or whatever it is called, that Western wants Watt to put in. I had asked for this at the community meeting a month or so ago, when Alfred presented the update to the community. I know Alfred is working on getting that to me, but I have not yet it and therefore will still have concerns about that.

Also, I'm told the owls will not stay of that Open Space area between the school and the mobile home park ... due to population of humans, noise from the school and the folks using the park area and that this area isn't grass area, which the owls nest in. How do we address this issue? The owls are beautiful and I do so enjoy seeing them perched on fence post out here. I don't want them run off. How do we make this work for all of us?

We are SO close to having this project worked out. How do we address these last few things in time for the meeting next week.

I have CC'ed Alfred and the RAGLM board members on this post.

Cindy Ferry



Community Spokesperson for the Greater Lake Mathews area.

Owner/Operator of: LakeMathewsTalks@Yahoogroups.com, GHSchoolRedistrictingCommittee@Yahoogroups.com,
[Lake Mathews Transit@Yahoogroups.com](mailto:Lake_Mathews_Transit@Yahoogroups.com) and [Watt LMCOI@Yahoogroups.com](mailto:Watt_LMCOI@Yahoogroups.com)

Member/Monitor of: RAGLMNotice@Yahoogroups.com and WoodcrestTalks@Yahoogroups.com

CindyRAGLM@aol.com (best way to reach me)

[\(951\) 657-6610](tel:(951)657-6610)

[16115 Rocky Bluff Road](#)

[Gavilan Hills, CA. 92570-7471](#)

From: CindyRAGLM@aol.com [mailto:CindyRAGLM@aol.com]

Sent: Friday, October 23, 2009 3:49 PM

To: GHSchoolRedistrictingCommittee@yahoogroups.com; LakeMathewsTalks@Yahoogroups.com; Lake_Mathews_Transit@Yahoogroups.com; RAGLMNotice@Yahoogroups.com; Rolling_Meadows_Road@yahoogroups.com; Watt_LMCOI@Yahoogroups.com; WoodcrestTalks@Yahoogroups.com

Subject: Waste Water Treatment Plant On The Gavilan Plateau/North-East Corner-Watt Proj

If you attended the last update, at a RAGLM Community Meeting, in which the rep. from Watt Communities was the speaker, you heard Alfred tell us that about a week or so before, Western had contacted them about a Waste Water Treatment plant ... a small one ... that they wanted the developer to put in to clean the waste water, pump the cleaned water to Western and thereby allow Western to use/sell that water and meet some of their water needs for the area and also minimize the contamination to the well water in the area.

This was the first I'd heard of such a think and red flags went up for me. I asked to see the documents on this system. I just received them today and have attached them to this post for your viewing. This project is going before the Planning Commission on Wed. and you will need to give your input on this system and any other issues you may have on the project to the County Planning Dept. three days before the hearing ... which means NOW. Please look the documents over and give your input. You can send your comments to Adam Rush/County Planning Dept. at: ARush@rctlma.org

This is what Alfred sent to me about the system:

Cindy

As promised, I'm including the preliminary information that we have been working through with Western Municipal Water District regarding the small plant proposed for the Gavilan Hills project site. Will you forward it to the rest of the community?

Note that even though our geologist and the County agree that septic's will be ok at Gavilan Hills site and have no impact, we still want to make sure we alleviate community concerns regarding groundwater impact. Also, the height of groundwater at the site get high in some areas during wet years, as we have discovered, that many lots would otherwise require installation of advanced treatment units that are very costly to install and maintain. The small sewer design will assure no waste water goes into the groundwater and provide WMWD with a source of recycled water that they have been looking for to help with the water drought issues.

Anyway, in regard to the small treatment plant, it is proposed to be located at the lowest point on the project site, in the northeast corner of the site on a one-acre

piece of property away from homes and hidden from view from the road and the park amenities. The final design of the treatment plant will be determined by WMWD and the County, but the attached proposal shows preliminary information and requirements to make sure there are no negative impacts related to the plant. This information has been included in the Final EIR. In addition to the plant processes, the site will provide enough room for visual screening. Also, we have been assured that there will be no noise or odors from the plant and that any and all emergencies will be handled by WMWD.

To date, we are collecting data from one company called WSI, but there are many companies that do these types of plants, as they have become very popular, especially in rural areas. The actual company that will do the install will be determined at the time of grading permit for the project under direction of the County and WMWD.

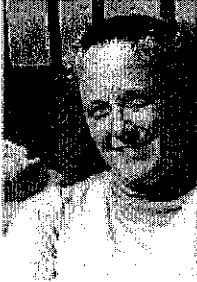
Let me know if you have any questions, or if you need me to get more specific information from WMWD, or the County.

Some of my concerns are the smell. They say there will be none, yet they said the VERY SAME THING about that one in Woodcrest, off the corner of Wood and Markham. It may well be a different type of system, but I'm talking about what the residents were told and what the residents are now living with ... the smell of waste almost 24/7. What if they are wrong here? This is just the first to go in up here. Will every project that comes in here now be required to put one in? If not "required" will they STRONGLY SUGGEST that one be put in and will the developers put them in? How many of these things could we end up seeing (possibly smelling) up here? If the issue is minimizing contamination of the ground water and wells, then wouldn't larger lots do that? Why is the answer to allow smaller lots and just put in these "treatment centers/systems?" Why should the cleaned water to back to Western? Why not keep it for the HOA of this project to use in watering the common areas and saving them the water cost? Why should they then send THEIR water back to Western, clean and have to buy it back again later?

We were doing really well on this project and I was happy with the way it had turned out. This is a HUGE RED FLAG for me! Will the habitat hang around if there does end up being the smell of human waste? Isn't the North/East corner where the Open Space area is? It is nature that has set excrement as a warning sign to other animals that this creature is in the area. Wildlife fears us. Will they leave? Will the corridor to and between the habitat sights be damaged by this system and maybe others going in, in such a sensitive area? Will the MSHCP Cells in this area be negatively impacted by such a system going in? This has come in last min. and I'm not happy about that. Western or Met, or whomever should have brought this forward long before now. Now if we fight it we hold up the developer even longer, costing them even more

money, wasting more of the counties time in hearings to address this and we look (the community and other concerned folks) look like the bad guys. But, I don't see where we have a choice either. We've been put between the rock and a hard spot. This system and more like it to come have to be fully addressed. I wish I'd gotten these documents earlier and that the water companies had addressed this much sooner. This could stand to damage the good working relationship we had with the developer and that is not our intent. This issue is the water companies doing!

Cindy Ferry



Community Spokesperson for the Greater Lake Mathews area.

Owner/Operator of: LakeMathewsTalks@Yahoogroups.com,

GHSchoolRedistrictingCommittee@Yahoogroups.com,

[Lake Mathews Transit@Yahoogroups.com](mailto:LakeMathewsTransit@Yahoogroups.com) and [Watt LMCOI@Yahoogroups.com](mailto:WattLMCOI@Yahoogroups.com)

Member/Monitor of: RAGLMNotice@Yahoogroups.com and

WoodcrestTalks@Yahoogroups.com

CindyRAGLM@aol.com (best way to reach me)

[\(951\) 657-6610](tel:9516576610)

[16115 Rocky Bluff Road](mailto:16115RockyBluffRoad)

[Gavilan Hills, CA. 92570-7471](mailto:GavilanHillsCA925707471)

GREATER LAKE MATHEWS RURAL TRAILS ASSOCIATION

2995 Van Buren Blvd., A-13, PMB #117

Riverside, CA 92504

Tax Exempt Organization 501(c)(4)

FIN #31-1717410

Website: www.glmrta.com

October 28, 2009

Riverside County Planning Commission
4080 Lemon Street
Riverside, California 92501

Re: Agenda Item 7.5, Commission Meeting, October 28, 2009
EIR No. 453, GPA No. 662, CZ No. 6730, SP No. 308 Amendment No. 1

This letter is in support of the subject agenda item. I, and other members of GLMRTA, have met with Mr. Alfred LaFave of Watt Communities, on several occasions over the past three years regarding the proposed trails, and have attended numerous presentations on this project.

We support the proposed trails system within the project, the addition of land to the Harford Springs Reserve, and the proposed staging area within the 71 acres on western edge of the reserve. This staging area is a much needed facility for horseback riders, hikers, and bicyclists as there currently is no official staging area for the reserve.

Sincerely,

Nancy C. Lacey, Trails Liaison
Greater Lake Mathews Rural Trails Association
18605 Chickory Drive
Riverside, CA 92504
(951) 780-9008

Cc: Alfred LaFave, Watt Communities
Marc Brewer, Riverside County Regional Park & Open Space District

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

ENVIRONMENTAL IMPACT REPORT NO. 453 / GENERAL PLAN AMENDMENT NO. 662 / CHANGE OF ZONE NO. 6730 / SPECIFIC PLAN NO. 308, Amendment No. 1 – Intent to Certify an Environmental Impact Report - Lake Mathews Associates, LLC. - Engineer/Rep: T & B Planning-First Supervisorial District-Lake Mathews Area Plan-Location-Gavilan Hills East, northerly of Santa Rosa Mine Road, southerly of Cajalco Road, easterly of Gavilian Road and westerly of Juniper Road, Gavilan Hills West, Northerly of Lake Mathews Drive, Southerly of Cajalco Road, Easterly of Zeno Street, and westerly of Gavilan Road. - 1,301.0 acres-SP Zone (SP 308) **REQUEST:** The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development. The General Plan Amendment proposes to incorporate 423.7 acres located to the east of the Harford Springs Reserve into Specific Plan No. 308 Amendment No. 1, by eliminating the existing land use designations and establishing Open Space Specific Plan on the site. The proposed amendment would also amend the description of Specific Plan No. 308 from “Gavilan Hills Golf Course” to “Gavilan Hills Estate”. The Change of Zone proposes to reclassify the zoning on the site from “Residential Agricultural (2 Acre Minimum) (R-A-2),” “Residential Agricultural (5 Acre Minimum) (R-A-5),” and “Residential Agricultural (10 Acre Minimum) (R-A-10),” to the “Adopted Specific Plan 308 (SP)” for the 423.7-acre area proposed to be added to the Gavilan Hills Specific Plan, and a Change of Zone to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP 308 boundaries. The Specific Plan proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 537.8 acres (32 dwelling units with a 2-acre minimum lot size and 369 units with a 1-acre minimum lot size), a 17.6-acre school site, 71.7 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads - **APN(s):** 287-220-001, 289-210-006, 289-210-007, 289-210-008, 289-210-009, 289-210-010, 287-210-034, 287-210-035, 287-210-036, 287-210-037, 287-210-038, 287-210-039, 287-210-040, 321-150-025, 321-150-026, 321-150-027, 321-160-050, 321-160-051 and 321-160-052. (Legislative)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: October 28, 2009
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 Adam Rush, Project Planner at 951-955-6646 or e-mail arush@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 453, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project.

NOTICE OF PUBLIC HEARING
and
INTENT TO TENTATIVELY CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

ENVIRONMENTAL IMPACT REPORT NO. 453 / TENTATIVE TRACT MAP NO. 31554 – Intent to Tentatively Certify an Environmental Impact Report – Applicant: Lake Mathews Associates LLC – Engineer/Representative: K & A Engineering Inc. - First Supervisorial District – Gavilan Hills & Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Lake Mathews Drive, Southerly of Multiview Drive, Easterly of Via Lago, Westerly of Gavilan Road - 880 Acres - Zoning: Specific Plan (SP00308) - **REQUEST:** The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development. The Tentative Tract Map proposes a Schedule B subdivision of 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot. Alternate A proposes 12 residential lots with a one (1) acre minimum lot size on the proposed 18.1 acre school site, - APN(s): 287-210-034, -035, -036, -037, -038, -039, -040, 287-220-001, 289-210-006, -007, -008, -009, -010. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: February 3, 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 Jeff Horn, Project Planner at 951-955-4641 or e-mail jhorn@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 453, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the environmental impact report, at the public hearing.

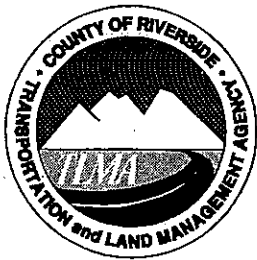
The case file for the proposed project, and the environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

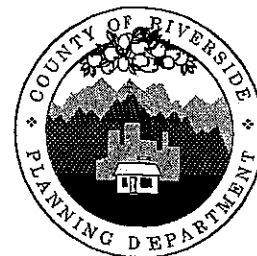
Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jeff Horn
P.O. Box 1409, Riverside, CA 92502-1409



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Planning Department

Aleta J. Laurence
Director of Planning

APPLICATION FOR SPECIFIC PLAN OF LAND USE

APPLICATION FOR SPECIFIC PLAN OF LAND USE

DATE: 10/18/01

INCOMPLETE APPLICATION(S) WILL NOT BE ACCEPTED

STAFF USE ONLY

SPECIFIC PLAN NO. SP00308A1

ENVIRONMENTAL ASSESSMENT NO. _____

E.I.R. NO. _____

A. APPLICANT INFORMATION

1. Applicant's Name: Watt Industries (Contact: Jennifer Hoberman)

Mailing Address: 2716 Ocean Park Blvd., Suite 2025; Santa Monica, CA 90405

Telephone No.: (310) 314-2459

2. Owner's Name: Watt Industries (Contact: Jennifer Hoberman)

Mailing Address: 2716 Ocean Park Blvd., Suite 2025; Santa Monica, CA 90405

Telephone No.: (310) 314-2459

3. Representative: T&B Planning Consultants, Inc. (Contact: Barry Burnell)

Mailing Address: 17542 East 17th Street, Suite 100; Tustin, CA 92780

Telephone No.: (714) 505-6360

B. PROPERTY INFORMATION

1. Location:

a. Assessor's Parcel No.(s) 287-210-(034, 035, 036, 037, 038, 039, 040);
289-210-(006, 007, 008, 009, 010); 287-220-001

b. General Location Generally, north of Lake Mathews Drive, West of Gavilan Road in
unincorporated Riverside County.

NOTE: The name, address and authorization of all additional owners of record must be attached in order for this application to be considered complete. Unless otherwise requested, the Planning Department will mail correspondence regarding Specific Plan applications to the Representative referenced above.

c. Section -- Township -- Range Sections 23 & 26, Township 4 South, Range 5 West

2. Acreage 879.5 acres

3. Legal description (please attach a complete legal description of the site)

4. Existing property use Undeveloped

C. PROJECT INFORMATION

1. LAND USES: Please provide a listing of the proposed land uses to include the following: A) residential uses by product type, number of units and acreage; b) commercial uses with proposed acreage; c) industrial uses with proposed acreage; d) open space/recreational uses with proposed acreage; e) public facilities with proposed acreage, etc

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NO. OF UNITS (RESIDENTIAL ONLY)</u>
Residential (1 Acre Min.)	780.3	631
Open Space Preserve	76.6	---
School - (Optional - Replaces 13 Lots)	12.0	(13)
Parks	6.6	---
Major Roads	4.0	---
TOTAL	879.5	644

2. The applicant must choose one of the following options when submitting a Specific Plan of Land Use Application:

OPTION NO. 1: The applicant shall provide a one page description of the project within the space below, or as an alternative provide an attached mini-text description not to exceed ten (10) pages, which will be used to complete the initial study and the environmental assessment. Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment. Three (3) copies of the screencheck Specific Plan/Draft EIR text (in looseleaf binders) shall be submitted no later than 30 days after a negative declaration has been issued, no later than 45 days from the end of the NOP comment period. All screencheck documents must follow the Specific Plan of Land Use Textual Outline in format and content.

Project Description for Option No. 1:

Please see attached description of proposed project.

Option No. 2: The applicant shall submit with the application three (3) copies of the screencheck document (in looseleaf

binders) containing no more than the following sections from the Specific Plan of Land Use Textual Outline (attached).

- a) I. Project Development Plan (sections A, 1-2; and B, 1-3).
- b) II. General Plan/Environmental Analysis (section A, 1-4) In this section discussion, the applicant may submit supportive data for the project to supplement or clarify environmental inventory reflected within the Composite Resources/Hazards Map.

The applicant has elected Option No. .

3. The following additional items shall be submitted with this application for either option:

- a) One copy of a completed and signed application, with signatures and/or letters of authorization from all owners of property within the proposed specific plan.
- b) An 8 1/2" X 11" vicinity map showing the location and names of adjoining streets.
- c) An 8 1/2" X 11" aerial photo of the site with the site boundaries clearly delineated.
- d) A 8 1/2" X 11" Topographic map (USGS quad map) with the site boundaries clearly delineated.
- e) A copy of the Assessor(s) map(s) showing the project parcel(s).
- f) The correct application fee payable to Riverside County Planning Department (please refer to the current fee schedule)
- g) Eight (8) typed sets of self-sticking labels of the applicant, owner(s), engineer/representative, and school district(s) with their mailing addresses as they appear on the application. Do not include duplicate sets where the applicant and owner(s) etc. are the same. These are to be in a legal sized envelope.

SIGNATURE OF APPLICANT(S) _____

J.P.M. T+B Planning Joel Morse
10-28-02

DATE _____

AUTHORITY OF THIS APPLICATION IS HEREBY GIVEN:

SIGNATURE OF PROPERTY OWNER(S) _____

DATE _____

ADDRESS _____

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your 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.

Applicant/Representative Signature _____

J.P.M. T+B Planning
10/28/02

Date _____

**GENERAL PLAN
SITE CATEGORY DETERMINATION WORKSHEET**

The purpose of this worksheet is to provide staff with the data necessary to make a preliminary determination of the General Plan category applicable to the project site. This worksheet is not used to determine the project's General Plan consistency. Ultimate authority for the general plan category determination rests with the Board of Supervisors as a function of the public hearing process. It should be emphasized that the category determination is for the project site and not the project proposal.

Open Space and Conservation Map Designation N/A - No such map in RCIP General Plan
Land Use Element _____

Land Use Planning Area Lake Mathews / Woodcrest

Land Use Planning Subarea (if any) None

Land Use and Community Policies Elements

Community Policy Area (if any) None

Community Plan Area (if any) None

1. Is your site located within an urban area or a City Sphere of Influence?
YES _____ NO XXX

2. Is the site located within one half mile of a collector, secondary or major road? Project Site is adjacent to two Secondary Roads (Gavilan Road to the east, Lake Mathews Drive to the south)
YES XXX NO _____ DISTANCE Mathews Drive to the south

3. Is the site located within one half mile of an arterial highway, expressway or freeway?
YES _____ NO XXX DISTANCE _____

4. Is natural gas available on site? YES XXX NO _____
If not, how far are natural gas supplies from the project site?
Service Agency Southern California Gas Company

5. Is electricity available on site? YES XXX NO _____
If not, how far is the nearest service? N/A
Service Agency Southern California Edison

6. Is a community water system (not wells) available on site? YES XXX NO _____
If not, how far is the nearest water system? N/A
Service Agency Western Municipal Water District

7. Is a community sewer system (not septic tanks) available on site? YES _____ NO XXX
If not, how far is the nearest available sewer system? 5 Miles
Service Agency Western Municipal Water District, however septic is proposed for development

APPLICANT/REPRESENTATIVE SIGNATURE _____

I am aware that this is a worksheet to make a category determination of the project site, not the project itself, and that said determination is preliminary and subject to change.

Applicants Signature _____

JPM *S+B Planning*
10/26/02

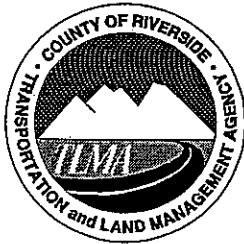
DATE: _____

FOR STAFF USE ONLY

Preliminary site category determination. Circle the appropriate category. I II III IV V

Comments: _____

DATE: _____



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Planning Department

Aleta J. Laurence
Director of Planning

APPLICATION FOR SPECIFIC PLAN OF LAND USE

SPO0308A1
(changes)

APPLICATION FOR SPECIFIC PLAN OF LAND USE

DATE: 04/08/03

INCOMPLETE APPLICATION(S) WILL NOT BE ACCEPTED

STAFF USE ONLY

SPECIFIC PLAN NO. _____

ENVIRONMENTAL ASSESSMENT NO. _____

E.I.R. NO. _____

A. APPLICANT INFORMATION

1. Applicant's Name: Lake Mathews Associates, LLC

Mailing Address: 2716 Ocean Park Blvd., Suite 2025; Santa Monica, CA 90405

Telephone No.: (310) 314-2459

2. Owner's Name: Idaleona Estates/Idaleona Estates II c/o AC Martin Partners, Inc.; and Marland Company

Mailing Address: 444 S. Flower St., Suite 1200; Los Angeles, CA 90071 (All Owners)

Telephone No.: (213) 614-6171 (All Owners)

3. Representative: T&B Planning Consultants, Inc. (Contact: Barry Burnell)

Mailing Address: 17542 East 17th Street, Suite 100; Tustin, CA 92780

Telephone No.: (714) 505-6360

B. PROPERTY INFORMATION

1. Location:

a. Assessor's Parcel No.(s) 289-320-(004, 005, 006); 321-150-(025, 026, 027); 321-160-(050, 051, 052); 287-210-(034, 035, 036, 037, 038, 039, 040); 289-210-(006, 007, 008, 009, 010); and 287-220-001.

b. General Location Western Portion (880 acres) : North of Lake Mathews Drive, west of Olive Street. Eastern Portion (584 acres): North of Santa Rosa Mine Road, East of Juniper Road.

NOTE: The name, address and authorization of all additional owners of record must be attached in order for this application to be considered complete. Unless otherwise requested, the Planning Department will mail correspondence regarding Specific Plan applications to the Representative referenced above.

c. Section -- Township -- Range Sections 23, 25, & 26 T4S, R5W; Sections 18 & 19, T4S, R4W

2. Acreage 1,464.0

3. Legal description (please attach a complete legal description of the site)

4080 Lemon Street, 9th Floor • Riverside, California 92501 • (909) 955-3200
P. O. Box 1409 • Riverside, California 92502-1409 • FAX (909) 955-3157

4. Existing property use Western Portion: Agriculture/Undeveloped; Eastern Portion: Undeveloped
C. PROJECT INFORMATION

1. **LAND USES:** Please provide a listing of the proposed land uses to include the following: A) residential uses by product type, number of units and acreage; b) commercial uses with proposed acreage; c) industrial uses with proposed acreage; d) open space/recreational uses with proposed acreage; e) public facilities with proposed acreage, etc

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NO. OF UNITS (RESIDENTIAL ONLY)</u>
Very Low Density Residential	98.2	23
Low Density Residential	818.4	633
School*	12.0	12*
Parks	7.8	--
Open Space	76.6	--
Biological Reserve	423.2	--
Major Roadways	27.8	--
Project Totals	1,464.0	668*
*Note: Planning Area 6 is proposed as a school site. If Planning Area 6 is developed as a school, then the maximum number of dwelling units shall be reduced to 656.		

2. The applicant must choose one of the following options when submitting a Specific Plan of Land Use Application:

OPTION NO. 1: The applicant shall provide a one page description of the project within the space below, or as an alternative provide an attached mini-text description not to exceed ten (10) pages, which will be used to complete the initial study and the environmental assessment. Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment. Three (3) copies of the screencheck Specific Plan/Draft EIR text (in looseleaf binders) shall be submitted no later than 30 days after a negative declaration has been issued, no later than 45 days from the end of the NOP comment period. All screencheck documents must follow the Specific Plan of Land Use Textual Outline in format and content.

Project Description for Option No. 1:

Please see attached description of proposed project.

Option No. 2: The applicant shall submit with the application three (3) copies of the screencheck document (in looseleaf

binders) containing no more than the following sections from the Specific Plan of Land Use Textual Outline (attached).

- a) I. Project Development Plan (sections A, 1-2; and B, 1-3).
- b) II. General Plan/Environmental Analysis (section A, 1-4) In this section discussion, the applicant may submit supportive data for the project to supplement or clarify environmental inventory reflected within the Composite Resources/Hazards Map.

The applicant has elected Option No. __.

3. The following additional items shall be submitted with this application for either option:

- ✓ a) One copy of a completed and signed application, with signatures and/or letters of authorization from all owners of property within the proposed specific plan.
- ✓ b) An 8 1/2" X 11" vicinity map showing the location and names of adjoining streets.
- ✓ c) An 8 1/2" X 11" aerial photo of the site with the site boundaries clearly delineated.
- ✓ d) A 8 1/2" X 11" Topographic map (USGS quad map) with the site boundaries clearly delineated.
- ✓ e) A copy of the Assessor(s) map(s) showing the project parcel(s).
- f) The correct application fee payable to Riverside County Planning Department (please refer to the current fee schedule)
- ✓ g) Eight (8) typed sets of self-sticking labels of the applicant, owner(s), engineer/representative, and school district(s) with their mailing addresses as they appear on the application. Do not include duplicate sets where the applicant and owner(s) etc. are the same. These are to be in a legal sized envelope.

SIGNATURE OF APPLICANT(S) _____

DATE 4-14-03

AUTHORITY OF THIS APPLICATION IS HEREBY GIVEN:

SIGNATURE OF PROPERTY OWNER(S) _____

DATE _____

ADDRESS _____

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your 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.

Applicant/Representative Signature _____

Date 4/15/03

**GENERAL PLAN
SITE CATEGORY DETERMINATION WORKSHEET**

The purpose of this worksheet is to provide staff with the data necessary to make a preliminary determination of the General Plan category applicable to the project site. This worksheet is not used to determine the project's General Plan consistency. Ultimate authority for the general plan category determination rests with the Board of Supervisors as a function of the public hearing process. It should be emphasized that the category determination is for the project site and not the project proposal.

Open Space and Conservation Map Designation Areas Not Designated as Open Space; Mountainous Areas
Land Use Element

Land Use Planning Area Lake Mathews / Woodcrest

Land Use Planning Subarea (if any) None

Land Use and Community Policies Elements

Community Policy Area (if any) None

Community Plan Area (if any) None

1. Is your site located within an urban area or a City Sphere of Influence?
YES _____ NO XXX

2. Is the site located within one half mile of a collector, secondary or major road?
YES XXX NO _____ DISTANCE Gavilan Road (Secondary) is located 1/4-mile east of the western parcel and 1/4-mile west of the eastern parcel; Santa Rosa Mine Road (Mountain Arterial) and Lake Mathews Drive(Secondary) are adjacent to site on south side

3. Is the site located within one half mile of an arterial highway, expressway or freeway?
YES _____ NO XXX DISTANCE _____

4. Is natural gas available on site? YES XXX NO _____

If not, how far are natural gas supplies from the project site?

Service Agency Southern California Gas Company

5. Is electricity available on site? YES XXX NO _____

If not, how far is the nearest service? N/A

Service Agency Southern California Edison

6. Is a community water system (not wells) available on site? YES XXX NO _____

If not, how far is the nearest water system? N/A

Service Agency Western Municipal Water District

7. Is a community sewer system (not septic tanks) available on site? YES _____ NO XXX

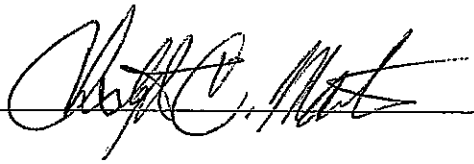
If not, how far is the nearest available sewer system? 5 Miles

Service Agency Western Municipal Water District, however septic is proposed for development

APPLICANT/REPRESENTATIVE SIGNATURE

I am aware that this is a worksheet to make a category determination of the project site, not the project itself; and that said determination is preliminary and subject to change.

Applicants Signature



DATE: 4-14-03

FOR STAFF USE ONLY

Preliminary site category determination. Circle the appropriate category. I II III IV V

Comments: _____

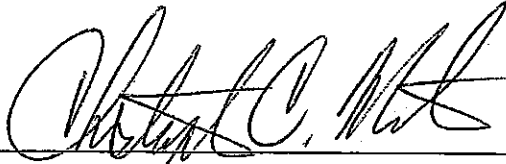
DATE: _____

Owner's Authorization

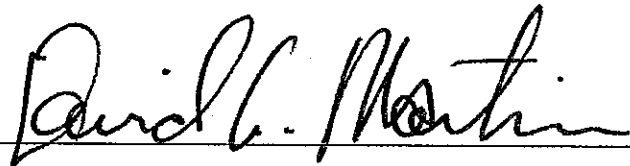
Authority is hereby given to T&B Planning Consultants to submit Specific Plan Amendment, General Plan Amendment, and Change of Zone applications on behalf of the below signed owners:

I/We certify that I am/we are the owner(s) of record and consent to the proposed applications for this property, and that the information filed is true and complete to the best of our/my knowledge.

Signature of Property Owner:

Name: 
Address: 444 S. Flower St., Suite 1200; Los Angeles CA 90
Phone: (213) 614-6171

Signature of Property Owner:

Name: 
Address: 444 S. Flower St., Suite 1200; Los Angeles, CA 90071
Phone: (213) 614-6171

Signature of Property Owner:

Name: _____
Address: _____
Phone: _____

Property Description:

Assessor Parcel Numbers: 289-320-004, 289-320-005, 289-320-006, 321-150-025, 321-150-026, 321-150-027, 321-160-050, 321-160-051, 321-160-052, 287-210-034, 287-210-035, 287-210-036, 287-210-037, 287-210-038, 287-210-039, 287-210-040, 289-210-006, 289-210-007, 289-210-008, 289-210-009, 289-210-010, and 287-220-001.

Note: All signatures must be "wet signed". Copies are not acceptable.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/29/09,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers SPO0308A1 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

✓ 10/13/09 CD
Expires: 3/29/10

287-361-005	287-361-006	287-361-007	287-361-008	287-361-009	287-361-010	287-361-011
287-361-012	287-361-013	287-361-016	287-361-017	287-361-019	287-361-020	287-361-021
287-361-022	287-361-023	287-361-024	287-361-025	287-361-027	287-361-028	287-361-029
287-361-030	287-361-031	287-361-032	287-361-033	287-361-034	287-361-035	287-361-036
287-361-037	287-361-038	287-361-039	287-361-040	287-361-041	287-361-042	287-361-043
287-361-044	287-361-045	287-361-046	287-361-047	287-361-048	287-361-049	287-361-050
287-361-051	287-361-052	287-361-053	289-200-003	289-320-006	289-340-005	289-340-006
289-340-007	289-340-008	289-340-010	289-340-011	289-340-012	289-340-013	289-380-018
289-380-019	289-380-020	289-380-024	289-380-026	289-380-027	289-380-028	289-380-032
289-380-034	289-380-035	289-380-044	289-380-045	289-390-023	289-390-024	289-390-025
289-390-026	289-390-027	289-390-038	289-390-039	289-390-040	289-390-041	289-510-003
289-510-004	289-510-005	321-150-003	321-150-004	321-150-018	321-150-019	321-150-020
321-150-021	321-150-025	321-160-053	321-160-054	321-160-055	321-160-056	321-170-009
321-170-010	321-170-024	321-170-025	321-170-027	321-170-037	321-270-008	321-270-010
321-270-012	321-270-013	321-270-027	321-270-028	321-270-029	321-270-030	321-280-020
321-280-021	321-280-028	321-290-024	321-290-025	321-290-030	321-290-031	321-300-036
	321-300-037	321-300-043	321-300-044	321-330-001	321-330-006	

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...09/29/2009

From: Cullen, Bob
To: Goldman, Ron
Date: 5/10/2007 6:09:49 PM
Subject: Gavilan Hills SP308 - TR31554 - Non-responsive

CC: Flanigan, Kris, McKibbin, Stuart, Phithayanukarn, Jim

Ron,

Since this project was introduced, the District has made it clear that the tract design must be based on avoidance of grading in the watercourses and minimization of flood control facilities. We said so at the Charrette, repeated our position in our August 2004 comments on the SP and again in our comments for the original TTM in September 2004.

The next version of the map we saw was labeled Amended #3 and was circulated in November 2004. We did not review this edition in detail as we were told that a major redesign was on the way. Regardless, Amd#3 had FOUR MILES of stormdrain serving an 880 acre - 575 lot subdivision. Our "avoidance-based design" message was not heard despite several meetings with the project's engineering firm.

The new map (Amended #4) has 100 less lots but adds another mile of stormdrain, for a new grand total of about FIVE running miles.

The design approach has other problematic elements such as multiple instances of stormdrain inlet and outlet points located in the middle of lots. Moreover, as all of the street are private, one can only assume that the stormdrain system would be private as well. Five miles of stormdain works out to about 60 feet of stormdrain per lot. I don't think you can get that kind of drainage infrastructure density in an R-1, 7200 sq-ft subdivision. It sure seems like a pretty high burden for an HOA.

Bottom line is, we have a non-responsive applicant. I need to know whether the District's recommendations on the approach to flood control for this project are supported by the County or if we need to readjust our expectations. Adjusting this project to meet the District's expectations is going to require substantial work. Clearly, a meeting is needed. Please let me know your thoughts.

Regards,
Bob Cullen
Senior Civil Engineer
951.955.1214

EXCERPTS FROM PREVIOUS COMMENTS-

Flood Control - August 2004 corrections on SP308

-begin excerpt-

As discussed at the charrette for this project, the Specific Plan shall be designed to minimize or eliminate large-scale drainage facilities. There is no public interest served in having storm drains to protect this density. The tract shall be redesigned to eliminate the need for storm drains and any other structural flood control features. Drainage facilities shall be limited to road culverts and detention facilities only. Paragraph 2 of Section 2.3.3 shall be changed to reflect this.

-end excerpt-

Flood Control - Sept 2004 corrections on TR31554

-begin excerpt-

The drainage design of the map has several problems which shall be addressed. These problems include pads within watercourses, storm drains that appear to be unnecessary, and possible diversions from one watershed to another. The applicant's engineer should meet with the District to discuss these issues.

-end excerpt-

Flood Control - December 2004 corrections on TR31554A3

-begin excerpt-

The applicant's engineer has submitted a drainage study as requested per prior drt comments for this tract from the District. The Planning Department has concerns with the proposed density of the project. Until the density issue is resolved it is premature to review the drainage study as the tract layout may be redesigned.

-end excerpt-

The drainage design of the map is problematic. There are numerous storm drains proposed with either inlets or outlets located in the back of residential lots. This is not acceptable. Lotting and street pattern shall be designed to minimize drainage infrastructure requirements.

-end excerpt-

Regards,
Bob Cullen
Senior Civil Engineer
951.955.1214

GREATER LAKE MATHEWS RURAL TRAILS ASSOCIATION
2995 Van Buren Blvd., A-13, PMB #117
Riverside, CA 92504
Tax Exempt Organization 501(c)(4)
FIN #31-1717410

May 16, 2007

County of Riverside
Planning Department

Attention: Jim Phithayanukarn, Planner

Re: Watt Communities Development, Gavilan Hills
Draft Environmental Impact Report

The Greater Lake Mathews Rural Trails Association was formed in 1987 to work with the County and area developers regarding riding and hiking trails within our rural area. Our comments regarding the subject draft EIR will address only the trail system within the proposed project.

We have met with Mr. Alfred LaFave several times regarding this project. We are satisfied with the proposed trail system within the project and with the proposed construction of a staging area in land to be given over to Harford Springs Reserve. It is our opinion that trail crossings be limited along the realigned Gavilan Road to the interior of the project, and that those necessary crossings have a sufficient line of sight for safety to riders, hikers and bicycle riders. We recommend "step-overs" of sufficient height to prevent motorcycles from entering the trails, such as those currently installed at Harford Springs Reserve (wooden) and those at the Indian Reserve on Harley John (metal pipe).

The proposed staging area is a much needed amenity for Harford Springs Reserve. Currently, there is no official County staging area for the Reserve. The road into the Reserve off Idaleona is kept locked. Equestrians who currently trailer in park at the Gavilan Market, and are allowed to do so by the current land owner, for which we are very appreciative. However, if in the future that land is sold and the owner no longer wishes to allow such use of his property, there will be no area where trailers can be parked.

Signage indicating the trails are for equestrians, hikers and bicycles only should be installed at key points along the trails and particularly along those community trails within the development so that residents will be aware of their multi-purpose use. If bridges must be built across drainage areas, they should be either wood or constructed so that their surfaces are made of a non-skid material to ensure safety for the horses. We do not recommend bridges except where absolutely necessary.

The proposed trail map shows a trail near the elementary school site. The trail should not be directly adjacent to the school property to ensure safety of students and equestrians alike. We have discussed putting the trail across the street from the school; however, even further away from the school would be better.

Safety regarding trails crossing residential streets and driveways should be considered. We recommend non-skid surfaces be mandatory. (We've run into instances in other developments where slippery slate driveways and walkways were installed across the easement causing horses to slip and fall and riders injured.)

We recommend that all traffic signals be equipped with a "horse crossing button" installed at rider's height. We also discussed with Mr. LaFave installation of a tunnel for equestrians, hikers and bicycle riders under the realigned Gavilan Road to the interior of the project. It is important that safe access from the project to Harford Springs Reserve be installed which would allow residents safe passage under Gavilan Road and the Mid-County Parkway, should that come to fruition.

We recommend that plants that are highly toxic to animals, especially horses, not be used in landscaping within the project. Oleander is a prime example as it is deadly to humans and livestock alike.

We are pleased to have the opportunity to work with Mr. LaFave and Watt Communities regarding the trails and other equestrian amenities within their project and sincerely appreciate their interest and cooperation.

Sincerely,

Nancy C. Lacey, President
Greater Lake Mathews Rural Trails Association
18605 Chickory Drive
Riverside, CA 92504
(951) 780-9008

Cc: Alfred LaFave, Project Manager, Watt Communities, Inc.

October 21, 2008

Project No. I02115-40

Mr. Alfred LaFave
LAKE MATHEWS ASSOCIATES LLC
2716 Ocean Park Boulevard, Suite 2025
Santa Monica, California 90405

Subject: *Response to the California Regional Water Quality Control Board, Santa Ana Region, Comments Regarding the Anti-Degradation Study for Tentative Tract 31554 (EIR#00453), ±880-Acre Proposed "Gavilan Hills Estates" Residential Development, Gavilan Plateau Area, Lake Mathews Drive, Riverside County, California*

Reference: *California Regional Water Quality Control Board, Santa Ana Region, 2008, Comments Regarding the Antidegradation Analysis for Tentative Tract 31554, Gavilan Hills Area, Riverside County, dated October 14.*

EPA, 2002, Onsite Wastewater Treatment Systems Manual, EPA/625/R-00/008.

LGC Inland, Inc., 2008, Amended Anti-Degradation Study for Tentative Tract 31554 (EIR#00453), ±880-Acre Proposed "Gavilan Hills Estates" Residential Development, Gavilan Plateau Area, Lake Mathews Drive, Riverside County, California, PNI02115-40, dated June 19.

_____ , 2004, Preliminary Geotechnical Evaluation of Groundwater Flows, Gavilan Hills Project, Lake Mathews Area, Riverside County, California, PNI02115-10, dated February 2.

LGC Inland, Inc., (LGC) is providing this response to the above referenced comments by the California Regional Water Quality Control Board, Santa Ana Region (CRWQCB-SA), regarding the antidegradation study prepared by this office earlier this year.

CRWQCB Comments:

In the CRWQCB-SA comments, they indicate that the study shows that the groundwater quality beneath the proposed "Gavilan Hills Estates" is already degraded and there is a possibility of increased surface flows in the Hartford Springs area as a result of landscape irrigation and possibly effluent flows from onsite wastewater treatment systems. Their conclusion was that these discharges will ultimately impact Lake Mathews and other surface waters that may be subject to the surfacing of effluent discharges from the project site. Therefore, the CRWQCB-SA has indicated that they would not approve the use of individual onsite subsurface disposal systems for the project and would recommend this project be sewerred.

LGC Response:

This conclusion and recommendation is unwarranted. First, the project site is between 2 ½ to 3 ½ miles from Lake Mathews. Groundwater elevations descend across GHE from the southwest to the northeast. This indicates a northeasterly groundwater flow. There exists one exception, which lies in the southwestern corner of the

project site. In the referenced location, a ridge line impedes the groundwater flow and causes groundwater to flow to the southwest. This is away from Lake Mathews.

The chances of surface flows from landscape irrigation in the Hartford Springs area making it to Lake Mathews are very minimal, in our opinion. The chances of these surface flows, which may contain effluent discharges, making it to Lake Mathews is even more remote. It was never stated in the study that this was a serious concern if the proposed OWTS were properly sited and installed.

A conventional OWTS is capable of nearly complete removal of suspended solids, biodegradable organic compounds, and fecal coliforms if properly designed, sited, installed, operated (common sense approach by the homeowner), and maintained, effectively reducing or eliminating most human health or environmental threats by pollutants in the wastewater. These constituents can become pollutants in the ground water or surface waters only if treatment is incomplete. These systems rely on physical, biological, and chemical processes in the septic tank, in the biomat (immediately beneath the leachlines), and the unsaturated soil zone (vadose zone) to remove or attenuate pollutants of concern. In previously reported documents published by this firm, LGC has used information contained in the referenced EPA Onsite Wastewater Treatment Systems Manual which states that in order for the soil to effectively remove pathogens and contaminants (fecal coliforms), the wastewater must travel slowly through 2 to 4 feet of unsaturated soil. In certain circumstances, a minimum separation distance of 18 inches from a seasonably high groundwater table or saturated zone is sufficient and is all that is required per code (EPA 2002).

Earth materials on site consist of limited areas of undocumented fills, topsoil, Quaternary alluvium, Tertiary conglomerate, and Cretaceous igneous rock. The soil mantle consists of silty sands, clayey sands, and sandy clays. The underlying bedrock units are a combination of conglomerate and granitic-type rocks. When the antidegradation study was completed in May of 2008, groundwater levels in the monitoring wells sampled onsite ranged from 7 to 22 feet below existing grade. In some areas, no groundwater was encountered. Typically, the depths of these monitoring wells ranged from 14 to 30 feet below existing grade. These monitoring wells were installed as part of the requirements for previous percolation testing. Previous percolation testing has obtained percolation rates of between 17 to 30 minutes per inch.

Additional treatment of the effluent once it leaves the biomat area (immediately beneath the leachlines) in the vadose zone is dependent on a host of factors (resident time, soil mineralogy, and particle size) before it enters the groundwater. Typically, the onsite soil mantle is comprised of relatively fine-grained materials which exhibit moderate percolation rates. LGC believes that these materials have adequate pore characteristics, size distribution, and continuity to accept the daily anticipated volume of wastewater from the OWTS and provide sufficient soil-water contact and retention time for treatment of the effluent before it enters the groundwater; and that there is sufficient separation (minimum of 5 feet per County of Riverside Guidelines) between the bottom of the leachlines and the underlying groundwater (in most areas).

Should OWTS effluent somehow manage to discharge into surface flows in the Hartford Springs area (which is not anticipated), natural processes in the soil would have already effectively "treated" this effluent, effectively removing said pathogens and contaminants using naturally occurring processes in the soil.

Surfacing of untreated or partially treated onsite wastewater in the immediate vicinity of the OWTSs can only occur if the proposed systems are improperly sited, designed, constructed, operated, or grouped without adequate separation. Where shallow groundwater exists adjacent to flowing springs and streams, it will be necessary to observe appropriate setback distances for installation of OWTSs, or provide for the use of advanced treatment units (ATUs) in these areas.

The combination of proper design, engineering and the Riverside County Environmental Health review/approval process will prevent surfacing of untreated septic leach system effluent. When properly designed and installed, operated, and maintained, the use of onsite sewage disposal systems will provide a safe and effective means of disposing of human and domestic wastes without negatively impacting groundwater or surface water, either onsite or within the nearby communities.

Should you have any questions regarding these comments, please do not hesitate to contact this office at your earliest convenience.

Respectfully submitted,

LGC INLAND, INC.

Mark Bergmann, CEG 1348
Principle Geologist

Greg Uecker
Soil Scientist

MB/GU/kg

Distribution: (4) Addressee

Brewington, Becky

From: Alfred LaFave [alafave@wattcompanies.com]
Sent: Tuesday, October 21, 2008 11:29 AM
To: 'RWQCB8 RWQCB8'; Adam Fischer; Cindy Li; Jun Martirez; 'Susan Beeson'
Cc: Triphord@aol.com; Steven Williams; Riha, Matt; guecker@lgcgeo.com; Dave Johnson
Subject: RE: Comments Regarding the Antidegradation Analysis for Tentative Tract #31554, Gavilan Hills Area, Riverside Co
Attachments: response to crwqcb comments (10-16-08) (4).doc

Susan, Jun, Adam, Cindy

Thank you for meeting with Watt Communities and our geologic/hydrologic consultant yesterday regarding the Gavilan Hills Estates project. As we discussed, we have been collaborating with RWQCB and WMWD for many years regarding this project and were surprised by the recent letter. The letter was in response to an antidegradation report prepared in May by LGC Inland, Inc., (LGC) that stated that there could be potential for groundwater in the area to surface in the nearby Harford Springs Reserve. Since surface water in the area is included within the RWQCB basin plan and since there is a restriction on discharge to surface water, RWQCB recommended that the project be sewered.

In response, LGC Inland, Inc., (LGC) our consultant, believes that the recommendation to sewer is unwarranted. See the attached letter. As Greg stated in our meeting yesterday, the project site is between 2 ½ to 3 ½ miles from Lake Mathews. If the proposed OWTs are properly sited and installed, LGC states that there would be no significant concern. In previously reported documents published by the firm, LGC referenced EPA guidelines stating that soils below the project site are adequate to effectively remove pathogens and contaminants (fecal coliforms); this could be handled through 2 to 4 feet of unsaturated soil.

Thus it is our position that even if groundwater manages to discharge into surface flows in the Harford Springs area, "natural processes in the soil would have already effectively treated the groundwater of any added effluent from the OWTs, effectively removing pathogens and contaminants using primarily aerobic processes".

LGC has told us that if OWTs are properly sited, designed, constructed, and maintained, they will not negatively impact groundwater or surface water, either onsite or downstream.

Will you please discuss this with Steve Williams of the Department of Public Health this Wednesday.

Should you have any questions regarding these comments, please do not hesitate to contact me or LGC at your earliest convenience.

Alfred

Alfred LaFave
Director of Forward Planning
Watt Communities
PH \ 310.314.2535 FX \ 310.450.0281
alafave@wattcompanies.com
www.wattcompanies.com

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

From: RWQCB8 RWQCB8 [mailto:RWQCB8@waterboards.ca.gov]

Sent: Tuesday, October 14, 2008 3:16 PM

To: Alfred LaFave

Cc: Triphord@aol.com; Steven Williams; M. Riha; guecker@lgcgeo.com

Subject: Comments Regarding the Antidegradation Analysis for Tentative Tract #31554, Gavilan Hills Area, Riverside Co

You have been designated to receive a copy of the attached document.

In an effort to improve efficiency, beginning June 1, 2007, The Santa Ana Regional Water Quality Control Board will no longer mail paper copies to those designated to receive copies (cc's) of letters and other documents; these will be transmitted through email only.

All large attachments and other documents (such as tentative and adopted orders), will be posted on our website and not attached to this e-mail notification. To access these documents, please see our website at <http://www.waterboards.ca.gov/santaana>.

Document(s) can be viewed using Adobe Acrobat Reader. The free reader can be downloaded from www.adobe.com or from our web site.

If you have any questions or have received this email in error, please reply to this email or contact us at the phone number below.

Thank you

=====
Santa Ana Regional Water Quality Control Board
3737 Main Street, Suite 500
Riverside, CA 92501
Phone: 951-782-4130
FAX: 951-781-6288
Web: www.waterboards.ca.gov/santaana

IMPORTANT NOTICE:

This e-mail transmission and any documents, files or previous e-mail messages attached to it are the property of Watt Companies, Inc. and/or one or more of its related entities, and may contain information which is proprietary, confidential and/or legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby instructed that any disclosure, copying, printing, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone or return e-mail and delete the original transmission and its attachments without reading or saving in any manner. Nothing contained in this e-mail transmission may be construed to bind the individual sender, Watt Companies, Inc., its subsidiaries, related entities, nor their officers, directors, shareholders, members, managers, employees, agents, or any of them, to any contractual term, promise or condition of any kind. 2008_Disclaimer

LAKE MATHEWS ASSOCIATES LLC
2716 OCEAN PARK BOULEVARD
SUITE 2025
SANTA MONICA, CALIFORNIA 90405

Writer's Contact Info:
Telephone: (310) 314-2459
Facsimile: (310) 450-3802

July 6, 2005

Via Facsimile & U.S. Mail

Ms. Julie Greene
Ecological Resources Specialist
Environmental Programs Department
County of Riverside
4080 Lemon Street, 2nd Floor
Riverside, CA 92502

Gavilan Hills/County Fire Department "Notice to Abate"
on Parcel 160 and Parcel 428 located adjacent to Idaleona Road

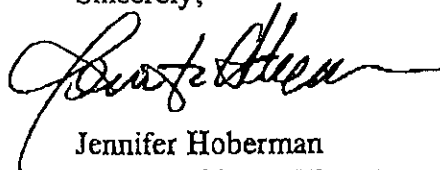
Dear Julie:

Please find enclosed a copy of a letter which was sent by Marland Company to the Riverside County Fire Department, Hazard Reduction Office regarding the County's June 1, 2005 "Notice to Abate" on our Parcel 160 located just south of Idaleona Road and Parcel 428 located north of Idaleona Road. As you may recall, we encountered the same problem last year where the County Fire Department is concerned with fire dangers and requires landowners to remove potential hazards. However, the land for which the Fire Department is requesting our compliance contains the sensitive habitat areas for various protected plant species including munz's onion. The chocolate lily grows coincident with munz's onion.

Last year we informed the Fire Department of the sensitive nature of this area only to have the County disc our property and bill us on our yearly property tax statement for these "services". We wanted to notify you of this matter and ask if the County Environmental Programs Department can work with the Fire Department to fashion a solution that will not bring harm to those hardy plants that survived the discing from last year.

We would really appreciate your help with this matter. I look forward to hearing from you. Please do not hesitate to call me if you have any questions.

Sincerely,



Jennifer Hoberman
Vice President of Development

Enclosures

cc: Ms. Grace Williams, County of Riverside
Mr. Barry Burnell, T & B Planning
Mr. Ray Watt, Watt Land Development
Mr. Oliver Santos, Marland Company

MARLAND COMPANY • 444 S. Flower Street, Suite 1200 • Los Angeles, CA 90017 • (213) 683-1900

June 30, 2005

Riverside County Fire Department
Hazard Reduction Office
P.O. Box 2047
Perris, CA 92572-2047

Subject: Parcel #s - 289-320-004
289-320-005
289-320-006

Dear Hazard Reduction Office:


We are in receipt of your Notice to Abate dated June 1, 2005 regarding the above subject parcels. Please be informed that the subject parcels have been determined to contain endangered species. Consequently, we are reluctant to comply with your notice to abate for fear that doing so would in turn cause us to violate the Endangered Species Act. Last year, we also could not comply with the notice to abate. Eventually, the county went ahead and disc our property. This action by the county in turn resulted in very angry phone calls from the Riverside County planning department.

As the landowner, we find ourselves in an untenable position. If we comply with the notice to abate, we would get in trouble with the planning commission. If we do not comply, we would get in trouble with your department.

We would appreciate any suggestions you might have to solve this problem.

Very truly yours,

Marland Company



Oliver G. Santos

cc: Christopher C. Martin
David C. Martin
Jennifer Hoberman

NOTICE OF PUBLIC HEARING and INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

ENVIRONMENTAL IMPACT REPORT NO. 453 / GENERAL PLAN AMENDMENT NO. 662 / CHANGE OF ZONE NO. 6730 / SPECIFIC PLAN NO. 308, Amendment No. 1 – Intent to Certify an Environmental Impact Report - Lake Mathews Associates, LLC. - Engineer/Rep: T & B Planning-First Supervisorial District-Lake Mathews Area Plan-Location-Gavilan Hills East, northerly of Santa Rosa Mine Road, southerly of Cajalco Road, easterly of Gavilian Road and westerly of Juniper Road, Gavilan Hills West, Northerly of Lake Mathews Drive, Southerly of Cajalco Road, Easterly of Zeno Street, and westerly of Gavilan Road. - 1,301.0 acres-SP Zone (SP 308) **REQUEST:** The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development. The General Plan Amendment proposes to incorporate 423.7 acres located to the east of the Harford Springs Reserve into Specific Plan No. 308 Amendment No. 1, by eliminating the existing land use designations and establishing Open Space Specific Plan on the site. The proposed amendment would also amend the description of Specific Plan No. 308 from "Gavilan Hills Golf Course" to "Gavilan Hills Estate". The Change of Zone proposes to reclassify the zoning on the site from "Residential Agricultural (2 Acre Minimum) (R-A-2)," "Residential Agricultural (5 Acre Minimum) (R-A-5)," and "Residential Agricultural (10 Acre Minimum) (R-A-10)," to the "Adopted Specific Plan 308 (SP)" for the 423.7-acre area proposed to be added to the Gavilan Hills Specific Plan, and a Change of Zone to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP 308 boundaries. The Specific Plan proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 537.8 acres (32 dwelling units with a 2-acre minimum lot size and 369 units with a 1-acre minimum lot size), a 17.6-acre school site, 71.7 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads - **APN(s):** 287-220-001, 289-210-006, 289-210-007, 289-210-008, 289-210-009, 289-210-010, 287-210-034, 287-210-035, 287-210-036, 287-210-037, 287-210-038, 287-210-039, 287-210-040, 321-150-025, 321-150-026, 321-150-027, 321-160-050, 321-160-051 and 321-160-052. (Legislative)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: October 28, 2009
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 Adam Rush, Project Planner at 951-955-6646 or e-mail arush@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 453, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project.

NOTICE OF PUBLIC HEARING
and
INTENT TO TENTATIVELY CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

ENVIRONMENTAL IMPACT REPORT NO. 453 / TENTATIVE TRACT MAP NO. 31554 – Intent to Tentatively Certify an Environmental Impact Report – Applicant: Lake Mathews Associates LLC – Engineer/Representative: K & A Engineering Inc. - First Supervisorial District – Gavilan Hills & Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Lake Mathews Drive, Southerly of Multiview Drive, Easterly of Via Lago, Westerly of Gavilan Road - 880 Acres - Zoning: Specific Plan (SP00308) - **REQUEST:** The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development. The Tentative Tract Map proposes a Schedule B subdivision of 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot. Alternate A proposes 12 residential lots with a one (1) acre minimum lot size on the proposed 18.1 acre school site, - APN(s): 287-210-034, -035, -036, -037, -038, -039, -040, 287-220-001, 289-210-006, -007, -008, -009, -010. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: February 3, 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 Jeff Horn, Project Planner at 951-955-4641 or e-mail jhorn@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 453, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the environmental impact report, at the public hearing.

The case file for the proposed project, and the environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jeff Horn
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/29/09

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers SPO0308A1 For

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

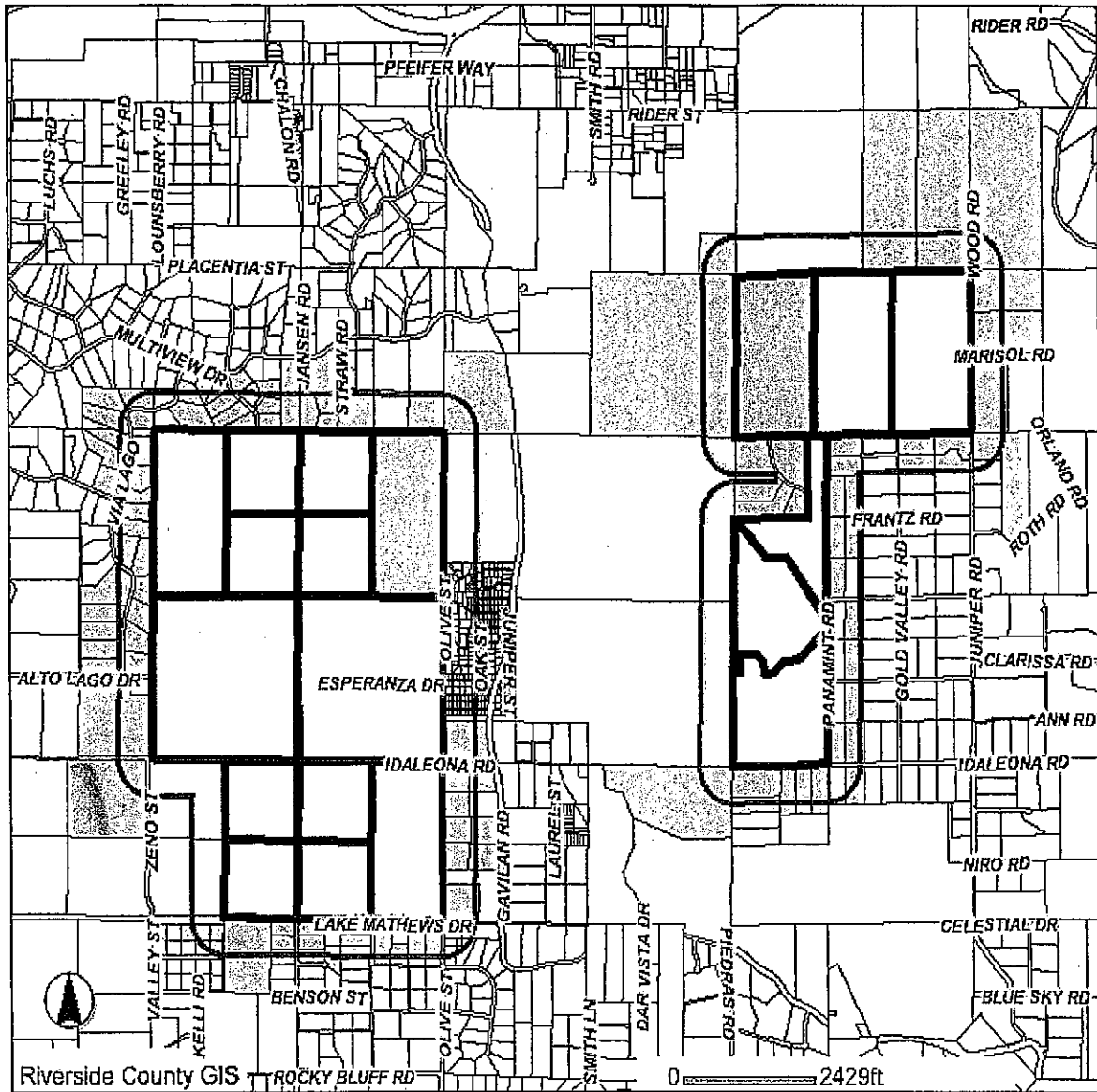
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. -- 5 p.m.): (951) 955-8158

✓ 10/13/09 CB
Expires: 3/29/10

600 feet buffer



Selected parcel(s):

- 287-080-021 287-080-022 287-080-023 287-080-024 287-140-004 287-140-005 287-140-006
- 287-140-007 287-140-008 287-140-009 287-140-010 287-140-011 287-140-012 287-140-013
- 287-140-015 287-140-016 287-140-024 287-150-028 287-150-041 287-150-042 287-150-043
- 287-150-044 287-160-001 287-190-006 287-200-009 287-200-011 287-210-034 287-280-005
- 287-290-030 287-290-031 287-290-032 287-290-034 287-290-035 287-290-036 287-290-037
- 287-290-042 287-290-043 287-290-044 287-290-055 287-300-018 287-300-019 287-300-020
- 287-300-021 287-300-023 287-300-024 287-300-025 287-300-026 287-300-033 287-300-034
- 287-332-001 287-332-002 287-332-003 287-332-004 287-332-005 287-332-006 287-333-001
- 287-333-003 287-333-004 287-333-005 287-334-002 287-334-003 287-334-004 287-334-005
- 287-334-006 287-334-007 287-334-008 287-334-009 287-334-010 287-334-012 287-334-013
- 287-334-014 287-334-015 287-334-016 287-334-017 287-334-018 287-334-019 287-341-001
- 287-341-003 287-341-004 287-341-005 287-341-006 287-341-007 287-341-008 287-341-009
- 287-341-010 287-341-011 287-341-012 287-341-013 287-341-014 287-341-015 287-341-016
- 287-341-017 287-342-001 287-342-002 287-342-003 287-342-004 287-342-005 287-342-006
- 287-351-001 287-351-002 287-351-003 287-351-004 287-351-005 287-351-006 287-351-007
- 287-351-008 287-351-009 287-351-010 287-351-011 287-351-012 287-351-013 287-351-014
- 287-351-015 287-351-016 287-351-017 287-351-018 287-351-019 287-351-020 287-351-021
- 287-351-022 287-351-023 287-352-001 287-352-002 287-352-003 287-352-004 287-352-005
- 287-352-006 287-352-007 287-352-008 287-361-001 287-361-002 287-361-003 287-361-004

287-361-005	287-361-006	287-361-007	287-361-008	287-361-009	287-361-010	287-361-011
287-361-012	287-361-013	287-361-016	287-361-017	287-361-019	287-361-020	287-361-021
287-361-022	287-361-023	287-361-024	287-361-025	287-361-027	287-361-028	287-361-029
287-361-030	287-361-031	287-361-032	287-361-033	287-361-034	287-361-035	287-361-036
287-361-037	287-361-038	287-361-039	287-361-040	287-361-041	287-361-042	287-361-043
287-361-044	287-361-045	287-361-046	287-361-047	287-361-048	287-361-049	287-361-050
287-361-051	287-361-052	287-361-053	289-200-003	289-320-006	289-340-005	289-340-006
289-340-007	289-340-008	289-340-010	289-340-011	289-340-012	289-340-013	289-380-018
289-380-019	289-380-020	289-380-024	289-380-026	289-380-027	289-380-028	289-380-032
289-380-034	289-380-035	289-380-044	289-380-045	289-390-023	289-390-024	289-390-025
289-390-026	289-390-027	289-390-038	289-390-039	289-390-040	289-390-041	289-510-003
289-510-004	289-510-005	321-150-003	321-150-004	321-150-018	321-150-019	321-150-020
321-150-021	321-150-025	321-160-053	321-160-054	321-160-055	321-160-056	321-170-009
321-170-010	321-170-024	321-170-025	321-170-027	321-170-037	321-270-008	321-270-010
321-270-012	321-270-013	321-270-027	321-270-028	321-270-029	321-270-030	321-280-020
321-280-021	321-280-028	321-290-024	321-290-025	321-290-030	321-290-031	321-300-036
	321-300-037	321-300-043	321-300-044	321-330-001	321-330-006	

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...09/29/2009

ELR 4500/SP008



CZ U700



APN: 287080021 ASMT: 287080021
RUSSELL W NORTH
KAREN A NORTH
20845 VIA LIAGO
PERRIS CA. 92570

APN: 287080022 ASMT: 287080022
STEPHEN BAUMANN
DELORES BAUMANN
20845 PARK HILL DR
PERRIS CA 92570

APN: 287080023 ASMT: 287080023
RALPH J JOBELIUS
MARLENE M JOBELIUS
836 S AVOCADO ST
ANAHEIM CA 92805

APN: 287080024 ASMT: 287080024
DENNIS M FOLK
GWEN H FOLK
20999 VIA LIAGO
PERRIS CA. 92570

APN: 287140004 ASMT: 287140004
BRIAN C WEBB
JULIA M WEBB
16285 MULTIVIEW DR
PERRIS CA. 92570

APN: 287140005 ASMT: 287140005
GARY I EVERINGHAM
SANDRA L EVERINGHAM
20910 VILLA KNOLL DR
PERRIS CA. 92570

APN: 287140006 ASMT: 287140006
STEPHEN H WHITSON
JUDY J WHITSON
20846 KENOAK PL
PERRIS CA 92570

APN: 287140007 ASMT: 287140007
MICHAEL A GARCIA
JEAN L GARCIA
20930 VILLA KNOLL DR
PERRIS CA. 92570

APN: 287140008 ASMT: 287140008
GLENN HADDON
LINDA M HADDON
20950 VILLA KNOLL
PERRIS CA 92570

APN: 287140009 ASMT: 287140009
DANIEL CASTILLO
20995 VILLA KNOLL DR
PERRIS CA. 92570

APN: 287140010 ASMT: 287140010
WAYNE C PARRIS
CYNTHIA J PARRIS
20925 VILLA KNOLL DR
PERRIS CA. 92570

APN: 287140011 ASMT: 287140011
RICHARD W RUSSELL
P O BOX 4192
RIVERSIDE CA 92514

APN: 287140012 ASMT: 287140012
JOSE L DIAZ
CAROL A DIAZ, ETAL.
20785 VILLA KNOLL DR
PERRIS CA. 92570

APN: 287140013 ASMT: 287140013
TERRY KIMBREL
JONI KIMBREL
16159 MULTIVIEW DR
PERRIS CA. 92570



APN: 287140015 ASMT: 287140015
TODD ROBERT CLARKSON
LOIS CHEN CLARKSON
20880 PARK HILL DR
PERRIS CA. 92570

APN: 287140016 ASMT: 287140016
MICHAEL BURNS
2279 EAGLE GLEN NO 112301
CORONA CA 92883

APN: 287140024 ASMT: 287140024
MEHDI RAFFIEE SHIRAZI
16481 MULTIVIEW DR
PERRIS CA. 92570

APN: 287150028 ASMT: 287150028
DAVE F MOEHLMAN
LANELL MOEHLMAN
DAVID F MOEHLMAN
16577 MULTIVIEW DR
PERRIS CA. 92570

APN: 287150041 ASMT: 287150041
ENRIQUE MARTINEZ
ROSA ESTELA MARTINEZ
4346 E GAGE
BELL CA 90201

APN: 287150042 ASMT: 287150042
WILFREDO F GARCIA
ASELA F GARCIA
20883 STRAW RD
PERRIS CA. 92570

APN: 287150043 ASMT: 287150043
JULIO N ROMO
BLANCA E ROMO
20655 MARCHETA PL
PERRIS CA 92570

APN: 287150044 ASMT: 287150044
EDUARDO JIMENEZ
20921 STRAW RD
PERRIS CA. 92570

APN: 287160001 ASMT: 287160001
RALPH T DIMPEL
BARBARA DIMPEL
WILLIAM W MADDEN
JOAN W MADDEN
C/O WILLIAM MADDEN
712 NOB CIR
VISTA CA 92084

APN: 287190006 ASMT: 287190006
JAIME CARLOS
19980 GUSTIN RD
PERRIS CA 92570

APN: 287200009 ASMT: 287200009
PAUL A WEEGER
15751 BELFAST LN
HUNTINGTON BEACH CA 92647

APN: 287200011 ASMT: 287200011
ROBERT L HESS
CHARLES B HESS
MARGARET A HESS
4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

APN: 287210034 ASMT: 287210034
MARLAND CO
ATTN OLIVER G SANTOS
444 S FLOWER ST STE 1200
LOS ANGELES CA 90071

APN: 287280005 ASMT: 287280005
WALTER STEINBRINK
516 S REVERE ST
ANAHEIM CA 92805

APN: 287290030 ASMT: 287290030
RAYMOND GALINDO
OLIVIA GALINDO
15820 VIA BARRANCA
PERRIS CA. 92570

APN: 287290031 ASMT: 287290031
RALPH D SHAW
PATRICIA J SHAW
21123 VIA LIAGO
PERRIS CA. 92570

APN: 287290032 ASMT: 287290032
GARY A BODENWEISER
JOANNE C BASH
21025 VIA LIAGO
PERRIS CA 92570

APN: 287290034 ASMT: 287290034
WARREN J MANOGUE
JEAN MANOGUE
21250 VIA LIAGO ST
PERRIS CA. 92570

APN: 287290035 ASMT: 287290035
U S BANK NATL ASSN
C/O AMERICAS SVCING CO
7485 NEW HORIZON WY BLD 3
FREDERICK MD 21703

APN: 287290036 ASMT: 287290036
JEFFERY D ADAMS
LAURI A ADAMS
5122 TRAIL CANYON DR
MIRA LOMA CA 91952

APN: 287290037 ASMT: 287290037
WADE R COFFMAN
21484 VIA LIAGO
PERRIS CA. 92570

APN: 287290042 ASMT: 287290042
PERRY J SCHOULTEN
DAVINA F SCHOULTEN
12644 ANDRETTI
MORENO VALLEY CA 92553

APN: 287290043 ASMT: 287290043
RUDY V VILLESAS
DENA V VILLESAS
21208 VIA LAGO
PERRIS CA. 92570

APN: 287290044 ASMT: 287290044
JAMES S KENNY
NANCY C KENNY
21220 VIA LAGO
PERRIS CA. 92570

APN: 287290055 ASMT: 287290055
DONALD DEAN ROBINSON
1136 RICHFIELD RD
PLACENTIA CA 92870

APN: 287300018 ASMT: 287300018
HENRY W SCHOBEL
ANNETTE L SCHOBEL
21551 VIA LIAGO
PERRIS CA. 92570

APN: 287300019 ASMT: 287300019
CHARLENE COLEMAN CORDIERO
21579 VIA LIAGO
PERRIS CA. 92570

APN: 287300020 ASMT: 287300020
RANDY A MONTROSE
YVONNE J MONTROSE
21585 VIA LIAGO DR
PERRIS CA. 92570

APN: 287300021 ASMT: 287300021
JACK E SPERRY
JOAN L SPERRY
21605 VIA LIAGO
PERRIS CA. 92570

APN: 287300023 ASMT: 287300023
PATRICK LENTI MADORE
21500 VIA LIAGO
PERRIS CA. 92570

APN: 287300024 ASMT: 287300024
MICHELE D FOLTZ
8965 HUNT CANYON RD
CORONA CA 92883

APN: 287300025 ASMT: 287300025
HOVIG J BAGHOYAN
ZEPOUR W BAGHOYAN
21580 VIA LIAGO
PERRIS CA. 92570

APN: 287300026 ASMT: 287300026
FRANCISCO QUIROZ
21620 VIA LIAGO
PERRIS CA. 92570

APN: 287300033 ASMT: 287300033
SUNRISE CAPITAL
C/O JESSE JHAWAR
2995 VAN BUREN STE A13
RIVERSIDE CA 92503

APN: 287300034 ASMT: 287300034
SUNRISE CAPITAL LTD
OTA VARNER YASUKO TRUST
YASUKO OTA VARNER
C/O YASUKO OTA VARNER
21740 VIA LIAGO
PERRIS CA. 92570

APN: 287332001 ASMT: 287332001
CHARLES MARC ETTER
7781 WOODSHOLE CT
RIVERSIDE CA 92506

APN: 287332002 ASMT: 287332002
JON R KILBORN
MARY J KILBORN
3837 BELLA VILLAGIO AVE
PERRIS CA 92571

APN: 287332003 ASMT: 287332003
HELEN J JAKEL
17086 CAJON DR
PERRIS CA. 92570

APN: 287332004 ASMT: 287332004
ORVA BETH ROSS
17100 CAJON DR
PERRIS CA. 92570

APN: 287332005 ASMT: 287332005
GALE L POWELL
17108 CAJON DR
PERRIS CA. 92570

APN: 287332006 ASMT: 287332006
DERK B ADAMS
KAREN E ADAMS
2402 NE OLD BELFAIR HWY
BELFAIR WA 98528

APN: 287333001 ASMT: 287333001
JAMES T YOSHIDA
RUTH A YOSHIDA
21433 MATEO DR
PERRIS CA. 92570

APN: 287333003 ASMT: 287333003
NEAL B MILNES
EDITH D MILNES
17022 CAJON DR
PERRIS CA. 92570

APN: 287333004 ASMT: 287333004
ANN R NEWMAN
17032 CAJON
PERRIS CA 92570

APN: 287333005 ASMT: 287333005
EDMUND J BEAUDOIN
GERTRUDE F BEAUDOIN
17042 CAJON DR
PERRIS CA. 92570

APN: 287334002 ASMT: 287334002
FLORENCE PITTS
17045 CAJON DR
PERRIS CA. 92570

APN: 287334003 ASMT: 287334003
JEFFREY LEE PAUL
17055 CAJON DR
PERRIS CA. 92570

APN: 287334004 ASMT: 287334004
ANNA R ARMENTA CEJA
17065 CAJON DR
PERRIS CA. 92570

APN: 287334005 ASMT: 287334005
DAVID BRADSHAW
MARIA BRADSHAW
17075 CAJON DR
PERRIS CA. 92570

APN: 287334006 ASMT: 287334006
RICKY LEE MONTGOMERY
KIMBERLY ANN MONTGOMERY
17085 CAJON DR
PERRIS CA. 92570

APN: 287334007 ASMT: 287334007
JULIA H GRANTON
964 QUEENSDALE AVE
CORONA CA 92880

APN: 287334008 ASMT: 287334008
JUDY WILLIAMS
MISTY EVE ALLEN
17129 CAJON DR
PERRIS CA. 92570

APN: 287334009 ASMT: 287334009
WILLIAM G MARTIN
CAROLYN S MARTIN
21481 OAK ST
PERRIS CA. 92570

APN: 287334010 ASMT: 287334010
ROBERT V SPARKS
ANNABELLE SPARKS
21491 OAK ST
PERRIS CA. 92570

APN: 287334012 ASMT: 287334012
MEAD MARY CATHERINE ESTATE OF
ZANE GREIG
C/O ZANE GREIG
21541 OAK ST
PERRIS CA. 92570

APN: 287334013 ASMT: 287334013
KEITH R WAGNER
DARLA M WAGNER
21509 OAK ST
PERRIS CA 92570

APN: 287334014 ASMT: 287334014
JAMES C CAMPAU
LOURDES M CAMPAU
17052 ALAMEDA DR
PERRIS CA. 92570

APN: 287334015 ASMT: 287334015
RICHARD WAYNE MCKINNEY
JERI LYNNE MCKINNEY
17048 ALAMEDA DR
PERRIS CA 92570

APN: 287334016 ASMT: 287334016
ERIC DAVIS
RACHELLE DAVIS
17046 ALAMEDA DR
PERRIS CA. 92570

APN: 287334017 ASMT: 287334017
FRED D KEITH
1857 MAUNALOA PL
NORCO CA 92860

APN: 287334018 ASMT: 287334018
JOSE MANUEL CORIA
17022 ALAMEDA DR
LAKE MATTHEWS CA 92570

APN: 287334019 ASMT: 287334019
LOWELL G MCLEAN
17010 ALAMEDA DR
PERRIS CA. 92570

APN: 287341001 ASMT: 287341001
SECRETARY HOUSING & URBAN DEV OF WASH D C
C/O DEPT OF HUD #0026598268
2500 MICHELSON DR NO 100
IRVINE CA 92612

APN: 287341003 ASMT: 287341003
DIXIE LEE YORBA
MARCOS A YORBA
C/O MARCOS A YORBA
17085 ALAMEDA DR
PERRIS CA. 92570

APN: 287341004 ASMT: 287341004
CURT HINTON
PATRICIA HINTON
SHAWN HINTON
17115 ALAMEDA DR
PERRIS CA. 92570

APN: 287341005 ASMT: 287341005
EDITH I BOWLES
21571 OAK ST
PERRIS CA. 92570

APN: 287341006 ASMT: 287341006
PHILLIP EDWARD DAVIS
VICKI JANE DAVIS
JOE DAVIS
ANGELA DAVIS
21581 OAK ST
PERRIS CA. 92570

APN: 287341007 ASMT: 287341007
DOHN W SHAW
MARLIES G LOVING SHAW
PMB 431
3410 LA SIERRA AVE STE F
RIVERSIDE CA 92503

APN: 287341008 ASMT: 287341008
JOHN D KINUM
SHARON A KINUM
21601 OAK ST
PERRIS CA. 92570

APN: 287341009 ASMT: 287341009
PEDRO RAYAS GONZALEZ
17120 ARAGON DR
PERRIS CA. 92570



APN: 287341010 ASMT: 287341010
JEFFREY JOHN ROBERTS
TAMARA LYNN ROBERTS
17075 PFEIFER WAY
PERRIS CA 92570

APN: 287341011 ASMT: 287341011
WILLOW DENON
NATALIE MICHELLE CAP RICHIE
17090 ARAGON DR
PERRIS CA. 92570

APN: 287341012 ASMT: 287341012
BRUCE A THILL
SUZANNE M THILL
17026 ARAGON DR
PERRIS CA. 92570

APN: 287341013 ASMT: 287341013
ALFONSO L GARCIA
17018 ARAGON DR
PERRIS CA. 92570

APN: 287341014 ASMT: 287341014
SANDRA L GLOVER
17010 ARAGON DR
PERRIS CA. 92570

APN: 287341015 ASMT: 287341015
IRMA ANDRADE
21590 OLIVE ST
PERRIS CA. 92570

APN: 287341016 ASMT: 287341016
MICHAEL D LAPENNA
KAREN LAPENNA
21570 OLIVE ST
PERRIS CA. 92570

APN: 287341017 ASMT: 287341017
FELICIANA AVILA
LETICIA GALLARDO
TERESA GALLARDO
17045 ALAMEDA DR
PERRIS CA 92570

APN: 287342001 ASMT: 287342001
ALEXANDER R SCHMIDT
CAROL MARIE SCHMIDT
17105 ARAGON DR
PERRIS CA. 92570

APN: 287342002 ASMT: 287342002
CHARLES J ZEIGLER
STEPHANIE ZEIGLER
21617 ARAGON DR
PERRIS CA. 92570

APN: 287342003 ASMT: 287342003
NICHOLAS ALEXZANDER CARBAJAL
21627 OAK ST
PERRIS CA. 92570

APN: 287342004 ASMT: 287342004
BELEN L AYALA
21637 OAK ST
PERRIS CA. 92570

APN: 287342005 ASMT: 287342005
CAROL OWEN
14455 HAVASU RD
APPLE VALLEY CA 92307

APN: 287342006 ASMT: 287342006
JULIO NUNEZ
21661 OAK ST
PERRIS CA. 92570

APN: 287351001 ASMT: 287351001
NHU NGO
1931 ROYAL OAK RD
TUSTIN CA 92780

APN: 287351002 ASMT: 287351002
ANNETTA V WEDEKING
21670 OLIVE ST
PERRIS CA. 92570

APN: 287351003 ASMT: 287351003
LUZ P DELGADO
21690 OLIVE ST
PERRIS CA. 92570

APN: 287351004 ASMT: 287351004
AMANDA DENISE ZARKOVACSKI
21714 OLIVE ST
PERRIS CA. 92570

APN: 287351005 ASMT: 287351005
JOSEPH F MEDINA
RACHEL MCFARLAND
21720 OLIVE ST
PERRIS CA. 92570

APN: 287351006 ASMT: 287351006
ERIC L BROWN
JOANNE BROWN
17018 ESPERANZA DR
PERRIS CA. 92570

APN: 287351007 ASMT: 287351007
MATTHEW W WOOD
TORINA S WOOD
17024 ESPERANZA DR
PERRIS CA. 92570

APN: 287351008 ASMT: 287351008
ELPIDIO H ARCE
C/O ANGIE CRUZ
25480 JESMOND DENE RD
ESCONDIDO CA 92026

APN: 287351009 ASMT: 287351009
ANGEL C RIVERA
ROSA M RIVERA
17042 ESPERANZA DR
PERRIS CA. 92570

APN: 287351010 ASMT: 287351010
VIDA MARLENE SILLINGS
17052 ESPERANZA DR
PERRIS CA. 92570

APN: 287351011 ASMT: 287351011
THOMAS P DOXIE
DIANA H DOXIE
17064 ESPERANZA DR
PERRIS CA. 92570

APN: 287351012 ASMT: 287351012
HAROLD E SLACK
17074 ESPERANZA DR
PERRIS CA. 92570

APN: 287351013 ASMT: 287351013
RICHARD H MOGENSEN
EMILIA M MOGENSEN
ANTHONY D MOGENSEN
18606 LURIN AVE
RIVERSIDE CA 92508

APN: 287351014 ASMT: 287351014
RICHARD G SAAVEDRA
LAURIE D SAAVEDRA
17094 ESPERANZA DR
PERRIS CA. 92570



APN: 287351015 ASMT: 287351015
MIRNA ENCISO
17104 ESPERANZA DR
PERRIS CA. 92570

APN: 287351016 ASMT: 287351016
PEDRO GRANADOS
MARION GRANADOS
17182 HIDALGO DR
PERRIS CA 92570

APN: 287351017 ASMT: 287351017
ROBERT F WAYTOWICH
21725 OAK ST
PERRIS CA. 92570

APN: 287351018 ASMT: 287351018
JOSEPH E LEPORE
17077 SOLAR DR
PERRIS CA. 92570

APN: 287351019 ASMT: 287351019
CARMEN NIETO GONZALEZ
17065 SOLAR DR
PERRIS CA. 92570

APN: 287351020 ASMT: 287351020
WILLIAM R DEATHERAGE
SCHERYL A LIVINGSTON
17045 SOLAR DR
PERRIS CA. 92570

APN: 287351021 ASMT: 287351021
FEDERAL NATL MORTGAGE ASSN
C/O COUNTRYWIDE HOME LOANS INC
400 COUNTRYWIDE WAY SV35
SIMI VALLEY CA 93065

APN: 287351022 ASMT: 287351022
CHARLES HOWELL
17035 CHAPARRAL DR
PERRIS CA. 92570

APN: 287351023 ASMT: 287351023
STANLEY B LEEPER
SHARRON LYNN LEEPER
17025 ARAGON DR
PERRIS CA 92570

APN: 287352001 ASMT: 287352001
TOMMEE HOOKS
17037 ARAGON DR
PERRIS CA. 92570

APN: 287352002 ASMT: 287352002
JOHN E NISULA
P O BOX 728
CEDAR GLEN CA 92321

APN: 287352003 ASMT: 287352003
PATRICK JOSEPH SCHROEDER
KRISTINE MARIE SCHROEDER
161 MCKINLEY ST NO 120
CORONA CA 92879

APN: 287352004 ASMT: 287352004
ILLENE ESTHER SMALLEY
21695 OAK ST
PERRIS CA. 92570

APN: 287352005 ASMT: 287352005
EDMUND GRENZINSKI
21705 OAK ST
PERRIS CA. 92570



APN: 287352006 ASMT: 287352006
BRIAN A THOMPSON
MARTHA J THOMPSON
21715 OAK ST
PERRIS CA. 92570

APN: 287352007 ASMT: 287352007
JERRY H FALSETTO
17040 SOLAR RD
PERRIS CA. 92570

APN: 287352008 ASMT: 287352008
PAUL E JACKSON
17030 SOLAR DR
PERRIS CA. 92570

APN: 287361001 ASMT: 287361001
CHRISTOPHER DEBRO BATTON
17009 ESPERANZA DR
PERRIS CA. 92570

APN: 287361002 ASMT: 287361002
DANIEL V PUTTA
17017 ESPERANZA DR
PERRIS CA. 92570

APN: 287361003 ASMT: 287361003
GUADALUPE A GASCON
17025 ESPERANZA DR
PERRIS CA. 92570

APN: 287361004 ASMT: 287361004
VIRGINIA KRACH
LINDA H WILSON
LARRY N KRACH
LAURA E LANCASTER, ETAL.
17033 ESPERANZA DR
PERRIS CA. 92570

APN: 287361005 ASMT: 287361005
JOSE LUIS FELIX
MARIA C FELIX
17053 ESPERANZA DR
PERRIS CA. 92570

APN: 287361006 ASMT: 287361006
STEVE SPRAY
REBECCA M SPRAY
17075 ESPERANZA DR
PERRIS CA. 92570

APN: 287361007 ASMT: 287361007
SUSANNE C MCPHAIL
17087 ESPERANZA DR
PERRIS CA. 92570

APN: 287361008 ASMT: 287361008
YVONNE SALCIDO
17115 ESPERANZA DR
PERRIS CA. 92570

APN: 287361009 ASMT: 287361009
AMADOR HURTADO
SANDRA HURTADO
17116 CHICO DR
PERRIS CA. 92570

APN: 287361010 ASMT: 287361010
PATRICIA L COLLINS
17096 CHICO DR
PERRIS CA. 92570

APN: 287361011 ASMT: 287361011
FRED DONALD KEITH
MARILYN BAILY
1857 MAUNA LOA PL
NORCO CA 92860



APN: 287361012 ASMT: 287361012
DOROTHY L MEDEIROS
17054 CHICO DR
PERRIS CA. 92570

APN: 287361013 ASMT: 287361013
M & LK PROP
C/O MYRON KLUCK
P O BOX 8145
RIVERSIDE CA 92515

APN: 287361016 ASMT: 287361016
AMALIA CARRERA
BRENDA J REYES
18875 DOVING LN
RIVERSIDE CA 92508

APN: 287361017 ASMT: 287361017
MARCIA TIPTON
17017 CHICO DR
PERRIS CA 92570

APN: 287361019 ASMT: 287361019
DAVID P LEDUC
17025 CHICO DR
PERRIS CA. 92570

APN: 287361020 ASMT: 287361020
MARCIANO VALENZUELA
MARIA ISABEL VALENZUELA
17035 CHICO DR
PERRIS CA. 92570

APN: 287361021 ASMT: 287361021
ROBERT LIND
17045 CHICO DR
PERRIS CA. 92570

APN: 287361022 ASMT: 287361022
BARBARA KAY MCNEAL
NICHOLAS WILLIAM PEIL
GEORGE RICHARD PEIL
MICHAEL LOUIS PEIL
PMB 452
17055 CHICO DR
PERRIS CA. 92570

APN: 287361023 ASMT: 287361023
EULUGIA AGUIRRE
17067 CHICO DR
PERRIS CA. 92570

APN: 287361024 ASMT: 287361024
ANTHONY GALLO
P O BOX 78916
CORONA CA 92877

APN: 287361025 ASMT: 287361025
JERRY D WILKINSON
BARBARA L WILKINSON
112 FM 153
SMITHVILLE TX 78957

APN: 287361027 ASMT: 287361027
ROBERT B TORRES
GRISELDA TORRES
17097 CHICO DR
PERRIS CA 92570

APN: 287361028 ASMT: 287361028
SECRETARY HOUSING & URBIN DEV OF WASH D C
C/P PEMCO HUD NO 048 443844
1600 SACRAMENTO INN 220
SACRAMENTO CA 95815

APN: 287361029 ASMT: 287361029
JOHN M ROLLINS
17114 HIDALGO DR
PERRIS CA. 92570

APN: 287361030 ASMT: 287361030
CHARLES MYERS
327 CHESTNUT AVE NO 302
LONG BEACH CA 90802

APN: 287361031 ASMT: 287361031
DAVID J WOOD
MARIETTA E WOOD
8875 CONWAY DR
RIVERSIDE CA 92503

APN: 287361032 ASMT: 287361032
JOSE GUADALUPE RODRIGUEZ
17086 HIDALGO DR
PERRIS CA. 92570

APN: 287361033 ASMT: 287361033
ANNA M TINOCO
17074 HIDALGO DR
PERRIS CA. 92570

APN: 287361034 ASMT: 287361034
MANUEL BRAVO
MARINA BRAVO
14928 DE SOTO PL
MORENO VALLEY CA 92553

APN: 287361035 ASMT: 287361035
LEE FRANCO
9413 CECILIA ST
DOWNEY CA 90241

APN: 287361036 ASMT: 287361036
ALTON W BEECHER
17042 HIDALGO DR
PERRIS CA. 92570

APN: 287361037 ASMT: 287361037
DIANNE K GOETZ
1475 5TH ST
NORCO CA 92860

APN: 287361038 ASMT: 287361038
VICTOR LLAMAS
LAURA LLAMAS
17024 HIDALGO DR
PERRIS CA. 92570

APN: 287361039 ASMT: 287361039
DAVID ALLEN NELSON
RONDA LEE NELSON
17018 HIDALGO DR
PERRIS CA. 92570

APN: 287361040 ASMT: 287361040
EVA M NELSON
2630 MANGROVE WAY
RIVERSIDE CA 92506

APN: 287361041 ASMT: 287361041
JAVIER SALAZAR
ANNA MARIA SALAZAR
22801 NORBERT ST
LAKE MATHEWS CA 92570

APN: 287361042 ASMT: 287361042
MYRON BEN KLUCK
LEANNA P KLUCK
P O BOX 8145
RIVERSIDE CA 92515

APN: 287361043 ASMT: 287361043
M&LK PROP
C/O MYRON B KLUCK
P O BOX 8145
RIVERSIDE CA 92515



APN: 287361044 ASMT: 287361044
DAVID G NEWBY
KAREN T NEWBY
34 ALICANTE
TRABUCO CANYON CA 92679

APN: 287361045 ASMT: 287361045
LYNN S BARLOW
17043 HIDALGO DR
PERRIS CA. 92570

APN: 287361046 ASMT: 287361046
SHIRLEY F MAINZER
JAMES C MAINZER
17053 HIDALGO DR
PERRIS CA. 92570

APN: 287361047 ASMT: 287361047
JOSE M MAYORGA
21670 OAK ST
PERRIS CA 92570

APN: 287361048 ASMT: 287361048
HARRY RUBEN SUAREZ
22765 MARKHAM ST
PERRIS CA 92570

APN: 287361049 ASMT: 287361049
EVELYN G GOUDIE FAMILY LTD PARTNERSHIP
P O BOX 9753
SAN BERNARDINO CA 92407

APN: 287361050 ASMT: 287361050
JUAN LOBATOS
17095 HIDALGO DR
PERRIS CA. 92570

APN: 287361051 ASMT: 287361051
KENNETH DUNN
KATIE DUNN
17105 HIDALGO DR
PERRIS CA. 92570

APN: 287361052 ASMT: 287361052
JASON EVENSON
REX EVENSON
17115 HIDALGO DR
PERRIS CA. 92570

APN: 287361053 ASMT: 287361053
J POWERS CONST INC
1040 S MT VERNON NO G236
COLTON CA 92324

APN: 289200003 ASMT: 289200003
KENNETH ALTMAN
DEENA ALTMAN
9787 CRYSTAL RIDGE DR
ESCONDIDO CA 92026

APN: 289320006 ASMT: 289320006
IDALEONA ESTATES
C/O MARTIN PARTNERS
444 S FLOWER ST STE 1200
LOS ANGELES CA 90071

APN: 289340005 ASMT: 289340005
DIVINA A URMANITA
RENATO M URMANITA
17310 LAKE MATHEWS DR
PERRIS CA. 92570

APN: 289340006 ASMT: 289340006
EDUARDO CARLOS POLIZZO
ZULMA LEONOR POLIZZO
12043 ABINGTON ST
RIVERSIDE CA 92503



APN: 289340007 ASMT: 289340007
KENNETH M RODENBUSH
MARTHA K RODENBUSH
3900 HOLLYLINE AVE
SHERMAN OAKS CA 91423

APN: 289340008 ASMT: 289340008
TIMOTHY DOUGLAS EDMOND
LISETTE S EDMOND
22125 GAVILAN RD
PERRIS CA 92570

APN: 289340010 ASMT: 289340010
MICHAEL D RAPHAEL
17100 CIRCLING HAWK DR
PERRIS CA 92570

APN: 289340011 ASMT: 289340011
TIMOTHY D EDMOND
LISETTE S EDMOND
22125 GAVILAN RD
PERRIS CA 92570

APN: 289340012 ASMT: 289340012
STEPHEN J LUCKA
KERRY LUCKA
17041 CIRCLING HAWK DR
PERRIS CA. 92570

APN: 289340013 ASMT: 289340013
EDWIN CAREY CATES
GEORGE WILLIAM WOOD
C/O GEORGE W WOOD
17141 CIRCLING HAWK DR
PERRIS CA. 92570

APN: 289380018 ASMT: 289380018
JOHN C SHAUGHNESSY
JUDYTH L SHAUGHNESSY
22530 ROLLING MEADOWS DR
PERRIS CA. 92570

APN: 289380019 ASMT: 289380019
JUDY JEAN PATAPOFF
22560 ROLLING MEADOWS
PERRIS CA. 92571

APN: 289380020 ASMT: 289380020
RAY F BRINKLE
SHERI SUE BRINKLE
16550 GINNEY WAY
PERRIS CA. 92570

APN: 289380024 ASMT: 289380024
WANDA RASMUSSEN
MICHAEL GUTHRIE
16590 GINNEY WAY
PERRIS CA. 92570

APN: 289380026 ASMT: 289380026
EAST VALLEY PROP INC
C/O RICHARD E RIOS
P O BOX 277
CALIMESA CA 92320

APN: 289380027 ASMT: 289380027
WILLIAM HOLT
PATRICIA R HOLT
22571 NORBERT ST
PERRIS CA. 92570

APN: 289380028 ASMT: 289380028
ANDREW SALVAGGIO
KAREN C SALVAGGIO
22611 NORBERT ST
PERRIS CA. 92570

APN: 289380032 ASMT: 289380032
MAURICE E WOOD
16767 LAKE MATHEWS DR
PERRIS CA. 92570





APN: 289380034 ASMT: 289380034
MIGUEL VASQUEZ
16965 LAKE MATHEWS DR
PERRIS CA. 92570

APN: 289380035 ASMT: 289380035
COUNTY OF RIVERSIDE
3133 7TH ST
RIVERSIDE CA 92507

APN: 289380044 ASMT: 289380044
RODOLFO R DURAN
16941 LAKE MATHEWS
PERRIS CA. 92570

APN: 289380045 ASMT: 289380045
EDWARD FISHER
MARTHA B FISHER
22608 BIRDS EYE LN
PERRIS CA. 92570

APN: 289390023 ASMT: 289390023
JAY ADAMSON
16105 LAKE MATHEWS DR
PERRIS CA. 92570

APN: 289390024 ASMT: 289390024
JIMMIE LEE STRINGER
SUZETTE E STRINGER
16215 LAKE MATHEWS DR
PERRIS CA. 92570

APN: 289390025 ASMT: 289390025
EDUARDO VIGIL
CELIA VIGIL
16245 LAKE MATHEWS DR
PERRIS CA. 92570

APN: 289390026 ASMT: 289390026
CLAYTON P RYTYCH
SANDRA L RYTYCH
16240 PANSY ST
PERRIS CA. 92570

APN: 289390027 ASMT: 289390027
J & K EQUITIES INC
3993 ORANGE ST NO 212
RIVERSIDE CA 92501

APN: 289390038 ASMT: 289390038
KAUSHIK M PATEL
NAYAN P PATEL
KAMLESH M PATEL
MUKESH C PATEL, ETAL.
2901 AMBER DR
CORONA CA 92882

APN: 289390039 ASMT: 289390039
RICHARD J ERNST
DEBORAH FEARING ERNST
22531 ROLLING MEADOWS
PERRIS CA. 92570

APN: 289390040 ASMT: 289390040
WILLIAM W WEISS
SHERRY LYNN WEISS
6876 INDIANA AVE NO N
RIVERSIDE CA 92506

APN: 289390041 ASMT: 289390041
DAVE L FLAGTWET
JULIE L FLAGTWET
22631 ROLLING MEADOWS DR
PERRIS CA. 92570

APN: 289510003 ASMT: 289510003
TROESH FAMILY INV CO
C/O WATERMARKE PROP ATTN
THOMSONREUTERS ONE
291 CORPORATE TER CIR
CORONA CA 92879

APN: 289510004 ASMT: 289510004
DAVID E GONZALEZ
WALANIKA LUM DEGONZALEZ
17016 BIRDS EYE DR
PERRIS CA 92570

APN: 289510005 ASMT: 289510005
DALE E HACKBARTH
PAULA B HACKBARTH
17036 BIRDS EYE DR
PERRIS CA. 92570

APN: 321150003 ASMT: 321150003
INDIAN MESA
C/O NICHOLAS J COUSSOULIS
341 W 2ND ST STE 1
SAN BERNARDINO CA 92401

APN: 321150004 ASMT: 321150004
BOULDER SPRINGS VENTURE
C/O BRYAN TROXLER
5023 PARKWAY CALABASAS
CALABASAS CA 91302

APN: 321150018 ASMT: 321150018
FANNIE L MARTIN
STROWN MARTIN
P O BOX 0984
PERRIS CA 92572

APN: 321150019 ASMT: 321150019
MIKE R VASQUEZ
MARIA GLORIA VASQUEZ
696 ORANGE HEIGHTS LN
CORONA CA 92882

APN: 321150020 ASMT: 321150020
HEATHER BORDERS
1552 E SILVER SUMMIT DR
FRESNO CA 93730

APN: 321150021 ASMT: 321150021
LIBORIO LOPEZ
LEO G LOPEZ
MARIA G LOPEZ
C/O LEO G LOPEZ
2117 E WARD TERRACE
ANAHEIM CA 92806

APN: 321150025 ASMT: 321150025
IDALEONA ESTATES II
C/O MARTIN PARTNERS
444 S FLOWER ST STE 1200
LOS ANGELES CA 90071

APN: 321160053 ASMT: 321160053
DANIEL VILLASENOR
10763 PARLIAMENT LN
RIVERSIDE CA 92503

APN: 321160054 ASMT: 321160054
TODD CORNISH
21108 GAVILAN RD
PERRIS CA. 92570

APN: 321160055 ASMT: 321160055
NATIONAL CITY BANK
3232 NEWMARK DR
MIAMISBURG OH 45342

APN: 321160056 ASMT: 321160056
DEREK R BRINKLE
16550 GINNEY WAY
PERRIS CA 92570

APN: 321170009 ASMT: 321170009
JIMMIE I EVANS
22130 PIEDRAS RD
PERRIS CA. 92570



APN: 321170010 ASMT: 321170010
GERALD RUSHTON
18255 IDALEONA RD
PERRIS CA. 92570

APN: 321170024 ASMT: 321170024
WALTER E JERUSAL
18375 IDALEONA RD
PERRIS CA. 92570

APN: 321170025 ASMT: 321170025
ISMAEL SALAS
MARGARITA SALAS
18455 IDALEONA RD
PERRIS CA 92570

APN: 321170027 ASMT: 321170027
SZAWLOWSKI
C/O MATHEW W SZAWLOWSKI
2581 CRESTVIEW DR
NEWPORT BEACH CA 92663

APN: 321170037 ASMT: 321170037
STEPHEN BRUNELLE
18601 IDALEONA RD
PERRIS CA. 92570

APN: 321270008 ASMT: 321270008
JOHN F FERGUSON
AUDREY H FERGUSON
107290 S 4806 RD
MULDROW OK 74948

APN: 321270010 ASMT: 321270010
HAROLD GREEN
HOPE GREEN
12971 KEITH PL
TUSTIN CA 92680

APN: 321270012 ASMT: 321270012
JEFF W KIDD
NINA L JIMERSON KIDD
18562 FRANTZ RD
PERRIS CA. 92570

APN: 321270013 ASMT: 321270013
DANIEL E ROUGHLEY
18580 FRANTZ RD
PERRIS CA. 92570

APN: 321270027 ASMT: 321270027
NORMAN PETER ROBERTS
21085 JUNIPER RD
PERRIS CA. 92570

APN: 321270028 ASMT: 321270028
ROBERT E STARK
MARY LOU STARK
21200 GOLD VALLEY RD
PERRIS CA 92570

APN: 321270029 ASMT: 321270029
CHARLES DAVID NUNES
21055 GOLD VALLEY RD
PERRIS CA 92570

APN: 321270030 ASMT: 321270030
DUANE R MCCURDY
SANDRA N MCCURDY
1814 SUNVIEW DR
ORANGE CA 92665

APN: 321280020 ASMT: 321280020
SUNYATA MEDITATION ASSN
18525 FRANTZ RD
PERRIS CA 92570



APN: 321280021 ASMT: 321280021
RICHARD E BASS
CARRIE T BASS
18245 FRANTZ RD
PERRIS CA. 92570

APN: 321280028 ASMT: 321280028
JUAN M SANCHEZ
JUDIEL SANCHEZ
18550 COUNTRY PINE RD
PERRIS CA. 92570

APN: 321290024 ASMT: 321290024
STEPHEN CARMI THOMPSON
BETTIE JEANNE THOMPSON
C/O BETTIE J THOMPSON
539 TRAVERSE DR
COSTA MESA CA 92626

APN: 321290025 ASMT: 321290025
ANTONIO GONZALEZ
MARIA I GONZALEZ
18591 COUNTRY PINE RD
PERRIS CA 92570

APN: 321290030 ASMT: 321290030
WILLIAM F HAMMAN
18590 YELLOW BRICK RD
PERRIS CA. 92570

APN: 321290031 ASMT: 321290031
TERRY L HOLMES
JOANNE M HOLMES
P O BOX 547
MORONI UT 84646

APN: 321300036 ASMT: 321300036
DAVID NOEL WHITFORD
TERRY LYNN WHITFORD
18541 YELLOW BRICK RD
PERRIS CA. 92570

APN: 321300037 ASMT: 321300037
RICHARD HERNANDEZ
DENISE HERNANDEZ
18551 YELLOW BRICK RD
PERRIS CA. 92570

APN: 321300043 ASMT: 321300043
CHRISTOPHER D CORIA
SAGE CORIA
21920 PANAMINT RD
PERRIS CA. 92570

APN: 321300044 ASMT: 321300044
ARTURO J LOMELI
RAQUEL LOMELI
415 N SYCAMORE NO 300
SANTA ANA CA 92701

APN: 321330001 ASMT: 321330001
PATRICK J MCDONNELL
18039 JOHN F KENNEDY DR
RIVERSIDE CA 92504

APN: 321330006 ASMT: 321330006
2995 VAN BUREN TRUST
C/O TAX SERVICE
17130 VAN BUREN BLV NO 168
RIVERSIDE CA 92504

Adelphia Cable
1971 W. Redlands Blvd, Suite B
Redlands, CA

Aviation Administration
Riverside County
5555 Arlington Ave.
Riverside, CA

AT&T
Maryann Cassaday
3939 E. Coronado, 2nd Floor
Anaheim, CA

California Native Plant Society
2707 K St., Suite 1
Sacramento, CA

California Real Property Division
3133 Mission Inn Ave.
Riverside, CA

California State School Lands
1807 13th Street
Sacramento, CA

Casino Morongo
ATTN: Maurice Lyons
11581 Potrero Rd.
Banning, CA

Cathedral City
City Hall
68-700 Avenida Lalo Guerrero
Cathedral City, CA

Center for Community Action &
Environmental Justice
ATTN: Penny Newman
7701 Mission Blvd.
Riverside, CA

City of Canyon Lake
ATTN: Frank Kessler, City Manager
31516 Railroad Canyon Road
Canyon Lake, CA

City of Colton
650 N. La Cadena Dr.
Colton, CA

City of Corona
815 W. Sixth Street
Corona, CA

City of Grand Terrace
22795 Barton Rd.
Grand Terrace, CA

City of Indio
100 Civic Center Mall
Indio, CA

City of Lake Elsinore
130 Main St.
Lake Elsinore, CA

City of Ontario
303 E. B St.
Ontario, CA

City of Perris
101 N. D St.
Perris, CA

City of Redlands
35 Cajon St.
Redlands, CA

City of San Bernardino
300 N. "D" St.
San Bernardino, CA

City of Temecula
ATTN: Gary Thornbill
43200 Business Park Dr.
Temecula, CA

City of Menifee
29683 New Hub Drive, Suite C
Menifee, CA

City of Wildomar
23873 Clinton Keith Rd., Suite 111
Wildomar, CA

Cleveland National Forest
U.S. Forest services
10845 Rancho Bernardo Rd., #200
San Diego, CA

Coachella City Hall
1515 Sixth Street
Coachella, CA

Coachella Valley Association of
Governments
73-0710 Fred Waring Dr., Suite 200
Palm Desert, CA

Community Asscn. Of Lake Mathews
ATTN: Art Cassel
18350 Harley John Road
Lake Mathews, CA

City of Norco Community Development
Dept.
ATTN: James East Daniels, Director
2870 Clark Ave.
Norco, CA

City of Corona Community
Development Dept.
ATTN: Peggy Temple, Director
815 W. Sixth Street
Corona, CA

City of Beaumont Community
Development Dept.
ATTN: Ernie Egger, Director
550 East 6th Street
Beaumont, CA

City of Chino Hills Community
Development Dept.
ATTN: James DeStefano, Director
2001 Grand Ave.
Chino Hills, CA

2995 Van Buren
9468 Magnolia Ave 104
Riverside, CA 92503-3746

Ada P Harris
17206 Palomas Dr
Perris, CA 92570-8406

Adam E Yagle
17155 Palomas Dr
Perris, CA 92570-8406

Adolfo Sandoval
17150 Alameda Dr
Perris, CA 92570-9553

Alexander R & Carol Schmidt
17105 Aragon Dr
Perris, CA 92570-9047

Alf S & Brenda Hovde
21700 Gavilan Rd
Perris, CA 92570-9559

Alfonso L Garcia
17018 Aragon Dr
Perris, CA 92570-8402

Alton W Beecher
17042 Hidalgo Dr
Perris, CA 92570-9550

Amador & Sandra Hurtado
17116 Chico Dr
Perris, CA 92570-9551

Amalia Carrera
18875 Doving Ln
Riverside, CA 92508-9760

Amanda Zarkovacski
21714 Olive St
Perris, CA 92570-8257

Andrew & Karen Salvaggio
22611 Norbert St
Perris, CA 92570-8407

Angel C & Rosa Rivera
17042 Esperanza Dr
Perris, CA 92570-9554

Angela Steen
17131 Aragon Dr
Perris, CA 92570-8958

Ann R Newman
17032 Cajon Dr
Perris, CA 92570-9256

Anna L Doherty
17140 Palomas Dr
Perris, CA 92570-8406

Anna M Tinoco
17074 Hidalgo Dr
Perris, CA 92570-9550

Annetta V Wedeking
21670 Olive St
Perris, CA 92570-7866

Anthony Gallo
14850 Multiview Dr
Perris, CA 92570-9576

Antonio & Maria Gonzalez
9111 Bestel Ave
Garden Grove, CA 92844-2258

Antonio R & Nancy Sepulveda
17131 Santa Rita St
Fountain Valley, CA 92708-3127

Aracely Gomez
17201 Aragon Dr
Perris, CA 92570-8958

Armando Madrid
21645 Monument Dr
Perris, CA 92570-8415

Armando R & Sally Reyes
17193 Palomas Dr
Perris, CA 92570-8406

Arturo & Blanc Arellanes
21350 Via Liago
Perris, CA 92570-7660

Arturo J & Raquel Lomeli
415 N Sycamore St 300
Santa Ana, CA 92701-4607

Arun C & Kaushik Patel
1102 S Main St
Corona, CA 92882-4411

United Finance Corp
3000 Old Topanga Canyon Rd 208
Calabasas, CA 91302-1875

Barbara Mcneal
17055 Chico Dr
Perris, CA 92570-7442

Barbara G Gonzalez
17217 Cajon Dr
Perris, CA 92570-8410

Southern Calif. Assoc. of Governments
Jeffrey M. Smith
818 West Seventh Street, 12th Floor
Los Angeles, CA 90017-3435

Center for Biological Diversity
Monica Bond
P.O. Box 493
Idyllwild, CA 92549

Colorado River Board of California
Gerald R. Zimmerman
770 Fairmont Avenue, Suite 100
Glendale, CA 91203-1068

Department of Fish and Game
Martin Muschinske
4775 Bird Farm Rd.
Chino Hills, CA 91709

FEMA
Michael Shore
1111 Broadway, Suite 1200
Oakland, CA 94607-4052

Orange County Water District
Dan Bott
P.O. Box 8300
Fountain Valley, CA 92728-8300

Riv County Waste Mgmt. Department
Ryan Ross
14310 Frederick Street
Moreno Valley, CA 92553

Southern California Gas Company
Kevin Kuennen
1981 W. Lugonia Avenue, SC8031
Redlands, CA 92374

Department of Conservation
Erik Vink
801 K Street, MS18-01
Sacramento, CA 95814

Riverside County Transportation
Commission
P.O. Box 12008
Riverside, CA 92502

Agua Caliente Band of Cahuilla Indians
Richard M. Begay
650 East Tahquitz Canyon Way
Palm Springs, CA 92262

City of Chino Hills
Zai Abu Bakar
2001 Grand Avenue
Chino Hills, CA 91709

Corona-Norco Unified School District
2820 Clark Avenue
Norco, CA 91760

Dept. of Toxic Substances Control
Joganson P. Abraham
5796 Corporate Avenue
Cypress, CA 90630

Menifee Union School District
30205 Menifee Rd.
Menifee, CA 92562

Perris Elementary School District
143 E. 1st Street
Perris, CA 92570-2113

South Coast Air Quality Mgmt. District
Steve Smith
21865 Copley Drive
Diamond Bar, CA 91765-4182

State of California, Resources Agency:
Department of Conservation
Brian Leahy
4500 Glenwood Drive
Riverside, CA 920501

Regional Water Quality Control Board
Adam Fischer
3737 Main Street, Ste 500
Riverside, CA 92501

Riverside Public Library Reference
Department
P.O. Box 468
Riverside, CA 92502-0468

California Regional Water Quality
Control Board
Adam Fischer
3737 Main Street, Suite 500
Riverside, CA 92501-3348

City of Riverside: Community
Development Department
Barbara Milosevic
3900 Main Street
Riverside, CA 92522

County of Orange Planning &
Development Services Department
Timothy Neely
P.O. Box 4048
Santa Ana, CA 2702-4048

Eastern Municipal Water District
Judy Waldo
2270 Trumble Road
Perris, CA 92572-8300

Metropolitan Water Dist. of Southern
California
John Vrsalovich
P.O. Box 54153
Los Angeles, CA 90054-0153

Perris Union High School District
ATTN: Emmanuelle Reynolds
155 E. 4th Street
Perris, CA 92570-2124

Southern California Edison
Robert Lopez
26100 Menifee Rd.
Romoland, CA 92585-9752

Western Municipal Water District
Keith G. Owens
P.O. Box 5286
Riverside, CA 92517-5286

City of Riverside: Community
Development Department
Ken Gutierrez
3900 Main Street
Riverside, CA 92522

Cultural Resources Committee
Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Aguanga Band of Cahuilla Indians
650 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Bureau of Indian Affairs
U.S. Department of the Interior
555 S. Palm Canyon Dr., A208
Palm Springs, CA 92263

Bureau of Indian Affairs, Southern
California Agency
ATTN: Virgil Townsend
2038 Iowa Ave, Suite 101
Riverside, CA 92507-001

Cabazon Band of Mission Indians
John James
84-245 Indio Springs Pkwy
Indio, CA 92203-3405

Cahuilla Band of Indians
52701 Hwy. 371
Anza, CA 92539-1760

California Indian Legal Services
510 16th St., Suite 301
Oakland, CA 94612-1520

Colorado River Indian Tribes
Second Ave. & Mohave
Parker, AZ
Parker, AZ 85344

Cultural Resources Committee
Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Morongo Band of Mission Indians
ATTN: Robert Martin
11581 Potrero Rd.
Banning, CA 92220-6946

Morongo Tribal Council
ATTN: Susan Pangell
11581 Potrero Rd.
Banning, CA 92220

Native American Heritage Commission
915 Capitol Mall, Rm. 364
Sacramento, CA 95814-4801

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

Agricultural Commissioners Office
James O. Wallace
4080 Lemon Street, Room 19
Riverside, CA 92502-1089

Riverside County Sheriff's Department
ATTN: Larry Smith, Sheriff
4080 Lemon St., MS 1450
Riverside, CA 92502

Western Riv Council of Governments
ATTN: Rick Bishop, AICP
4080 Lemon St., MS 1032
Riverside, CA 92502

Riverside County Planning Commission
Commissioner John Roth
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Riverside County Board of Supervisors
Supervisor Bob Buster
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Residents Association of
Greater Lake Mathews
14176 Grande Vista Ave
Lake Mathews, CA 92570-8820

Riverside Public Library
3581 Mission Inn Ave.
Riverside, CA 92501

Woodcrest Public Library
16625 Krameria
Riverside, CA 92504

Applicant/Owner:
Lake Mathews Associates, LLC
Jennifer Hoberman
2716 Ocean Park Blvd., Ste. 2025
Santa Monica, Ca 90405

Eng-Rep:
T & B Planning Consultants
17542 East 17th St., Ste. 100
Tustin, CA 92780

ATTN: Dan Silver
Endangered Habitats League
8424 Santa Monica Blvd. Ste A 592
Los Angeles, CA 90069-4267

ATTN: Cindy Ferry
Lake Mathews Talks
16115 Rocky Bluff Road
Gavilan Hills/Perris, CA. 92570-7471

**Lake Mathew Associates
2716 Ocean Park Blvd.,
Suite 2025
Santa Monica, CA 90405**

**T&B Planning Consultants, Inc
17542 East 17th Street,
Suite 100
Tustin, CA 92780**

**Lake Mathew Associates
2716 Ocean Park Blvd.,
Suite 2025
Santa Monica, CA 90405**

**Lake Mathew Associates
2716 Ocean Park Blvd.,
Suite 2025
Santa Monica, CA 90405**

**T&B Planning Consultants, Inc
17542 East 17th Street,
Suite 100
Tustin, CA 92780**

**Lake Mathew Associates
2716 Ocean Park Blvd.,
Suite 2025
Santa Monica, CA 90405**

**Lake Mathew Associates
2716 Ocean Park Blvd.,
Suite 2025
Santa Monica, CA 90405**

**T&B Planning Consultants, Inc
17542 East 17th Street,
Suite 100
Tustin, CA 92780**

**Lake Mathew Associates
2716 Ocean Park Blvd.,
Suite 2025
Santa Monica, CA 90405**

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th 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.

ENVIRONMENTAL IMPACT REPORT NO. 453, GENERAL PLAN AMENDMENT NO. 662, SPECIFIC PLAN NO. 308, AMENMENT NO.1, CHANGE OF ZONE NO. 7055, and TENTATIVE TRACT MAP NO. 31554
Project Title/Case Numbers

Jeff Horn
County Contact Person

(951) 955-4641
Phone Number

2007041067
State Clearinghouse Number (if submitted to the State Clearinghouse)

Lake Mathews Association, LLC
Project Applicant

2716 Ocean Park Blvd STE 205, Santa Monica, CA 90405
Address

The project site is located northerly of Lake Mathews Drive, southerly of Multiview Drive and westerly of Olive Drive in the Lake Mathews/Woodcrest Area Plan.
Project Location

Environmental Impact Report No. 453 has been prepared in accordance with CEQA to inform decision-makers and the public of the potential significant environmental effects associated with proposed development.

General Plan Amendment No. 662 proposes to amend the Riverside County General Plan Land Use Element as it applies to the 423.7 acres located to the east of the Harford Springs Reserve, designated as the eastern portion of proposed Specific Plan No. 308 Amendment No. 1, by eliminating the land use designation of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), and Rural: Rural Residential (R:RR) (5 Acre Minimum) and establishing an Open Space Specific Plan, more specifically Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR), on the site pursuant to Lake Mathews/Woodcrest Area Plan (LMWAP) Policy 2.1, in conjunction with the adopted Specific Plan No. 308, as amended. Specific Plan No. 308, Amendment No. 1 proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 534 acres (32 dwelling units with a 2-acre minimum lot size and 369 units with a 1-acre minimum lot size), a 18.1-acre school site, 70.6 acres of land devoted to active and passive park uses and a parking lot for the Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads on a total of 1,301.0 acres. Change of Zone No. 6730 proposes to reclassify the zoning on the additional 423.7 acres located to the east of the Harford Springs Reserve from "Residential Agricultural (2 Acre Minimum) (R-A-2)," "Residential Agricultural (5 Acre Minimum) (R-A-5)," and "Residential Agricultural (10 Acre Minimum) (R-A-10)," to "Adopted Specific Plan 308, Amendment No. 1 (SP0308A1)" and to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP00308 boundaries. Tentative Tract Map No. 31554 proposes a Schedule B subdivision of 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot. Additionally, the tentative map provides for Alternate 'A' lots, proposing to develop 12 residential lots with a one (1) acre minimum on the designated 18.1 acre school site should its construction not occur.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. ENVIRONMENTAL IMPACT REPORT prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,792.25 + \$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 adopted for the project.

This is to certify that the FINAL ENVIRONMENTAL IMPACT REPORT, 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

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA38840 ZCFG02787 \$2,792.25 + \$64.00

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R0914613

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: LAKE MATHEWS ASSOCIATES LLC \$2,768.25
paid by: CK 001027
EIR00453
paid towards: CFG02787 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 19, 2009 12:27
SBROSTRO posting date Oct 19, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,768.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * I1000625

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: LAKE MATHEWS ASSOCIATES LLC \$24.00
paid by: VI 06509D
EIR00453
paid towards: CFG02787 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 08, 2010 14:18
JCMITCHE posting date Mar 08, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$24.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R0322114

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: LAKE MATHEWS ASSOCIATES LLC \$64.00
paid by: CK 1196
EIR00453
paid towards: CFG02787 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Nov 25, 2003 10:11
MBRASWEL posting date Nov 25, 2003

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!