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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 6 SP - LBV CLEARANCE (cont.)

RECOMMND

conducted. The preconstruction survey must be conducted by a biologist who holds an MOU with the County of Riverside. Survey must be carried out in accordance with protocols accepted by the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife. The biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review and approval. If LBV are found to be present, appropriate avoidance measures shall be adopted to avoid any potential impacts.

30.EPD. 7 SP - CONSERVATION LANDS

RECOMMND

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the RCA or similar entity approved by EPD with fee title/ownership and management responsibilities for the 106.85 acre MSHCP Proposed Conservation Areas designated by EPD as illustrated on the EPD map for HANS02082 and JPR 14-02-06-01 maps. Proof of fee/title ownership must be provided to EPD for review and approval prior to the issuance of any grading permits.

30.EPD. 8 SP - MSHCP MITIGATION

RECOMMND

Prior to the issuance of any grading permits the applicant/developer shall submit to EPD a Habitat Mitigation and Monitoring Plan for the restoration of 2.58 acres of non-riparian/riverine habitat to offset the impacts to 1.29 acres of MSHCP riparian/riverine resources as approved in a Determination of Biologically Equivalent or Superior Preservation written by Cadre Environmental on November 21, 2013. The HMMP shall include detailed descriptions of the following:

- 1.All biological resources mitigation, monitoring, and compliance measures proposed and agreed to by the Applicant
- 2.All biological resources mitigation measures identified as necessary to avoid or mitigate impacts
- 3.All biological resource mitigation, monitoring and compliance measures required in federal agency terms and conditions, such as those provided in the USFWS Biological Opinion
- 4.All sensitive biological resources to be impacted, avoided, or mitigated by Project construction, operation, and closure
- 5.All required mitigation measures for each sensitive

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30.EPD. 8

SP - MSHCP MITIGATION (cont.)

RECOMMND

biological resource

6.All measures that shall be taken to avoid or mitigate temporary disturbances from construction activities

7.Duration for each type of monitoring and a description of monitoring methodologies and frequency

8.Performance standards to be used to help decide if/when proposed mitigation is or is not successful

9.All performance standards and remedial measures to be implemented if performance standards are not met;

10.Biological resources-related facility closure measures including a description of funding mechanism(s)

11.A process for proposing plan modifications to the County of Riverside Environmental Programs Department and appropriate agencies for review and approval

12.A requirement to submit any sightings of any special-status species that are observed on or in proximity to the Project site, or during Project surveys, to the CNDDB per CDFW requirements.

The HMMP must be reviewed and approved by the RCA prior to submittal to EPD. The applicant must provide confirmation of HMMP approval to EPD at time of plan submittal.

30.EPD. 9

SP - BIO MONITOR

RECOMMND

Prior to the issuance of any grading permits a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities that occur within or in proximity of the CDFW Vegetated/MSHCP Riparian areas as depicted in Figure 16 of the Biological Resources Report written by Cadre Environmental in September of 2013. The biological monitor must also be present when working in proximity to any areas that are adjacent to any MSHCP Conservation Areas as depicted in the JPR 14-02-06-01 Regional Map. 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 has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for

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30.EPD. 9 SP - BIO MONITOR (cont.)

RECOMMND

further information.

30.EPD. 10 SP - BIO MONITOR REPORT

RECOMMND

Prior to the issuance of any building permits, a qualified biological monitor shall submit a 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.

30.EPD. 11 SP - TEMPORARY FENCE

RECOMMND

Prior to the issuance of any grading plans, the areas mapped as "Proposed MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map and are outside of the mapped project footprint on Figure 16 of the Biological Resources Report written by Cadre Environmental in September of 2013, 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 the entire MSHCP Conservation Area. The only areas of the Conservation Area that will not be fenced are those that have been proposed for development and accounted for in the "Determination of Biologically Equivalent or Superior Preservation" written by Cadre Environmental and dated: October 2013. The document submitted to EPD to confirm temporary fencing must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance.

30.EPD. 12 SP - PERMANENT FENCE PLAN

RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "Proposed MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map shall be permanently fenced for protection as permanent MSHCP conservation areas. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation,

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 12

SP - PERMANENT FENCE PLAN (cont.)

RECOMMND

illegal trespass or dumping in the delineated conservation areas. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

30.EPD. 13

SP - PERMANENT FENCE

RECOMMND

Prior to the issuance of any building permits, the areas mapped as "Proposed MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map shall be permanently fenced for protection as MSHCP Conservation Areas according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

30.EPD. 14

SP - WILDLIFE CROSSINGS

RECOMMND

Any project or projects that are proposed within the SP area shall be analyzed and possibly required to carry out the development of wildlife crossings whose design and locations are specified in JPR # 14-02-06-01 with a revision date of 5/12/14. The wildlife crossings must be installed in conjunction to the development of associated roads within the SP area.

30.EPD. 15

SP - ECS

RECOMMND

Prior to the recordation of any project maps, an Environmental Constraint Sheet (ECS) shall be prepared. Constrained areas will conform to the areas mapped as

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30.EPD. 15

SP - ECS (cont.)

RECOMMND

"Proposed Conservation Areas" in the JPR # 14-02-06-01 Regional Map and areas designated as "Proposed MSHCP Conservation Area on the MSHCP HANS02082 Map dated 7/16/13. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian) on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division.

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

"MSHCP Conservation Area"

"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."

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the constraint area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height."

PARKS DEPARTMENT

30.PARKS. 1

SP - PROJECT TRAIL PLAN

RECOMMND

Prior to issuance of project approval, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PARKS. 2

SP - MAINTENANCE ENTITY

RECOMMND

Prior to or in conjunction with the project approval the project applicant shall identify the trail(s) maintenance entity (in writing) to County Planning Department and the Regional Park and Open-Space District.

30.PARKS. 3

SP - TRAIL MAINTENANCE REGIONA

RECOMMND

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

30.PARKS. 4

SP - OFFER OF DEDICATION

RECOMMND

Prior to, or in conjunction with the recreation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

PLANNING DEPARTMENT

30.PLANNING. 1

SP - PALEO PRIMP & MONITOR

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:

"County Paleontological Report (PDP) No. 1439, prepared by Applied Earthworks concluded the project's potential to impact significant paleontological resources is high.
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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1

SP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2

SP - PALEO MONITORING REPORT

RECOMMND

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

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

30.PLANNING. 4

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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5

SP - DURATION OF SP VALIDITY

RECOMMND

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal or the County may begin Revocation Hearings. (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 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. 6

SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Prior to the approval of ny implementing project within the SPECIFIC PLAN (i.e.: ract 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
Transportation Department	1 copy
County Planning Department in Riverside	1 copy

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

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30.PLANNING. 6 SP - SUBMIT FINAL DOCUMENTS (cont.)

RECOMMND

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

30.PLANNING. 7 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. 12 SP - GEO STUDY REQUIRED

RECOMMND

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

"PRIOR TO PROJECT APPROVAL, 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. 14 SP - EA REQUIRED

RECOMMND

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

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30.PLANNING. 14 SP - EA REQUIRED (cont.)

RECOMMND

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. 15 SP - ADDENDUM EIR

RECOMMND

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

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

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

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30.PLANNING. 16

SP - SUPPLEMENT TO EIR

RECOMMND

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

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

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

30.PLANNING. 17

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

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30.PLANNING. 17 SP - SUBSEQUENT EIR (cont.) RECOMMND

not required."

30.PLANNING. 18 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, all three (3) GPAs, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

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

30.PLANNING. 19 SP - AMENDMENT REQUIRED RECOMMND

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

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

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

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30.PLANNING. 19 SP - AMENDMENT REQUIRED (cont.)

RECOMMND

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. 21 SP - AG/DAIRY NOTIFICATION

RECOMMND

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 22 SP *- PA PROCEDURES

RECOMMND

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

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

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone

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30.PLANNING. 22 SP *- PA PROCEDURES (cont.)

RECOMMND

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. 23 SP - CC&R RES PUB COMMON AREA

RECOMMND

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

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

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

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

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

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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

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

RECOMMND

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to 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. 24 SP -CC&R RES PRI COMMON AREA RECOMMND

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

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

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

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

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

4. A deposit equaling three (3) hours of the current

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30.PLANNING. 24

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

RECOMMND

hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP -CC&R RES PRI COMMON AREA (cont.) (cont.) RECOMMND

property owners' association Rules and Regulations, if any, this Declaration shall control."

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

30.PLANNING. 28 SP - F&G CLEARANCE RECOMMND

Prior to the approval of any implementing project within planning area 2, 3, 4, 5, 6, 7, OS-4, OS-7, and OS-8 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 29 SP - ACOE CLEARANCE RECOMMND

Prior to the approval of any implementing project within planning area 2, 3, 4, 5, 6, 7, OS-4, OS-7, and OS-8 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29 SP - ACOE CLEARANCE (cont.)

RECOMMND

improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 30 SP - SKR FEE CONDITION

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 342.3 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 31 SP - POST GRADING REPORT

RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - POST GRADING REPORT (cont.)

RECOMMND

and pre-grading agreements with the qualified
[archaeologist/paleontologist/other] were complied with."

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 Hemet Unified
and/or Temecula Unified School District shall be mitigated
in accordance with state law."

30.PLANNING. 35 SP - COMMON AREA MAINTENANCE

RECOMMND

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35

SP - COMMON AREA MAINTENANCE (cont.)

RECOMMND

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) PA 5, PA 8, PA 15, OS-1, OS-2, OS-5, OS-6, OS-8, and OS-11.

30.PLANNING. 36

SP *- ENTRY MONUMENTATION

RECOMMND

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

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

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

30.PLANNING. 39

SP - AVOID CULTURAL RESOURCE

RECOMMND

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

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30.PLANNING. 39 SP - AVOID CULTURAL RESOURCE (cont.)

RECOMMND

on the implementing project:

"During the Project's construction phase, the area labeled "Avoided Cultural Resource" on the land use map (on file with the County) shall be avoided".

30.PLANNING. 40 SP - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Prior to the issuance of a grading permit for any Project construction, the Project Applicant shall retain a County-qualified archaeologist to monitor all ground-disturbing activities in an effort to identify any unknown historic archaeological resources. During the demolition and grading process, the archaeological monitor should be present to monitor freshly excavated soil and to identify, document, and further explore any intact artifact-filled deposits that may become unearthed. This would include field and laboratory analysis of any artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on a site map and described in detail. Further comparative analysis of the recovered artifacts from CA-RIV-10949/H with other historic-age farmstead sites in the region and interpretation of the data should also be carried out by a County-qualified archaeologist.

30.PLANNING. 41 SP - NATIVE AMERICAN MONITOR

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: "At least 30 days prior to any grading activities, the Project Applicant shall contact the Soboba Band or Pechanga Tribe to notify them of grading, excavation, and proposed monitoring program, and to coordinate with the County and the Soboba Band or Pechanga Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The plan shall require the Applicant to retain a professional Tribal Monitor to monitor all ground-disturbing activities in an effort to identify any archaeological and cultural resources. The plan shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Soboba Band or Pechanga Tribe monitors during on-site and off-site

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41

SP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

grading, excavation, and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. During the demolition and grading process, the archaeological monitor should be present to monitor freshly excavated soil and to identify, document, and further explore any intact artifact-filled deposits that may become unearthed. This would include field and laboratory analysis of any artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on the site map and described in detail. The archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the Soboba Band or Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Further comparative analysis of any recovered artifacts from CA-RIV-10950/H with other Archaic-age sites in the region and from CA-RIV-10949/H with other historic-age farmstead sites in the region and interpretation of the data should also be carried out by a County-qualified archaeologist".

30.PLANNING. 42

SP - MONITORING PLAN

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 beginning of any ground-disturbing activities, the County-qualified archaeologist shall file a pre-grading report with the County (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Mitigation Measure F-2, the archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the appropriate local Soboba Band or Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Soboba Band or Pechanga Tribe monitors shall be allowed to monitor all on-site and off-site grading, excavation, and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the

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30.PLANNING. 42

SP - MONITORING PLAN (cont.)

RECOMMND

project archaeologist. The archaeologist shall also be responsible for a post-grading monitoring report to be submitted to the County, the Project Applicant, the Eastern Information Center, and the Pechanga Tribe and the Soboba Band of Luiseno Indians no later than 45 days after completion of all monitoring activities".

30.PLANNING. 43

SP - CA-RIV-10951/H

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 Project Applicant, the Soboba Band or Pechanga Tribe, and the County-qualified archaeologist shall conduct controlled grading utilizing a paddle grader during construction impacts to CA-RIV-10951/H. The purpose of the controlled grading at and around the site as outlined in the area labeled as "Controlled Grade Area" is to afford the opportunity to determine whether any subsurface resources are associated with the site and if so, to collect the resources for appropriate treatment pursuant to Section V(g) of the Agreement and in the Monitoring Plan to be developed by the project archaeologist in consultation with the Soboba Band or Pechanga Tribe. The Developer shall only use a paddle grader, and no other ground disturbing equipment or methods, in the "Controlled Grade Area" delineated and labeled on the attached land use map. All controlled grading shall be monitored according to the provisions of Mitigation Measure F-2".

30.PLANNING. 44

SP - UNANTICIPATED RESOURCES

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: " If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Soboba Band or Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Soboba Band or Pechanga Tribe cannot

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - UNANTICIPATED RESOURCES (cont.) RECOMMND

agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Soboba Band or Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Planning Commission and/or Board of Supervisors".

30.PLANNING. 45 SP - ARTIFACT DISPOSITION 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 landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project area to the appropriate local Soboba Band or Pechanga Tribe for proper treatment and disposition as outlined in the Treatment and Monitoring Agreement required in Mitigation Measure F-2".

30.PLANNING. 46 SP - SACRED SITE AVOIDANCE 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:" All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible".

30.PLANNING. 47 SP - IF HUMAN REMAINS FOUND RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:"If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 47 SP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

decision as to the treatment and disposition has been made.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in Mitigation Measure F-2".

30.PLANNING. 48 SP - MM-D-16 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of a building permit, the County Building Department shall ensure that the Project does not include hearths or includes only natural gas hearths.

30.PLANNING. 49 SP - MM-D-17 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(90 series):

Prior to issuance of a certificate of occupancy, the County Building Department shall ensure that the Project uses low VOC cleaning supplies.

30.PLANNING. 50 SP - MM-D-18 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(90 series):

Prior to issuance of a certificate of occupancy, the County Waste Management Department shall ensure that the Project incorporates compost and recycling services.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 51 SP - MM-D-19

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of a building permit, the County Building Department shall ensure that the Project incorporates water conservation strategies designed to meet CalGreen reductions of 20 percent in indoor water use. This should include incorporating low water, Energy Star-compliant appliances and furniture, dual flush or toilets that use less than 1.6 gallons per flush (gpm), install faucets and showerheads using 2.5 gpm or less, water-saving landscape techniques such as drip irrigation.

30.PLANNING. 52 SP - MM-E-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project Applicant shall pay MSHCP Local Development Mitigation fees as established and implemented by the County.

30.PLANNING. 53 SP - MM-E-3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, a 30-day burrowing owl preconstruction survey shall be conducted immediately prior to the initiation of ground-disturbing construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. The survey shall be conducted in compliance with both MSHCP and CDFW guidelines. A report of the findings prepared by a qualified biologist shall be submitted to the County prior to any permit or approval for ground disturbing activities.

If burrowing owls are detected on-site during the 30-day preconstruction survey, during the breeding season (February 1 to August 31), then construction activities

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30.PLANNING. 53 SP - MM-E-3 (cont.)

RECOMMND

shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are complete or not initiated. In addition to monitoring breeding activity, if during the breeding season, a burrowing owl mitigation plan shall be developed based on the County EPD, CDFW, and USFWS requirements for the active relocation of individuals to the Lake Mathews Preserve.

30.PLANNING. 54 SP - MM-E-2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project Applicant shall pay the fees pursuant to County Ordinance 663.10 for the Riverside County SKR HCP Fee Assessment Area as established and implemented by the County.

30.PLANNING. 55 SP - MM-E-4

RECOMMND

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

Mitigation for potential direct/indirect impacts to common and MSHCP covered sensitive passerine and raptor species shall require compliance with the federal MBTA. Construction outside the nesting season (between September 1 and January 31) does not require pre-removal nesting bird surveys. If construction is proposed between February 1 and August 31, a qualified biologist shall conduct a nesting bird survey(s) no more than fourteen days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project site.

The survey(s) shall focus on identifying any raptors and/or passerines nests that could be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be deterred until the young

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30.PLANNING. 55

SP - MM-E-4 (cont.)

RECOMMND

birds have fledged. A minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to the County prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur.

A report of the findings prepared by a qualified biologist shall be submitted to the County prior to construction that has the potential to disturb any active nests during the nesting season. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA.

30.PLANNING. 56

SP - MM-E-5

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project Applicant shall provide the RCA or similar entity with fee title/ownership and management responsibilities for the 106.85-acre MSHCP Proposed Conservation Area designated by the County of Riverside EPD as illustrated on Figure III-1 (refer to Section III [Project Description]).

30.PLANNING. 57

SP - MM-E-6

RECOMMND

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

To meet the criteria of a biologically equivalent or superior alternative, the Project Applicant shall offset impacts to 1.29 acre of MSHCP riparian/riverine habitat by restoring 2.58 acres of non-riparian/riverine habitat as directed by the RCA, USFWS, CDFW, USACE, and RWQCB. The 2.58 acres of mitigation lands shall be identified,

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30.PLANNING. 57 SP - MM-E-6 (cont.)

RECOMMND

restored and located adjacent to the existing, on-site riparian corridor. Specifically, the proposed restoration shall occur within the on-site MSHCP Proposed Conservation Area, which shall have been conveyed in fee title, or by conservation easement, to the RCA. An MSHCP DBESP shall be prepared and submitted to the County, RCA, and wildlife agencies for review and approval prior to issuance of a grading permit.

30.PLANNING. 58 SP - MM-E-7

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project Applicant shall obtain a 404 Nationwide Permit from the USACE, 1602 SAA from CDFW, and a 401 Certification issued by the RWQCB pursuant to the California Water Code Section 13260. During the permit process a Habitat Mitigation Monitoring Plan (HMMP) shall be developed and approved by the County EPD, RCA, and applicable regulatory and wildlife agencies. As outlined in E-6, mitigation ratios and restoration efforts shall occur on-site within the MSHCP Proposed Conservation Area adjacent to the riparian corridor (French Valley Creek). A total of 2.58 acres shall be restored.

30.PLANNING. 59 SP - MM-F-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to the issuance of a grading permit for any Project construction, the Project Applicant shall retain a County-qualified archaeologist to monitor all ground-disturbing activities in an effort to identify any unknown historic archaeological resources. During the demolition and grading process, the archaeological monitor should be present to monitor freshly excavated soil and to identify, document, and further explore any intact artifact-filled deposits that may become unearthed. This would include field and laboratory analysis of any

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 59 SP - MM-F-1 (cont.)

RECOMMND

artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on a site map and described in detail. Further comparative analysis of the recovered artifacts from CA-RIV-10949/H with other historic-age farmstead sites in the region and interpretation of the data should also be carried out by a County-qualified archaeologist.

30.PLANNING. 60 SP - MM-G-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of a building permit, it shall be determined by the Project Developer and the County if structural improvements are proposed within the northwestern portion of the Project site where alluvium may extend to a depth of 25 feet. The removal depth within this area may be limited to a maximum of 10 feet (or 2 feet above groundwater level) as opposed to complete removal of alluvium. However, it is recommended that construction of buildings in areas underlain by compressible silt and clays (such as the vicinity of Boring B-7) be delayed at least 4 months after grading and excavation to allow for consolidation settlement to take place. After completion of the recommended removal and prior to placing additional fill, the approved surface should be scarified a minimum of 8 inches, moisture conditioned and compacted to a minimum 90 percent of the maximum dry density in accordance with ASTM D1557. Saturated soils may require drying back to near optimum moisture content or mixing with drier materials.

30.PLANNING. 61 SP - MM-G-2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of grading permits, a detailed geotechnical investigation report shall be submitted to the County with engineered grading plans that provides site-specific recommendations to allow for development that meets the requirements of the State and County Building

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 61 SP - MM-G-2 (cont.)

RECOMMND

Code. The geotechnical report shall be prepared and signed/stamped by a Registered Civil Engineer specializing in geotechnical engineering and a Certified Engineering Geologist. This report shall include site-specific measures such as grading recommendations, foundation design recommendations, and slope stability recommendations, as appropriate.

30.PLANNING. 62 SP - MM-H-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of building permits, ensure that project design features specified in the Specific Plan are implemented.

30.PLANNING. 63 SP - MM-H-2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of building permits, ensure that, through economically feasible installations, the Project achieves a 15 percent reduction in electricity and natural gas energy use beyond the 2008 Title 24 standards.

30.PLANNING. 64 SP - MM-I-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of any grading permits, a detailed traffic control plan shall be prepared to coordinate lane closures, access, and construction work hours in order to minimize potential impacts associated with emergency response. The traffic control plan shall be approved by the County Transportation Department prior to implementation.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 65

SP - MM-K-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of building permits, the County shall ensure compliance with the Highway 79 Condition of Approval. The allowable number of units shall be determined utilizing the ITE Trip Generation in consideration of: (a) TDM measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b), and (c). If the County establishes a fee program to achieve compliance with the Highway 79 policies, the Project Applicant may participate in such program as an alternative to compliance with the Highway 79 Condition of Approval. If the Highway 79 policies are amended, the Highway 79 condition may be amended in a corresponding fashion. If the Highway 79 policies are repealed, the Highway Condition of Approval will terminate. In any such instance, the environmental impacts of developing 1,282 units have been evaluated throughout the Belle Terre Specific Plan EIR.

30.PLANNING. 66

SP - MM-L-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project developer shall prepare and submit for approval by the County a construction-related noise mitigation plan that is consistent with County Ordinance 847 and General Plan Policy N 12.3. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this Project. Examples of potential mitigation methods include the following:

Temporary noise attenuation fences (approximately 5 to 10 dBA reduction in noise)

Preferential location of equipment (a reduction of 3dBA for every doubling of distance)

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 66 SP - MM-L-1 (cont.)

RECOMMND

Use of current noise suppression technology (e.g., mufflers and engine shrouds and equipment)

Notification to land uses in the vicinity of construction schedule

Posting of a contact name and number of contractor or County staff to receive complaints

30.PLANNING. 67 SP - MM-O-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Existing-With-Project (2012) - 360 Dwelling Units
Prior to issuance of a Building Permit, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF, TUMF and RBBD fees in the amount and at the time specified for each funding program (refer to Table IV.O-17 in Section IV.O [Transportation/Traffic]) for the following improvements that are outside the County's jurisdiction:

Intersection 1: I-215 Southbound Ramps/Scott Road

Construct a second westbound left-turn lane

Intersection 7: Margarita Road/Murrieta Hot Springs Road

Modify the traffic signal to remove the southbound (west leg) crosswalk

Intersection 8: SR-79/Domenigoni Parkway

Modify the traffic signal to implement overlap phasing on the northbound right turn lane

Modify the traffic signal to remove the eastbound (south leg) crosswalk

Intersection 9: SR-79/Holland Road

Install a traffic signal

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 67 SP - MM-O-1 (cont.)

RECOMMND

Intersection 11: SR-79/Keller Road

"Install a traffic signal

Construct a northbound left-turn lane

Construct a southbound left-turn lane

Intersection 15: SR-79/Thompson Road

Construct a second northbound left-turn lane

Modify the traffic signal to implement overlap phasing on
the eastbound right-turn lane

Intersection 19: SR-79/Murrieta Hot Spring Road

Construct a second southbound left-turn lane

Modify the traffic signal to implement overlap phasing on
the southbound right-turn lanes

Modify the traffic signal to remove the southbound (west
leg) crosswalk

Intersection 21: SR-79/Nicolas Road

Modify the traffic signal to implement overlap phasing on
the northbound right-turn lane

Construct a second southbound left-turn lane

Intersection 22: SR-79/Margarita Road

Construct a southbound right-turn lane

Modify the traffic signal to implement overlap phasing on
the southbound right turn lane

Intersection 23: SR-79/Ynez Road

Modify the traffic signal to implement overlap phasing on
the eastbound right-turn lane

Intersection 24: SR-79/I-15 Northbound Ramps

Construct a southbound free-right-turn lane.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 68

SP - MM-O-2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:

Intersection 27: Pourroy Road-West/Auld Road

Install a traffic signal

Intersection 33: Washington and Abelia Street

Install a traffic signal

If the improvements would not be completed through the DIF or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy, subject to reimbursement or fee credit issues by the County.

30.PLANNING. 69

SP - MM-O-3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Existing-With-Project (2012) - 725 Dwelling Units
Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF and RBBD fees (refer to Table IV.O-17) for the following improvements that are outside the County:

Intersection 6: Leon Road and Scott Road:

Install a traffic signal

Construct a northbound left turn lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 69 SP - MM-O-3 (cont.)

RECOMMND

Construct a southbound left turn lane

Construct an eastbound left turn lane

Construct a westbound left-turn lane

Intersection 10: SR-79 and Scott Road:

Construct a westbound left-turn lane

Construct a westbound right-turn lane

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

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Existing-Plus-Project (2012) - 1,282 Dwelling Units
Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBD fees (refer to Table IV.O-17) for the following improvement that is outside the County:

Intersection 10: SR-79/Scott Road

Construct an eastbound left-turn lane.

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

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Existing-Plus-Project (2012) - 1,282 Dwelling Units
Prior to issuance of building permits, the Project Applicant shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:
Intersection 30: Washington Street/Keller Road (North Street):

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 71 SP - MM-O-5 (cont.)

RECOMMND

Install a traffic signal

Construct a northbound left-turn lane

Construct a southbound left-turn lane

Construct an eastbound left-turn lane

Construct a westbound left-turn lane and a shared
through-right-turn lane

If the improvements would not be completed through the DIF
or any other fee program or by the County or any other
project, the Applicant shall construct the improvements
prior to the issuance of a Certificate of Occupancy and may
seek a fee credit.

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

RECOMMND

Prior to the approval of any implementing project within
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,
plot plan, etc.), the following condition shall be placed
on the implementing project(80 series):

Near-Term (2014) and Long-Term (2035) Cumulative Conditions
Prior to issuance of building permits, the Project
Applicant(s) shall participate in the funding of
improvements to mitigate cumulative traffic conditions
through the payment of DIF, TUMF, and RBBB fees in the
amount and at the time specified for each funding program
(refer to Table IV.O-17 in Section IV.O
[Transportation/Traffic]).

30.PLANNING. 73 SP - MM-F-10

RECOMMND

Prior to the approval of any implementing project within
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,
plot plan, etc.), the following condition shall be placed
on the implementing project(60 series):

Prior to issuance of grading permits, the Project developer
shall retain a qualified paleontologist to develop a
Paleontological Resource Impact Mitigation Program (PRIMP)
for the excavation phase of the Project shall be prepared.
The PRIMP shall conform to the guidelines of the County and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 73 SP - MM-F-10 (cont.)

RECOMMND

the Society of Vertebrate Paleontology and include the following steps:

A trained paleontological monitor shall be present during ground-disturbing activities within the Project area in sediments determined likely to contain paleontological resources. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.

Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques.

All fossils collected shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.

A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.

All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.

30.PLANNING. 74 SP - PA NO. 1 PARK

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 (80 series):

The neighborhood parks within Planning Areas 6, 9, 11, and 12 shall be fully constructed and operational prior to the issuance of the final building permit in the associated

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 74 SP - PA NO. 1 PARK (cont.) RECOMMND
 planning area.

30.PLANNING. 75 SP - PA NO. 3 PARK 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 neighborhood parks within Planning Areas 6, 9, 11, and 12 shall be fully constructed and operational prior to the issuance of the final building permit in the associated planning area.

30.PLANNING. 76 SP - PA NO. 9 PARK 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(80 series):

The neighborhood parks within Planning Areas 6, 9, 11, and 12 shall be fully constructed and operational prior to the issuance of the final building permit in the associated planning area.

30.PLANNING. 77 SP - PA NO. 11 PARK 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(80 series):

The neighborhood parks within Planning Areas 6, 9, 11, and 12 shall be fully constructed and operational prior to the issuance of the final building permit in the associated planning area.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 SP - TRAIL CONSTRUCTION COMPLE RECOMMND

Prior to the issuance of the 200 occupancy permit the applicant shall complete construction of the trail(s) with

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PARKS. 1 SP - TRAIL CONSTRUCTION COMPLE (cont.) RECOMMND

all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

100.PARKS. 2 SP - TRAIL MAINTENANCE MECHANISM RECOMMND

Prior to the issuance of the 200 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PA 5 PARK CONSTRUCTION RECOMMND

The public park in Planning Area 5 shall be constructed concurrently with development in Planning Area 7. More specifically, prior to the issuance of the 1st occupancy permit for Planning Area 7.

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

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 1,282 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 3 SP - PA 5 PLANS REQUIRED RECOMMND

PRIOR TO THE ISSUANCE OF THE 1st occupancy permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the French Valley Recreation and Parks District [County Service Area No. __] 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 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District [County Service Area No. __]

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP - PA 5 PLANS REQUIRED (cont.)

RECOMMND

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

100.PLANNING. 4 SP - PA 8 PARK CONSTRUCTION

RECOMMND

The public park and trail in Planning Area 8 shall be constructed concurrently with development in Planning Areas 9, 10, and 11. More specifically, prior to the issuance of the 1'st occupancy permit for either Planning Area 9, 10, or 11.

100.PLANNING. 5 SP - PA 8 PLANS REQUIRED

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1st occupancy permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the French Valley Recreation and Parks District] [County Service Area No. __] 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 8. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 8 and with the requirements of the French Valley Recreation and Parks District] [County Service Area No. __] 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. 6 SP - PA 15 PARK/DETENTION

RECOMMND

The public park/detention basin in Planning Area 15 shall be constructed concurrently with development in Planning Areas 13 and 14. More specifically, prior to the issuance

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 6 SP - PA 15 PARK/DETENTION (cont.)

RECOMMND

of the 1'st occupancy permit for either Planning area 13 or 14.

100.PLANNING. 7 SP - PA 15/DETENTION PLAN

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1st occupancy permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the French Valley Recreation and Parks District] [County Service Area No. __] 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 15. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 15 and with the requirements of the French Valley Recreation and Parks District] [County Service Area No. __] 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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

 **FILE COPY**

DATE: July 30, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department-Ben Johnson
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section

P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Valley Wide Recreation & Parks District
County Service Area – Bill Brown
3rd District Supervisor
3rd District Planning Commissioner
City of Temecula

Temecula Unified School District
Hemet Unified School District
Western Municipal Water District
Southern California Edison
Southern California Gas Co.
San Diego Regional Water Control Board
South Coast Air Quality Management District
California Department of Fish and Game
U.S. Fish and Wildlife Service
Pechanga

SPECIFIC PLAN NO.382 SCREENCHECK NO. 1, GENERAL PLAN AMENDMENT NO.1113, GENERAL PLAN AMENDMENT NO.1013, GENERAL PLAN AMENDMENT NO.1014, CHANGE OF ZONE NO.7775 - EA No. 42506- Applicant: Regent Properties - Engineer/Rep.: Webb – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area
Plan: Rural: Rural Mountainous (R:RM), Community Development: Medium Density Residential (CD:MDR) – **Location:** westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 342.3 gross acres – **Zoning:** Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture- 10 Acre Minimum (A-1-10), Light Agriculture- 5 Acre Minimum (A-1-5) and Rural Residential (RR) - **REQUEST:** The **Specific Plan** proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre. The proposal also includes 45.2 percent open space, 20.6 acres of park and trails, and 128.1 acres of conservation areas. There are three **General Plan Amendments** because they were filled at different times. All three combine to create the Specific Plan area and propose to change the Land Use Designations of the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) and Rural: Rural Mountainous (R:RM) to Medium High Density Residential (MHDR)(5-8 Dwelling Units Per acre), Open Space Recreation (OS-C) and Very High Density Residential (VHDR)(14-20 Dwelling Units Per Acre) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The **Change of Zone** proposes to change the zoning from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture- 10 Acre Minimum (A-1-10), Light Agriculture- 5 Acre Minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. - APN(s): 472-170-001, 472-180-001, 476-010-040, and 476-010-045

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 26, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Matt Straite, Project Planner, at (951) 955-8631 or email at MSTRAITE@rctlma.org / MAILSTOP# 1070.

Public Hearing Path: DH: ☐ PC: ☒ BOS: ☒

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



The Garrett Group
Land & Real Estate Investment Management

January 31, 2012

Mr. Greg Neal
Deputy Director, Planning Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, California 92501

Re: General Plan Amendment Nos. 1013 and 1014
APNs 472-170-003, 472-170-008, 472-180-003, 472-200-002
(The "French Valley Property")

Dear Mr. Neal:

On May 6, 2010, acting on applications from the Garrett Group, the County Board of Supervisors adopted orders initiating proceedings for general plan amendments Nos. 1013 and 1014 for the French Valley Property referenced above. On March 25, 2011, the Garrett Group contributed the French Valley Property to a joint venture with Regent Properties. Regent is the manager of the joint venture.

After the French Valley Property was contributed to the joint venture and in conjunction with the disposition of a number of the Garrett Group's assets in unincorporated Riverside County, a former member of my administrative staff, Chris Allies, requested refunds from the County with regard to Garrett Group funds on deposit with the Planning Department. It has come to my attention that in the case of the French Valley Property, this request somehow caused the County to notate the above referenced general plan amendment cases as "withdrawn." This result was not the intent of Ms. Allies' request to the County for refunds nor was she ever authorized by the Garrett Group to request the County to withdraw the general plan amendment cases at issue. In fact, when I recently learned that the County had deemed these cases to be in a withdrawn status I was quite surprised. Further, since Garrett Group had already transferred the French Valley Property to the joint venture at the time of Ms. Allies' request, it is clear that she

2/
January 31, 2012
Mr. Greg Neal

had no standing or authorization to change an ongoing land use process effecting property that the Garrett Group did not control. She simply intended that the Garrett Group's deposit be refunded and our understanding was the County would look to Regent to replace the funds in the deposit account when such funds are required to further process the cases. Regent has informed us that it is willing to immediately replace the deposit.

Therefore we are hereby requesting that the County's records be immediately corrected to reflect the fact that the general plan amendment cases have not been withdrawn.

Thank you for your considered attention to this matter.

Sincerely,


Paul Garrett

cc: Regent Properties

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
155996

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

September 24, 2013

RECEIVED
SEP 30 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Riverside County Planning Department
County Administrative Center
Riverside, California

Attn: Matt Straite

Ladies and Gentlemen:

Re: Change of Zone 7775
Area: French Valley

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Tina Hanson of this office at 951.955.2511.

Very truly yours,


HENRY OLIVO
Engineering Project Manager

TH:blj



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

August 26, 2013

Matt Straite, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RECEIVED
AUG 27 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE: Specific Plan (SP) No. 382
Proposal: The SP proposes a 342.3 acre residential community
APNs: 472-170-001; 472-180-001; 476-010-040; 476-101-045

Dear Mr. Straite:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located west of Washington Street and north of Yates Road, bisected by the San Diego Canal in the Southwest Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit for EACH PHASE**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Searce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

November 30, 2012

VIA E-Mail and USPS

**RE: Request for Information for the Regent Belle Terre Project, Riverside County
[Applied Earthworks]**

Dear Ms. George;

The Pechanga Band of Luiseño Indians ("the Tribe") appreciates your request for information regarding the above referenced Project. After reviewing the provided maps and our internal documents, we have determined that the Project area is not within reservation lands although it is within our ancestral territory.

At this time, we are interested in participating in this Project based upon traditional knowledge of the area and recorded sites within the Project area boundaries. The Tribe is very concerned about potential impacts to cultural resources and is requesting to meet with you and your firm as soon as possible to share maps and information prior to completion of the archaeological study.

The documentation of precontact materials on the Project is very significant as our maps and internal information show that within less than a ½ mile are two large habitation areas containing distinct activity areas. As you know, it is unusual to identify fully intact habitations with identifiable areas where food processing, tool making and other living activities occurred on the southern California landscape, so this is a unique area and important not only to archaeological research but to the Tribe as well. There are also other individually recorded sites – which are associated with the habitation areas, located within a closer proximity to the Project and which you have noted in your letter. The Tribe also knows that the Project is situated between larger clusters of habitation areas which make up the village complex in this area of French Valley. Therefore, the activity areas located within the Project boundaries are associated with these surrounding areas and create an intensive pattern of land use, trade, travel, subsistence sharing and the practice of traditional and religious ceremonies. In addition, it appears from aerial photographs that there are two existing drainages located on the Property. The existence of water as well as known cultural sites is a fairly good indicator that cultural may exist subsurface, including human remains. The Tribe has additional information we would be happy to show you in a meeting.

Currently, the Tribe requests the following:

- 1) Participation in all archaeological surveys, a field visit to the Property to view the recorded cultural sites and a meeting with the County, the Applicant and yourself to discuss avoidance, preservation and archaeological testing;
- 2) Notification once the Project begins the entitlement process, if it has not already;
- 3) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (EA/IS/MND/EIR, etc);

- 4) Government-to-government consultation with the Lead Agency as well as discussions with the Applicant and Project archaeologist regarding the cultural sites on the Project; and
- 5) The Tribe believes that monitoring by a Riverside County qualified archaeologist and a professional Pechanga Tribe monitor will be required during earthmoving activities however, it is still too early to provide specific requests and mitigation. Therefore, the Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed and we have met with the County, the Applicant and the Project archaeologist.

As a sovereign governmental entity, the Tribe is entitled to appropriate and adequate government-to-government consultation regarding the proposed Project. We would like you and your client to know that the Tribe does not consider initial inquiry letters from project consultants to constitute appropriate government-to-government consultation, but rather tools to obtain further information about the Project area. Therefore, the Tribe reserves its rights to participate in the formal environmental review process, including government-to-government consultation with the Lead Agency, and requests to be included in all correspondence regarding this Project.

Please note that we are interested in participating in surveys within Luisefio ancestral territory. Prior to conducting any surveys, please contact the Cultural Department to schedule specifics. If you have any additional questions or comments, please contact me at ahoover@pechanga-nsn.gov or 951-770-8104.

Sincerely,



Anna M. Hoover
Cultural Analyst



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

February 28, 2013

VIA E-MAIL and USPS

Mr. Matt Straite
Project Planner
County of Riverside TLMA
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: Pechanga Tribe Request for Consultation Pursuant to SB 18 for the Belle Terre Project, GPAs 1113, 1013 & 1014, SP 382

Dear Mr. Straite:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government in response to the SB 18 notice provided by the County of Riverside, dated November 28, 2012. This letter serves as the Tribe's formal request for consultation under SB 18 for this Project.

At this time, we do not have sufficient information to engage in meaningful consultation, as required by SB 18. We request that a face-to-face meeting with representatives of the County, the Project Applicant and the Project archaeologist be scheduled as soon as possible so that we can begin discussing our concerns regarding the presence of cultural resources in the area, the proposed Phase II archaeological study, the development plans and the proposed Project's impact to the identified resources.

Further, the Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Tribe has received a copy of the Phase I Cultural Resources Survey Report conducted by Applied Earthworks in December 2012. We are very pleased with the study and the level of detailed information provided; however, we cannot agree that the assessment is accurate as there was no tribal involvement during the survey. As the County knows, tribal

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Searce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

monitors use a very specific, culturally guided and sensitive method to assess cultural resources from a different perspective than archaeologists. Often, in our experience, our monitors are able to identify resources or more accurately identify where such resources are located using their specialized skill set. Therefore, it is possible that sensitive resources are present on the Property that was not observed by the archaeological surveyors. The Tribe requests property authorization in order to conduct our own survey of the area. We can discuss this further during our consultation meeting.

The Tribe is further concerned that the entire Project has not been surveyed. Although the study explains that APNs 472-170-003 & -008 (designated the Northeastern Tracts) will be placed in permanent open space and that there are no proposed impacts to those lands at this time, the study also states that these lands have never been archaeologically/culturally surveyed. Based upon the known recorded resources in the area, including a village, the possibility that there are cultural resources located on these parcels is high. Surveying the parcels will be beneficial in at least two ways. First, any resources observed can be recorded and added to the records at the Eastern Information Center for this area. Knowledge of the additional resources will assist the Project archaeologist in providing a more complete and thorough significance determination for the resources located on the developable parcels. This information can provide additional data about the village that can be addressed through archaeological research questions. Secondly, by knowing about the resources, they can better be preserved and protected. Although the study does not detail who will be the final owner of these parcels, if the land should be transferred to the Riverside Conservation Authority (RCA) or another preservation agency, that agency should be fully aware that there are sensitive cultural resources that must be cared for and that the Tribe is very willing to assist with that long-term care and preservation.

An additional comment regarding the Phase I study pertains to Section 2.5 Ethnographic Setting. The Tribe concurs that Cahuilla populations may have moved into the French Valley area during the historic era (mid-1800s) due to displacement of traditional Luiseño groups who were removed from their lands to work on the Missions. In fact, the Tribe has ethnographic evidence that this occurred at least on the eastern periphery of Luiseño territory, especially near the San Jacinto Mountains where the Cahuilla worked for the Missions and associated Assistencia's and thereby lived in Luiseño territory. However, the information provided in the archaeological study pertains more to the pre-contact lifeways that the Cahuilla practiced, not those that were undoubtedly changed by the European settler incursion. For clarification, the Tribe requests that this section be revised to reflect that this area is not traditional Cahuilla territory, which is evidenced by the absence of Cahuilla place names, artifacts, *tóota yixélval* (rock art) and other indicators of Cahuilla activities.

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with projects

in the area. During our consultation we will provide more specific, confidential information on the resources located on and near this Project.

The Tribe has received only the Phase I archaeological study and the July 18, 2012 Staff Report for this Project. Please provide us copies of all available development plans, geotechnical reports, hydrological reports, any additional archaeological information and the Initial Study as soon as possible so that we may review them prior to our initial SB 18 meeting. The Tribe also understands that the Phase I archaeological study has proposed a Phase II Testing program for the recorded cultural sites located within the Northwestern and Southeastern Tracts to determine significance of the sites. The Tribe urges the Project archaeologist and the County to assess these sites in relation to the larger village activity areas located within a very close proximity to the Project. We can discuss this further in our consultation meeting and we are also happy to assist the County by providing such an assessment taking into account the tribal values of this important area.

We further wish to discuss with the County and the Applicant/Developer the need for a Phase II in relation to the proposed Development. For example, if any of the sites are going to be left in Open Space or will be avoided, the Tribe requests that that site(s) not be subjected to any further excavations or impacts. This will assist the Tribe with preservation as well as reduce costs for the Developer. We can discuss this in more detail during our consultation.

Finally, as you know, the SB 18 consultation process is ongoing and continues for the duration of the Project. As such, under both CEQA and SB 18 we look forward to working closely with all parties involved on ensuring that a full, comprehensive environmental review of the Project's impacts is completed for this important and sensitive Luiseño area. Further, we hope to assist the County and the Developer/Applicant with ensuring that the Project is designed to avoid impacts to cultural resources, as mandated by CEQA, in addition to developing mitigation measures addressing the culturally appropriate and respectful treatment of human remains, cultural resources and inadvertent discoveries.

In addition to those rights granted to the Tribe under SB 18, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8104 or at ahoover@pechanga-nsn.gov once you have had a chance to review these comments so that we might schedule our first consultation under SB 18. Thank you.

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request for SB 18 Consultation RE Belle Terre, SP 382
February 28, 2013
Page 4

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel
Mr. David Jones, County Geologist
Ms. Ruth Rhoades, County Archaeologist
Mr. Lenny Dunn, Regent Properties
Ms. Vanessa Miro, Applied Earthworks

STATE OF CALIFORNIA

Edmund G. Brown, Jr. Governor

NATIVE AMERICAN HERITAGE COMMISSION

916 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 853-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net



November 20, 2012

Mr. Matt Straite, Senior Planner

RIVERSIDE COUNTY PLANNING DEPARTMENT

4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

Sent by FAX to: 951-955-3157
No. of Pages: 3



Re: Native American Tribal Consultation pursuant to California Government Code Section 65352.3 et seq. for the proposed **"Specific Plan No. 382; General Plan Amendment No. 113, 1013, and 1014, Change of Zone No. 7775 ;"** located in **the French Valley, Riverside County, California**

Dear Mr. Straite:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. The Native American Heritage Commission is the state 'trustee agency' designated for the protection of Native American Cultural Resource pursuant to CA Public Resources Code §21070. In the 1985 Appellate Court decision (170 Cal App 3rd 804), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites

Attached is a consultation list of tribal governments with traditional lands or cultural places located within the Project Area of Potential Effect (APE). The tribal entities on the list are for your guidance for government-to-government consultation purposes. Pursuant to CA Public Resources Code §5097.95, please provide pertinent project information to the tribal consulting parties, including archaeological studies.

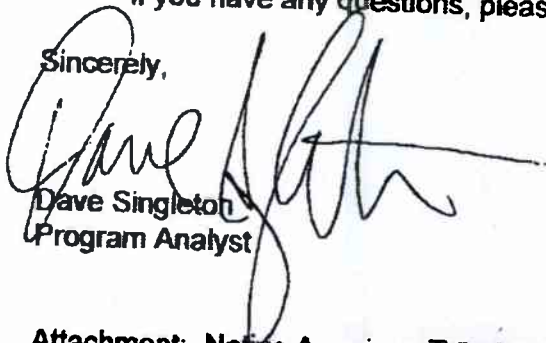
The NAHC did conduct a Sacred Lands File search of the 'area of potential effect, (APE) , Native American cultural resources were not identified in the area you specified as the APE. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American traditional cultural places or cultural landscapes in any APE. While in this case, a search of the NAHC *Sacred Lands File* did not indicate the presence of any sites within the APE you provided, a Native American tribe or individual may be the only source for the presence of traditional cultural places. For that reason, enclosed is a list of Native American individuals/organizations who may have knowledge of

traditional cultural places in your project area. This list should provide a starting place in locating any areas of potential adverse impact

The NAHC works with Native American tribal governments regarding its identification of 'Areas of Traditional Use.' The Commission may adjust the submitted data defining the 'Area of Traditional Use' in accordance with documentation provided by consulting tribes, generally accepted ethnographic, anthropological, archeological research and oral history. Pursuant to CA Public Resources Code § 5097.95, the NAHC requests cooperation from other public agencies in order that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties, including archaeological studies. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and California Public Resources Code Section 21083.2 (Archaeological Resources) that requires documentation, data recovery of cultural resources, construction to avoid sites and the possible use of covenant easements to protect sites.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,



Dave Singleton
Program Analyst

Attachment: Native American Tribal Government Consultation List

**California Tribal Government List
Riverside County
November 20, 2012**

Los Coyotes Band of Mission Indians
Shane Chapparosa, Chairman
P.O. Box 189 Cahuilla
Warner , CA 92086
(760) 782-0711

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 391820 Cahuilla
Anza , CA 92539
(951) 659-2700
(951) 659-2228 Fax

Pala Band of Mission Indians
Historic Preservation Office/Shasta Gaughen
35008 Pala Temecula Road, PMB50 Luiseno
Pala , CA 92059 Cupeno
PMB 50
(760) 891-3515
sgaughen@palatribe.com

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road Cahuilla
Banning , CA 92220 Serrano
(951) 849-8807
(951) 755-5200

Pauma & Yuima Reservation
Randall Majel, Chairperson
P.O. Box 369 Luiseno
Pauma Valley , CA 92061
paumareservation@aol.com
760) 742-1289

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula , CA 92593
(951) 770-6100
hlaibach@pechanga-nsn.gov

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 Cahuilla
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105

Cahuilla Band of Indians
Uther Salgado, Chairperson
PO Box 391760 Cahuilla
Anza , CA 92539
tribalcouncil@cahuilla.net
915-763-5549

Soboba Band of Mission Indians
Rosemary Morillo, Chairperson; Attn: Carrie Garcia
P.O. Box 487 Luiseno
San Jacinto , CA 92581
carrieg@soboba-nsn.gov
(951) 654-2765

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 5097.94 of the Public Resources Code and Section 5097.96 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65362.3 and 65362.4, et seq.



VALLEY-WIDE RECREATION & PARK DISTRICT
P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

**BOARD OF
DIRECTORS**

Larry Minor
President

Frank Gorman
Vice President

Steve Simpson
Secretary

John Bragg
Director

Rose Salgado
Director

Dean Wetter
General Manager

September 25, 2013

Matt Strait
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-14019

**RE: SP NO. 382 SCREENCHECK NO. 1, GENERAL PLAN AMENDMENT NOS.
1113, 1013, AND 1014 AND CHANGE OF ZONE NO. 7775 – REGENT
PROPERTIES**

Dear Matt:

Valley Wide has reviewed the development packet for the above referenced projects and have the following comments:

1. The project is required to annex into the French Valley Park and Landscape Maintenance District.
2. The Open Space – Recreation area denoted in PA 5 indicates only 2.7 acres. Park requirements are five (5) acres of active parkland for every 1,000 population.
3. All noted open space areas that are not providing active park amenities will not be counted towards park land credit.
4. In lieu of paying park fees, developer must build the park to Valley-Wide District standards.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,

Dean Wetter, General Manager
Valley-Wide Recreation and Park District



John V. Rossi
General Manager

Securing Your Water Supply

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

August 7, 2013

Matt Straite, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

SPECIFIC PLAN NO. 382-SCREENCHECK NO. 1, GENERAL PLAN AMENDMENT NO. 1113, GENERAL PLAN AMENDMENT NO. 1013, GENERAL PLAN AMENDMENT 1014, CHANGE OF ZONE NO. 7775, EA 42506

This letter is in response to your request for conditions for the above referenced project received on August 1, 2013. Western Municipal Water District (Western) has no comments on proposed Specific Plan No. 382 - Screencheck No. 1, General Plan Amendment No. 1113, General Plan Amendment 1013, General Plan Amendment No. 1014, and Change of Zone No. 7775

Western does not provide retail water service in the vicinity of French Valley for APNs; 472-170-001, 472-180-001, 476-010-040, and 476-010-0045. Our records indicate that Eastern Municipal Water District is the water and/or sewer purveyor for this area.

Should you have any further questions regarding this matter, please contact Development Services at (951) 571-7100.

TAMMY MARTIN
Engineering Technician
Western Municipal Water District

TM:sc

Enc: Request for Conditions

\\\\Wmwd-fsmain\\development\\CONDITION LETTERS\\RIVERSIDE COUNTY\\NoCommentLtr-CO-SP382_GPA1113_GPA1013_GPA1014_CZ7775.doc



Dr. Barry L. Kayrell
Superintendent

Dr. LaFaye Platter
Deputy Superintendent

Dr. David Horton
Assistant Superintendent

Vincent Christakos
Assistant Superintendent

**Professional Development
Service Center**

1791 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

**Professional Development
Academy**

2085 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-6421

www.hemetusd.k12.ca.us

Governing Board

Paul Bakkom
Dr. Lisa DeForest
Marilyn Forst
Vic Scavarda
James Smith
Ross Valenzuela
Joe Wojcik

August 14, 2013

Matt Straite
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502
(951) 955-8631

RECEIVED
AUG 15 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Re: SP 382 Screencheck 1, GPA 1113, GPA 1013, GPA 1014, CZ 7775

Dear Mr. Straite,

Hemet Unified School District (HUSD) is in receipt of the Land Development Committee/Development Review Team Initial Case Transmittal for Specific Plan No. 382 Screencheck No. 1 and related general plan amendments and zone change, referred to as Belle Terre (Project). The Project is located east of Washington Street and south of Keller Road. In terms of residential construction, the Project proposes a 342.3 acre residential community consisting of 1,282 units with densities ranging from 0.5 to 14 units per acre, with an overall density of 3.7 units per acre.

The current permanent school facilities in HUSD have an original design capacity of 20,299 students. Presently, our enrollment is 21,698. We are accommodating the extra enrollment with portable facilities but have reached a point where our core facilities at most sites have become saturated. With 1,282 new residential units, the Project has the potential to generate upwards of 900 new students. Attached is a detail of our schools, current enrollment and capacity.

While most of the Project falls within HUSD, the non-contiguous southern portion of the Project is within Temecula Valley Unified School District (TVUSD). The Project area within HUSD is currently served by Winchester Elementary School for grades K-5, Rancho Viejo Middle School for grades 6-8 and Tahquitz High School for grades 9-12. However, there is currently a territory transfer being proposed that would transfer the entire Project area from HUSD to TVUSD. The transfer is anticipated to be finalized before the 2014-15 school year. Currently, if students residing in the transfer area wish to attend TVUSD schools, their inter-district transfers will be granted upon request.

Prior to Regent Properties current proposal, the Garrett Group had proposed a similar project at this location. The Garrett Group had been working with HUSD to locate a 12 acre elementary school site within their project. The California Department of Education had also given HUSD preliminary approval to continue with environmental studies do find an adequate site for an elementary school within the Garrett Group's project. Please be in contact with TVUSD to determine their needs for a school within the currently proposed Project.

Based on current transportation policies, the Project would be eligible for transportation provided by HUSD, to HUSD's schools. Detailed information on HUSD's transportation services can be found at <http://www.hemetusd.k12.ca.us/business/transpo/index.html>.

Please add TVUSD to the distribution list for this Project. If you have any questions, please contact me at (951) 765-5100 x5465 or jbridwell@hemetusd.k12.ca.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Jesse Bridwell", written in a cursive style.

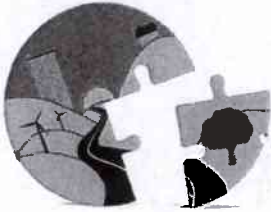
Jesse Bridwell
Facilities Planner

Cc: Jane Dixon, Director of Facilities, TVUSD

SCHOOL	GRADE LEVEL	ENROLLMENT*	PERMANENT CAPACITY**	OVER (+) / UNDER (-) CAPACITY
Acacia Middle	6-8	813	812	1
Bautista Creek Elementary	K-5	931	566	365
Cawston Elementary	K-5	822	570	252
College Prep High	9-12	186	0	186
Cottonwood School	K-8	234	305	-71
Dartmouth Middle	6-8	910	1,082	-172
Diamond Valley Middle	6-8	1,125	1,322	-197
Fruitvale Elementary	K-5	921	530	391
Hamilton School	K-8	455	215	240
Hamilton High	9-12	330	450	-120
Harmony Elementary	K-5	884	558	326
Hemet High	9-12	2,428	2,838	-410
Idyllwild School	K-8	282	255	27
Jacob Wiens Elementary	K-5	737	570	167
Little Lake Elementary	K-5	844	522	322
McSweeny Elementary	K-5	747	558	189
Ramona Elementary	K-5	722	480	242
Rancho Viejo Middle	6-8	1,280	1,456	-176
Santa Fe Education Center	K-12	925	890	35
Tahquitz High	9-12	1,594	2,418	-824
Valle Vista Elementary	K-5	653	520	133
West Valley High	9-12	1,848	2,252	-404
Western Center Academy	6-8	374	240	134
Whittier Elementary	K-5	1,102	550	552
Winchester Elementary	K-5	551	340	211
TOTAL	K-12	21,698	20,299	1,399

*Enrollment as of 10/3/2012 (Enrollment Reporting Day)

**Loaded at the State standard to allow for Class Size Reduction (K-3 = 20, 4-12 = 30, SDC = 15, SH = 8)



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set 15#
CC006356

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

☒ SPECIFIC PLAN

☐ SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP 00382

DATE SUBMITTED: 4-23-12

APPLICATION INFORMATION

Applicant's Name: Regent Properties

E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd # 200

<u>Los Angeles</u>	<u>Street</u> <u>CA</u>	<u>90049</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (310) 806-9822 Fax No: (310) 806-9801

Engineer/Representative's Name: WEBB Associates - Bruce A. Davis

E-Mail: bruce.davis@webbassociates.com

Mailing Address: 3788 McCray Street

<u>Riverside</u>	<u>Street</u> <u>CA</u>	<u>92506</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Regent French Valley, LLC

E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd # 200

<u>Los Angeles</u>	<u>Street</u> <u>CA</u>	<u>90049</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (310) 806-9822 Fax No: (310) 806-9801

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

GPA 01113
EA 42506

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

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

CFG 05882

APPLICATION FOR SPECIFIC PLAN LAND USE

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Regent Properties

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Regent French Valley, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attachment A

Section: N1/2 Section 27, 34 Township: 6 South Range: 2 West

Approximate Gross Acreage: 343.6 acres

General location (nearby or cross streets): North of Thompson Street, South of Scott Road, East of Washington Street, West of Judith Road

APPLICATION FOR SPECIFIC PLAN LAND USE

Thomas Brothers map, edition year, page number, and coordinates: 2004 Edition, p. 899, G3, G4, G5, H3

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

1. Residential uses by product type, number of units and acreage;
 2. Commercial uses with proposed acreage;
 3. Industrial uses with proposed acreage;
 4. Open space/recreational uses with proposed acreage;
 5. Public facilities with proposed acreage, etc.
- See Attachment B for project description

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NUMBER OF UNITS</u> <u>(RESIDENTIAL ONLY)</u>
MDR	36	128
MHDR	83.5	549
HDR	21.1	211
VHDR	17.1	240
Parks	47.4	
Open Space	97.7	
Streets	40.8	
Totals	343.6	1,128

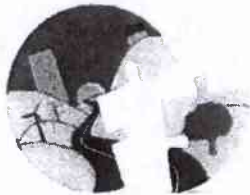
The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

FILING INSTRUCTIONS FOR SPECIFIC PLAN APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

- ✓ 1. One completed and signed application form.
- ✓ 2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.



Carolyn Symis Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC006356

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA
PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR
ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01113 DATE SUBMITTED: 4-23-12

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Regent Properties E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd # 200
Los Angeles Street CA 90049
City State ZIP

Daytime Phone No: (310) 806-9822 Fax No: (310) 806-9801

Engineer/Representative's Name: WEBB Associates - Bruce A. Davis E-Mail: bruce.davis@webbassociates.com

Mailing Address: 3788 McCray Street
Riverside Street CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Regent French Valley, LLC E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd # 200
Los Angeles Street CA 90049
City State ZIP

Daytime Phone No: (310) 806-9822 Fax No: (310) 806-9801

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

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

SP 00382
EA 42506
CFG 05882

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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Regent Properties

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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Regent French Valley, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attachment A

Section: N1/2 Section 27, 34 Township: 6 South Range: 2 West

Approximate Gross Acreage: 343.6 acres

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of _____ Thompson Street
_____ Scott Road _____ East of Washington Street _____ West of Judith Road _____

Thomas Brothers map, edition year, page number, and coordinates: 2005 Edition, pg. 899, G3, G4, H3

Existing Zoning Classification(s): Rural Residential

Existing Land Use Designation(s): Rural Mountainous

Proposal (describe the details of the proposed general plan amendment):

Existing GPAs - Per the Board of Supervisors direction on the on-going GPA Applications 1013 and 1014, the SE and NE sites are proposed to be changed from Rural Mountainous (RM) to Rural Community-Very Low Density Residential (RC-VLDR) and to be removed from the North Skinner Policy Area. This current GPA application does not propose changes to the on-going GPA Applications 1013 and 1014.

Current GPA proposal - This GPA application is to add the Specific Plan Overlay designation to accommodate the Belle Terre Specific Plan over the entire 343.6-acre site. See Attachment B.

Related cases filed in conjunction with this request:

Belle Terre Specific Plan

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes ☒ No ☐

Case Nos GPA 1013 and 1014

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Company/District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes ☐ No ☒

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) _____

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____

To be determined with Plan of Service at later date.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

0004739

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01013

DATE SUBMITTED: 2/15/08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Will Rogers (The Garrett Group)

E-Mail: wrogers@thegarretgroup.net

Mailing Address: One Better World Circle, Suite 300

Temecula

Street
CA 92590

City

State

ZIP

Daytime Phone No: (951) 308-2094

Fax No: (951) 308-2095

Engineer/Representative's Name: Scott Vinton (Nolte Engineering)

E-Mail: scott.vinton@nolte.com

Mailing Address: 15070 Avenue of Science, Suite 100

San Diego

Street
CA 92128

City

State

ZIP

Daytime Phone No: (858) 395-0500

Fax No: (858) 385-0400

Property Owner's Name: See page 2 (two)

E-Mail: See applicant name

Mailing Address: One Better World Circle, Suite 300

Temecula

Street
CA 92590

City

State

ZIP

Daytime Phone No: (951) 506-6556

Fax No: (951) 506-4821

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

E41846/CFG05193

65.83. ac.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Will Rogers

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Paul Garrett 1994 Revocable Trust

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PG Acquisitions, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 472-170-003, 472-180-003, 472-170-008

Section: 27 Township: Six South Range: Two West

Approximate Gross Acreage: 75 acres

General location (nearby or cross streets): North of Fields Drive / Sidney Circle, South of Rawson Road, East of Washington Street, West of Judith Road.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2004 Edition, pg.899, G3,G4,H3

Existing Zoning Classification(s): Rural Residential

Existing Land Use Designation(s): Rural Mountainous

Proposal (describe the details of the proposed general plan amendment):

Applicant proposes to amend GP land use designation for project area from Rural Mountainous (RM) to Medium Density Residential (MDR), as shown in Exhibit B (attached), and remove the project area from the North Skinner Policy Area (see Exhibit C) for consistency with that policy.

Related cases filed in conjunction with this request:

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes ☐ No ☒

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern Edison	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company	Southern California Gas company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	GTE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Company/District	Eastern Municipal Water District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	Eastern Municipal Water District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes ☐ No ☒

If "No," how far away are the nearest available water line(s)? (No of feet/miles) 8" line in Keller Road

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 15" line in Fields Road

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☒

Is the project site located within 8.5 miles of March Air Reserve Base? Yes ☐ No ☒

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

CC004744

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

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PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR
ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: GPA01014 DATE SUBMITTED: 2/15/08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Will Rogers David Ernst E-Mail: wrogers@thegarrettgroup.net

Mailing Address: One Better World Circle, Suite 300
Temecula, CA 92590
City State ZIP

Daytime Phone No: (951) 308-2094 Fax No: (951) 308-2095

Engineer/Representative's Name: Scott Vinton (Nolte Engineering) E-Mail: scott.vinton@nolte.com

Mailing Address: 15070 Avenue of Science, Suite 100
San Diego, CA 92128
City State ZIP

Daytime Phone No: (858) 395-0500 Fax No: (858) 385-0400

Property Owner's Name: Garrett Holdings, LLC E-Mail: see applicant name

Mailing Address: One Better World Circle, Suite 300
Temecula, CA 92590
City State ZIP

Daytime Phone No: (951) 506-6556 Fax No: (951) 506-4821

If the property is owned by more than one person, attach a separate page that reference the application
case number and lists the names, mailing addresses, and phone numbers of all persons having an
interest in the real property or properties involved in this application.

EA41847 / CF6045194

55.14

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Will Rogers

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Garrett Holdings, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 47²-200-002

Section: N1/2 Section 34 Township: 6 South Range: 2 West

Approximate Gross Acreage: 55.1 acres

General location (nearby or cross streets): North of Benton Road, South of Fields Drive, East of Washington Street, West of undeveloped

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 899, 2004 Edition, G5

Existing Zoning Classification(s): Rural Residential

Existing Land Use Designation(s): Rural Mountainous

Proposal (describe the details of the proposed general plan amendment):

Applicant proposes to amend the GP land use designation for the site from Rural Mountainous (RM) to Medium Density Residential (MDR), as shown on attached Exhibit B, and remove the project area from the North Skinner Policy Area (see Exhibit C) for consistency with that policy.

Related cases filed in conjunction with this request:

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes ☐ No ☒

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern Edison	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company	Southern California Gas Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	GTE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Company/District	Eastern Municipal Water District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	Eastern Municipal Water District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes ☐ No ☒

If "No," how far away are the nearest available water line(s)? (No of feet/miles) 8" line in Benton Road

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 12" line in Benton Road

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☒

Is the project site located within 8.5 miles of March Air Reserve Base? Yes ☐ No ☒



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01014 — Replace Applicant/Owner

DATE SUBMITTED: 3-13-2012

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: DANIEL T. GRYZZMAN

E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200

Los Angeles, California 90049

City State ZIP

Daytime Phone No: (310) 806.9822

Fax No: (310) 806.9801

Engineer/Representative's Name: Bruce Davis (Webb Associates)

E-Mail:

Mailing Address: 3788 Mc Cray Street

Riverside, CA 92506

City State ZIP

Daytime Phone No: (951) 686-1070

Fax No: (951) 788-1256

Property Owner's Name: Regent French Valley, LLC

E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200

Los Angeles, California 90049

City State ZIP

Daytime Phone No: (310) 806.9822

Fax No: (310) 806.9801

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Jeff Dinkin

DANIEL GRYELMAN
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Regent French Valley, LLC

Regent French Valley, LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Regent French Valley, LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 472-200-002

Section: N 1/2 Section 34

Township: 6 South

Range: 2 West

Approximate Gross Acreage: 55.1 Acres

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Benton Road, South of
Fields Drive, East of Washington Street, West of Undeveloped

Thomas Brothers map, edition year, page number, and coordinates: 899, 2004 Edition G5

Existing Zoning Classification(s): Rural Residential

Existing Land Use Designation(s): Rural Mountainous

Proposal (describe the details of the proposed general plan amendment):

Applicant proposes to amend the GP land use designation for the site from Rural Mountainous (RM) to Medium density Residential (MDR), and remove the project area from the North Skinner Policy Area for consistency with that policy

Related cases filed in conjunction with this request:

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes ☐ No ☒

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Edison	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company	Southern California Gas Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	GTE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Company/District	Eastern Municipal Water District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	Eastern Municipal Water District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes ☐ No ☒

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) 8" line in Benton Road

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 12" line in Benton Road



The Garrett Group
Land & Real Estate Investment Management

July 14, 2008

Via e:mail

Ms. Amy Aldana
Urban Regional Planner 1
County of Riverside Planning Department
4080 Lemon Street, 9th Flr
Riverside, CA 90501-1409

RE: Change of Applicant Contact
GPA 01013 &
GPA 01014

Ms. Aldana:

Per our discussion this morning, please change the contact person for the applicant (The Garrett Group, LLC / Paul Garrett) from Will Roger to:

David Ernst

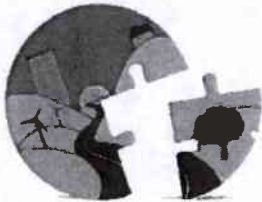
Please let me know if you have any comments or questions about this change.

Again, this is for the Foundation Change applications for the two properties identified by the GPA numbers listed above.

Sincerely,

David W. Ernst
Director, Land Acquisitions & Forward Planning

Cc: File
John Potts, EVP, The Garrett Group, LLC



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC006356

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- ☐ Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- ☐ Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207775 DATE SUBMITTED: 4-25-12

APPLICATION INFORMATION

Applicant's Name: Regent Properties E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd. #200
Los Angeles, CA 90049
City State ZIP

Daytime Phone No: (310) 806-9822 Fax No: (310) 806-9801

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: Bruce.davis@webbassociates.com

Mailing Address: 3788 McCray Street
Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Regent French Valley, LLC E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd # 200
Los Angeles CA 90049
City State ZIP

Daytime Phone No: (310) 806-9822 Fax No: (310) 806-9801

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

SP06382
GPA 61113

EA42506

CF605822

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Regent Properties

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Regent French Valley, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attachment A

Section: N1/2 Section 27,24 Township: 6 South Range: 2 West

Approximate Gross Acreage: 343.6 acres

General location (nearby or cross streets): North of Thompson Street, South of Scott Road, East of Washington Street, West of Judith Road

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2007 Pg. 899 G3, G4, G5, H3

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change existing zoning from RR, A-1-10, and A-1-5 to Specific Plan

Related cases filed in conjunction with this request:

SP00382, GPA01113, EA42506, CFG05882, GPA1013, GPA1014

NOTICE OF PUBLIC HEARING and INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

SPECIFIC PLAN NO. 382, GENERAL PLAN AMENDMENT NO. 1113, GENERAL PLAN AMENDMENT NO. 1013, GENERAL PLAN AMENDMENT NO. 1014, and CHANGE OF ZONE NO. 7775 – Intent to Certify an EIR - Applicant: Regent Properties - Engineer/Rep.: Webb Associates – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM), Community Development: Medium Density Residential (CD:MDR) – Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 342.3 gross acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture - 5 Acre Minimum (A-1-5) and Rural Residential (RR) – **REQUEST:** The Specific Plan proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre. The proposal also includes 45.2 percent open space, 20.6 acres of parks and trails, and 128.1 acres of conservation areas. There are three General Plan Amendments due to each being filed at different times. All three combine to create the Specific Plan area and propose to change the Land Use Designations of the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) and Rural: Rural Mountainous (R:RM) to Low Density Residential (LDR)(0.5-2 Dwelling Units Per Acre), Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per acre), Open Space Recreation (OS-R), Open Space Conservation (OS-C) and High Density Residential (HDR)(8-14 Dwelling Units Per Acre) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Change of Zone proposes to change the zoning from Residential-Agricultural - 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture - 5 Acre Minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. (Legislative)

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	November 5, 2014
PLACE OF HEARING:	County Administrative Center First Floor, Board Chambers 4080 Lemon Street Riverside, CA 92501

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail mstraite@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/Home.aspx>

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 531, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite, P.O. Box 1409, Riverside, CA 92502-1409



John V. Rossi
General Manager

Securing Your Water Supply

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

November 5, 2014

Attn: Matt Straite
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**RE: NOTICE OF PUBLIC HEARING AND INTENT TO CERTIFY AN
ENVIRONMENTAL IMPACT REPORT – SPECIFIC PLAN NO. 382**

This letter is in response to your Notice of Public Hearing Letter received on October 20, 2014.

Western Municipal Water District (Western) has no comments on proposed Specific Plan No. 382, General Plan Amendment No. 1113, 1013, and 1014 and Change of Zone No. 7775. Western does not provide retail water service within the vicinity of the proposed project.

Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

Best Regards,
WESTERN MUNICIPAL WATER DISTRICT

Tracy L. Costello
Development Service Supervisor

Enclosure(s): Notice of Public Hearing Letter

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

RECEIVED

OCT 20 2014

WMWD/Eng.

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 848, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

SPECIFIC PLAN NO. 382, GENERAL PLAN AMENDMENT NO. 1113, GENERAL PLAN AMENDMENT NO. 1013, GENERAL PLAN AMENDMENT NO. 1014, and CHANGE OF ZONE NO. 7775 – Intent to Certify an EIR – Applicant: Regent Properties - Engineer/Rep.: Webb Associates – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM), Community Development: Medium Density Residential (CD:MDR) – Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 342.3 gross acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture - 5 Acre Minimum (A-1-5) and Rural Residential (RR) – **REQUEST:** The Specific Plan proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre. The proposal also includes 45.2 percent open space, 20.6 acres of parks and trails, and 128.1 acres of conservation areas. There are three General Plan Amendments due to each being filed at different times. All three combine to create the Specific Plan area and propose to change the Land Use Designations of the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) and Rural: Rural Mountainous (R:RM) to Low Density Residential (LDR)(0.5-2 Dwelling Units Per Acre), Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per acre), Open Space Recreation (OS-R), Open Space Conservation (OS-C) and High Density Residential (HDR)(8-14 Dwelling Units Per Acre) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Change of Zone proposes to change the zoning from Residential-Agricultural - 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture - 5 Acre Minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: November 5, 2014
PLACE OF HEARING: County Administrative Center
First Floor, Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail mstraite@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/Home.aspx>

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 531, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

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If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I Matt Straite, certify that on Oct 16, 2014
the attached property owners list was prepared by Planning
APN(s) or case numbers SP00382
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Matt Straite

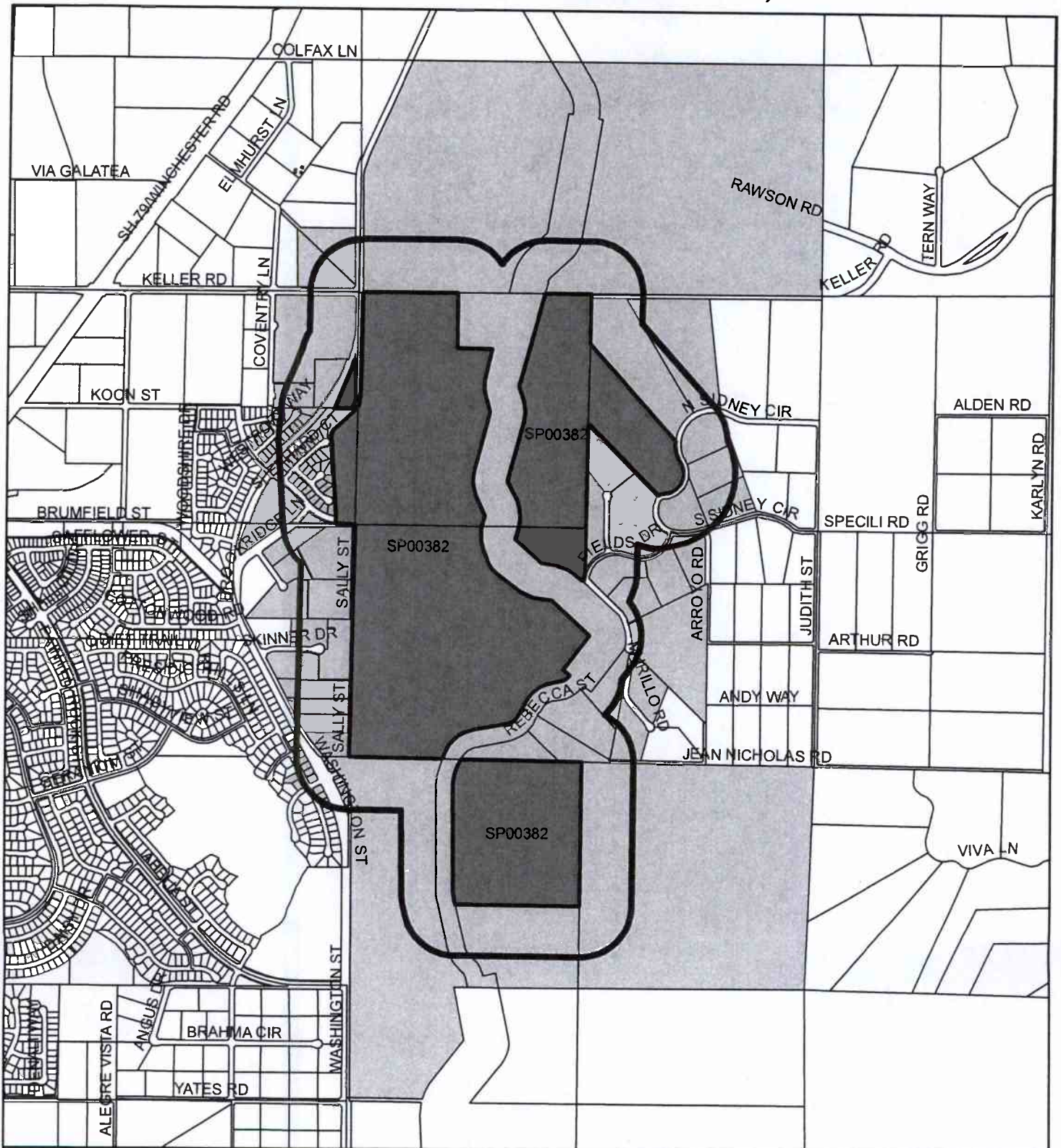
TITLE: Planner

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

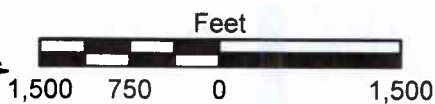
TELEPHONE: 58631

*clearly instructed
etp 4/16/15*

SP00382 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstrait on 10/16/2014

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

JOEL W ADAMS
33745 SIDNEY CIR
WINCHESTER, CA. 92596

RUBEN ANGEL BARRIGA
32845 WESTPORT WAY
WINCHESTER, CA. 92596

HEATH BOTTOMLY
34878 WASHINGTON ST
WINCHESTER, CA. 92596

ROBERT C BRADSHAW
34610 REBECCA ST
WINCHESTER, CA. 92596

PEDRO L MATOM BRITO
34424 HILLINGDON CT
WINCHESTER, CA. 92596

KYLE J BRONSON
34264 COVENTRY LN
WINCHESTER, CA. 92596

BROOKFIELD 30069
C/O RICHARD A CUOCO
3090 BRISTOL ST STE 300
COSTA MESA, CA. 92626

CALLE CORAL INV
5312 BOLSA AVE STE 200
HUNTINGTON BEACH, CA. 92649

JENNY H CHAMBERLIN
34451 HILLINGDON CT
WINCHESTER, CA. 92596

ALBERT F CONARD
33975 WASHINGTON RD
WINCHESTER, CA. 92596

ADAM CRAIGHEAD
32937 CLOVERDALE CT
WINCHESTER, CA. 92596

CV COMMUNITIES
C/O R MARK BUCKLAND
1900 QUAIL ST
NEWPORT BEACH, CA. 92660

DAWN HOLLINE DELLE
2855 HOLMES AVE
ONTARIO, CA. 91761

RAYMOND P DELNEGRO
6647 GOLDEN WEST AVE
ARCADIA, CA. 91007

STACY C DICKSON
34376 HILLINGDON CT
WINCHESTER, CA. 92596

JAMES R DUFFY
32924 SHEPHARD CT
WINCHESTER, CA. 92596

MARK C EDGREN
32936 SHEPHARD CT
WINCHESTER, CA. 92596

EPC HOLDINGS 781
3161 MICHELSON DR STE 425
IRVINE, CA. 92612

EQUITY TRUST CO
46102 TOY CT
TEMECULA, CA. 92592

STEPHEN ESPINOSA
36294 VERAMONTE AVE
MURRIETA, CA. 92562

ESTEVAN D ESTRELLA
32939 SHEPHARD CT
WINCHESTER, CA. 92596

RYAN EVANCIK
34252 COVENTRY LN
WINCHESTER, CA. 92596

JOSE E FARIAS
32828 SHEPHARD CT
WINCHESTER, CA. 92596

NICHOLAS A FIGUEROA
34400 HILLINGDON CT
WINCHESTER, CA. 92596

RONALD A FREDERICK
32857 WESTPORT WAY
WINCHESTER, CA. 92596

FVS PARTNERS
C/O ENTREPRENEURIAL CORP GROUP
4100 NEWPORT PL STE 400
NEWPORT BEACH, CA. 92660

S PHILIP GADAHN
P O BOX 4315
SANTA ANA, CA. 92702

AMY GOLD
32881 WESTPORT WAY
WINCHESTER, CA. 92596

LUIS ANTONIO GONZALEZ
34388 HILLINGDON CT
WINCHESTER, CA. 92596

JAY L GREENSTEIN
32960 KELLER RD
WINCHESTER, CA. 92596

RUBEN M GUTIERREZ
34990 REBECCA ST
WINCHESTER, CA. 92596

OTAVIS S HALL
32869 WESTPORT WAY
WINCHESTER, CA. 92596

ANDREW HARRILL
32876 SHEPHARD CT
WINCHESTER, CA. 92596

MIRIAM D HEATH
32903 SHEPHARD CT
WINCHESTER, CA. 92596

LARRY HENDON
34710 REBECCA ST
WINCHESTER, CA. 92596

THOMAS P HENNENFENT
33570 FIELDS
WINCHESTER, CA. 92596

ELIZABETH A HERNER
P O BOX 893685
TEMECULA, CA. 92589

PEARL T HUDSON
322 CABRILLO ST
COSTA MESA, CA. 92627

REGIS KEEFE
32840 SHEPHARD CT
WINCHESTER, CA. 92596

JOSHUA LEE KESTER
32900 SHEPHARD CT
WINCHESTER, CA. 92596

ELIZBETH A LANDRETH
34925 WASHINGTON ST
WINCHESTER, CA. 92596

CE LI
1404 OLD CEDAR RD
ESCONDIDO, CA. 92125

DREW A LOCKSTEDT
36448 SICILY LN
WINCHESTER, CA. 92596

CHRISTOPHER LOREDO
32821 WESTPORT WAY
WINCHESTER, CA. 92596

OCIEL A MAGADAN
32915 SHEPHARD CT
WINCHESTER, CA. 92596

BENJAMIN M MAPLE
32912 SHEPHARD CT
WINCHESTER, CA. 92596

DAVID MILLER
32864 SHEPHARD CT
WINCHESTER, CA. 92596

KEITH A MILLER
34880 REBECCA ST
WINCHESTER, CA. 92596

TAMARA B MILLWOOD
34427 HILLINGDON CT
WINCHESTER, CA. 92596

MORIN ROBERT J REVOCABLE LIVING TRUST
5 MARTINGALE DR
RANCHO PALOS VERDES, CA. 90275

MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES, CA. 90054

WARITH DEEN NAJIEB
34436 HILLINGDON CT
WINCHESTER, CA. 92596

NAFEESA PASHTOON
9423 BLACK FARM LN NW
ALBUQUERQUE, NM. 87114

JOSHUA POND
34415 HILLINGDON CT
WINCHESTER, CA. 92596

ROMAN PRECIADO
2105 MONTECITO RD
RAMONA, CA. 92065

CATHERINE REESE
34800 REBECCA ST
WINCHESTER, CA. 92596

REGENT FRENCH VALLEY
C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES, CA. 90049

BILL E RENNIE
34770 REBECCA ST
WINCHESTER, CA. 92596

EFREN REYES
29116 SMOKEWOOD DR
MURRIETA, CA. 92563

DONALD W RISELING
32852 SHEPHARD CT
WINCHESTER, CA. 92596

SABA A SABA
41309 AVENIDA BIONA
TEMECULA, CA. 92519

GHULAM O SAHAR
32888 SHEPHARD CT
WINCHESTER, CA. 92596

BRENDA E SALAS
34910 REBECCA ST
WINCHESTER, CA. 92596

THOMAS SANDOVAL
33787 SIDNEY CIR
WINCHESTER, CA. 92596

DONNA D SANMIGUEL
32891 SHEOHARD CT
WINCHESTER, CA. 92596

GREGORY JOHN SCHLINDWEIN
16582 GOTHARD ST STE D
HUNTINGTON BEACH, CA. 92647

JASON SEAS
32922 CLOVERDALE CT
WINCHESTER, CA. 92596

SIENNA II AVANTE II
2900 ADAMS ST NO C25
RIVERSIDE, CA. 92503

DIANA C SILLIN
32689 COTTONWOOD RD
WINCHESTER, CA. 92596

KELLY SMITH
32809 WESTPORT WAY
WINCHESTER, CA. 92596

LAUREL JEAN SOLON
10773 LITTLE LAKE RD
DOWNEY, CA. 90241

RICHARD D STOCKTON
34835 SALLY ST
WINCHESTER, CA. 92596

GARY STORTS
34463 HILLINGDON CT
WINCHESTER, CA. 92596

TAVARR INC
P O BOX 1341
SANTA ANA, CA. 92702

VALLEY WIDE RECREATION & PARK DIST
P O BOX 907
SAN JACINTO, CA. 92581

DERRICK REMELE WAINWRIGHT
32797 WESTPORT WAY
WINCHESTER, CA. 92596

WESTERN RIVERSIDE COUNTY REG CON AUTHORITY
P O BOX 1667
RIVERSIDE, CA. 92502

ZACHARY WILSON
32927 SHEPHARD CT
WINCHESTER, CA. 92596

LEE WONG
12561 LULL ST
N HOLLYWOOD, CA. 91605

BLAIR G WOODY
34439 HILLINGDON CT
WINCHESTER, CA. 92596

WW 550
C/O DOMENIGONI BARTON PROP MGMT CO
33011 HOLLAND RD
WINCHESTER, CA. 92596

DEBRA A YECKLEY
C/O KEVIN YECKLEY
34795 SALLY ST
WINCHESTER, CA. 92596

Hemet Public Library
300 East Latham Avenue
Hemet, CA 92543

Murrieta Public Library
24700 Adams Avenue
Murrieta, CA 92562

Temecula Public Library
30600 Pauba Road
Temecula, CA 92592

Regent Properties
11990 San Vicente Boulevard, Suite 200
Los Angeles, CA 90049

Building Industry Association
Attn: Mark Knorrnga
3891 11th Street
Riverside, CA 92501

Cahuilla Band of Indians
Luther Salgado, Sr., Chairperson
PO Box 291760
Anza, CA 92539

Caltrans District 8
464 W. 4th Street
San Bernardino, CA 92401

Camino del Vino Estates
36200 Calle Puerto Bonita
Temecula, CA 92390

City of Hemet
45 E. Florida Ave.,
Hemet, CA 92543

Citizen Advisory Committee
Attn: Thomas Huntington
41877 Enterprise Circle N, Suite 100
Temecula, CA 92590

City of Temecula
Attn: Patrick Richardson
41000 Main Street
Temecula, CA 92590

Riverside County Board of Supervisors
3rd Supervisor District, Jeff Stone
4080 Lemon Street, MS 1003
Riverside, CA 92501

La Jolla Band of Mission Indians
Attn: James Truillo, Vice Chair
22000 Highway 76
Pauma Valley, CA 92061

Los Coyotes Band of Mission Indians
Attn: Shane Chapparosa
PO Box 189
Warner, CA 92086

Morongo Band of Mission Indians
Michael Contreras, Cult. Heritage
12700 Pumarra Road
Banning, CA 92220

Murrieta City Hall
24601 Jefferson Avenue
Murrieta, CA 92562

Murrieta Valley Unified School District
41870 McCalby Court
Murrieta, CA 92562

Murrieta Chamber of Commerce
24801 Monroe Avenue
Housing in Murrieta Mesa High School
(Campus)
Murrieta, CA 92562

California Native American Heritage
Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Natural Resources Conservation Services
950 N. Ramona Boulevard, Suite 6
San Jacinto, CA 92582

Pala Band of Mission Indians
Tribal Historic Preservation Office
Joseph Hamilton, Chairman
PO Box 391670
Anza, CA 92539

Pauma & Yuima Reservation
Attn: Randall Majel, Chairperson
PO Box 369
Pauma Valley, CA 92061

Ramona Band of Cahuilla Mission Indians
Attn: Joseph Hamilton, Chairman
PO Box 391670
Anza, CA 92539

Rancho California Horsemen's Association
PO Box 1622
Temecula, CA 92593

Rincon Band of Mission Indians
Attn: Rose Duro
PO Box 68
Valley Center, CA 92082

Riverside County Planning Commission
Attn: John Petty c/o Chantell Griffin
4080 Lemon Street, Mail Stop 1070
Riverside, CA 92501

San Luis Rey Band of Mission Indians
Cultural Department
1889 Sunset Drive
Vista, CA 92081

Santa Margarita Ranchos HOA
Attn: M.M. Yakut
PO Box 1762
Temecula, CA 92590

San Diego Regional Water Quality Control
Board
2375 Northside Drive, Suite 100
San Diego, CA 92108

Temecula Agricultural Conservancy
Attn: Phil Baily
33440 La Serena Way
Temecula, CA 92591

Temecula Towns Association
41934 Main Street
PO Box 435
Temecula, CA 92590

Temecula Valley Chamber of Commerce
26790 Ynez Court
Temecula, CA 92591

Temecula Valley Unified School District
31350 Rancho Vista Road
Temecula, CA 92592

Temecula Wine Growers
PO Box 1601
Temecula, CA 92593

Valley-Wide Recreation and Park District
901 W. Esplanade
PO Box 907
San Jacinto, CA 92582

Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572

Western Riverside Council of Governments
Attn: Rick Bishop
4080 Lemon Street, MS 1032
Riverside, CA 92501

Willie J. Pink
48310 Pechanga Road
Temecula, CA 92592

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Pala Tribal Historic Preservation Office
Attn: Shasta Gaughen
PMB 50, 35008 Pala Temecula Road
Pala, CA 92059

Metropolitan Water District
Attn: Connie Yess
700 N. Alameda Street
Los Angeles, CA 90012

Hemet Unified School District
Attn: Jesse Bridwell
1791 W. Acacia Avenue
Hemet, CA 92545

Department of Toxic Substance Control
Attn: Rafiq Ahmed
5796 Corporate Avenue
Cypress, CA 90630

Ms. Peggy Bartels
U.S. Army Corps of Engineers
Carlsbad Regulatory Field Office
5900 La Place Court, Suite 100
Carlsbad, CA 92008

Ms. Claire Ingel
California Department of Fish and Wildlife
Streambed Alteration Team
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764

City of Menifee
29714 Haun Rd.
Menifee, CA 92586

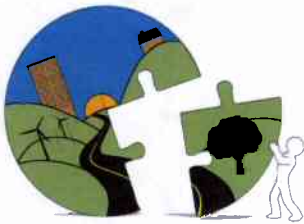
City of Temecula Community
Development
Armando G. Villa, Director of
Community Development
41000 Main Street
Temecula, CA 92590

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource
Director
P.O. Box 487
San Jacinto, CA 92581

City of Temecula Public Works
Tom Garcia, Director of Public
Works/City Engineer
41000 Main Street
Temecula, CA 92590

South Coast Air Quality Management
District
Ed Eckerle, Program Supervisor
21865 Copley Drive
Diamond Bar, CA 91765

Pechanga Cultural Resources
Anna Hoover, Cultural Analyst
PO Box 2183
Temecula, CA 92593



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

SP00382/GPA1013/GPA1014/GPA01113/CZ7775
Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Regent French Valley, LLC
Project Applicant

11990 San Vicente Boulevard, Los Angeles, CA 90049
Address

Westerly of Washington Street and Northerly of Yates Road, bisected by the San Diego Canal
Project Location

The Specific Plan proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre. The proposal also includes 45.2 percent open space, 20.6 acres of parks and trails, and 128.1 acres of conservation areas. There are three General Plan Amendments due to each being filed at different times. All three combine to create the Specific Plan area and propose to change the Land Use Designations of the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) and Rural: Rural Mountainous Residential (R:RM) to Low Density Residential (LDR)(0.5-2 Dwelling Units Per Acre), Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per acre), Open Space Recreation (OS-R), and High Density Residential (HDR)(8-14 Dwelling Units Per Acre) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Change of Zone proposes to change the zoning from Residential-Agricultural-2 1/2 Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture- 5 Acre Minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Program Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,029.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1203371

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: REGENT PROPERTIES \$64.00
paid by: CK 8532
CA FISH AND GAME FOR EA42506
paid towards: CFG05882 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 23, 2012 11:11
MGARDNER posting date Apr 23, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1408246

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: REGENT PROPERTIES \$3,029.75
paid by: CK 5253
CA FISH AND GAME FOR EA42506
paid towards: CFG05882 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 04, 2014 13:22
MGARDNER posting date Aug 04, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$3,029.75

Overpayments of less than \$5.00 will not be refunded!