

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

9028



REVIEWED BY EXECUTIVE OFFICE

DATE 7/23/12
Tina Grande
Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 14, 2012

CHANGE OF ZONE NO. 7050 / TENTATIVE TRACT MAP NO. 32988 – Applicant: Anza/Butterfield Road 34, LLC – Third / Third Supervisorial District – Location: Northerly of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road – **REQUEST:** The change of zone proposes to change the site’s zoning from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5). The tentative tract map is a Schedule A subdivision of 12.9 acres into 36 single family residential lots with a minimum lot size of 7,200 square feet and three (3) open space lots for enhanced landscape treatments.

RECOMMENDED MOTION:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39806**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE CHANGE OF ZONE NO. 7050 from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5) in accordance with Exhibit #3, based upon findings and conclusions in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 32988, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials: *am.*
CSL:kh/dm

(Continued on next page)

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is denied.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: March 20, 2012
xc: Planning, Co.Co., Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref. | District: 3 / 3 | Agenda Number:

16.3

BACKGROUND

On January 18, 2012, the Planning Commission tentatively approved the change of zone and approved the tentative tract map. Four conditions of approval were added to the project as part of the Commission's action - 10. PLANNING. 27 (Enhance Landscape Open Space Lot 37), 10. PLANNING. 28 (Ensure Homes Built to Plan), 80. PLANNING. 24 (Single Story Homes Required), and 80. PLANNING. 25 (Minimum Home Square Footage). An additional condition, 20. PLANNING. 3 (Amended Per Conditions), has been added to ensure that the tentative tract map acted upon by the Commission is correctly referenced. The conditions of approval are included for reference. These conditions of approval were added to address concerns of the neighboring residents with the slope landscaping, views, and the minimum square footage of future homes.

The project was heard at Planning Commission on seven (7) occasions in order to address concerns raised by neighbors, including lot sizes, adjacent slope, views, and property values. In response to the concerns, the applicant redesigned the tentative tract map to reduce the number of residential lots from 37 to 36, added a passive park, and provided more landscaping on the slope adjacent to the existing community to the north.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: NEIL D. GASCOAL

Address: 13240 EVENING CREEK DR., STE 316
(only if follow-up mail response requested)

City: SAN DIEGO **Zip:** 92128

Phone #: 951-323-6700

Date: 3-20-2012 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Stuart Fisk

Address: P.O. Box 9033, Temecula CA 92589
(only if follow-up mail response requested)

City: Temecula **Zip:** 92589

Phone #: 951-506-5159

Date: 3/20/12 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

*ALL OF THEM ARE
OPPOSED*

Support Oppose Neutral

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Harold Coleman Jr.

Address: 45111 Riverstone Court
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 951-302-9501

Date: 3-20-12 **Agenda #** 100-3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support Oppose Neutral

Handwritten notes:
Pas. St. Mon...
Prop ASB...
non-appeal

I give my 3 minutes to: _____

0 minutes

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
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Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: RANDY HOWE

Address: 45158 SAGEWIND CT
(only if follow-up mail response requested)

City: Temecula **zip:** 92592

Phone #: 951-303-3999

Date: 8-20-2012 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose 197 Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

*TOM'S
JULIE
M VIO*

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: HIGHERN GILLAM

Address: 4515B SADE WIND CT
(only if follow-up mail response requested)

City: FEMECULA **zip:** 92592

Phone #: 951-303 3989

Date: 3-20 2012 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support Oppose Neutral

I give my 3 minutes to: RANDY HOWE

9 minutes
**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: MIGUEL GONZALEZ

Address: 33954 BAYSTONE STREET
(only if follow-up mail response requested)

City: TEMECULA **Zip:** 92592

Phone #: (951) 302-9464

Date: 1/20/2012 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Jim Corso

Address: 34074 Centerstone Cir
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 931/320-9742

Date: 3/20/12 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: Miguel Gonzalez

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: TIM JOSSE

Address: 34063 CENTER STONE CIRCLE
(only if follow-up mail response requested)

City: TEMECULA **Zip:** 92592

Phone #: 951-303-6074

Date: 3-20-03 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: MIGUEL GONZALES

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: ERIC WEBER

Address: 45144 SAGEWIND CT
(only if follow-up mail response requested)

City: TEMECULA **Zip:** 92592

Phone #: 951-303-8202

Date: 3/20/12 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: MICHEL GONSALES

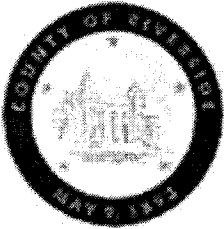
Barton, Karen

From: Harper-Ihem, Kecia
Sent: Monday, March 19, 2012 9:03 AM
To: Barton, Karen
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988
Attachments: 771_TTMRev.PDF; TR32988-sec2.pdf; Petiton #2.pdf; Petiton #3.pdf; Petiton #4.pdf; Petiton #5.pdf; Petiton #1 .pdf; REVISED_Morgan Valley HOA letter of opposition concerning TTM #32988_9-1-11_Coleman.pdf; Second request for project rejection_MORGAN VALLEY HOA_letter dated 10-4-11.pdf; City Of Temecula Letter 4-21-11.pdf; Morgan Valley HOA letter dated 11-15-11 to Riverside County Planning Commission.pdf; Email from residents.docx; Pictures of Cul de Sac.pdf; Picture wioth existing view from Randy Howe.pdf

Importance: High

I'm forwarding all of the emails from Olivia to you for you to do your thing.

Thanks Karen!



Kecia Harper-Ihem
Clerk of the Board
Riverside County, Ca
ph. 951.955.1061 fax 951.955.1071
kharp-ihem@rcbos.org

Day by day, what you do is who you become. Your integrity is your destiny — it is the light that guides your way - Heraclitus, 535-475 BC, Greek Philosopher

**Effective August 14, 2009 the County Administrative Center will be closed every Friday until further notice.
Business hours for the Clerk of the Board Office will be Monday through Thursday, 7:30 a.m. to 5:00 p.m.**

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From: Barnes, Olivia
Sent: Monday, March 19, 2012 8:57 AM
To: Harper-Ihem, Kecia
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988

Hello Kecia,

I am forwarding this to you as it pertains to items on tomorrow's agenda. I believe we received maybe 7 e-mails.

olivia

From: Miguel Gonzalez [<mailto:miguelybelen@msn.com>]

Sent: Monday, March 19, 2012 8:42 AM

To: Barnes, Olivia

Cc: COB; District3; fjbartz@verizon.net; gubtun87@aol.com; hcoleman@roadrunner.com; imbellovich@verizon.net;

Miguel Gonzalez

Subject: Change of Zone No. 7050 / Tentative Tract Map No. 32988

Olivia,

In anticipation of tomorrow's hearing, I am attaching the following documents in electronic format:

The revised Tentative Tract Map

The revised slope sections to scale to match the revised Tentative Tract Map

Pictures of the Cul-de-Sacs more impacted and existing landscaped 2:1 slopes around our community.

PDF of Petition letters

Letter from our board of directors dated 9/1/2011

Letter from our board of directors dated 10/4/2011

Letter from our board of directors dated 11/15/2011

Letter from a neighbor dated 12/4/2011

City of Temecula letter dated 4/21/2011

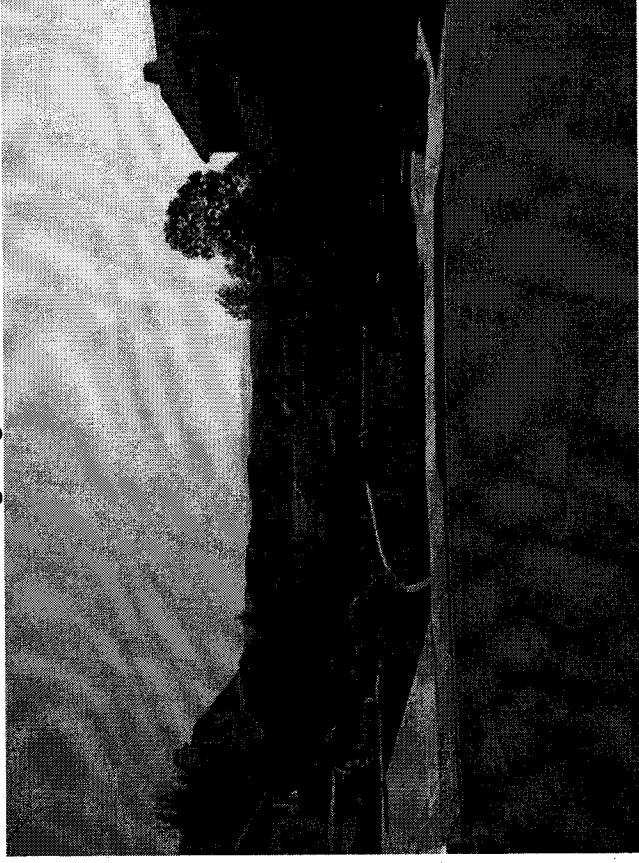
Copy of recent emails sent by residents

Randy Howe and I prepared two presentations for tomorrow's hearing and delivered to Etienne Caroline. Please let me know if you want a PDF of them in advance.

Thank you very much.

Miguel Gonzalez

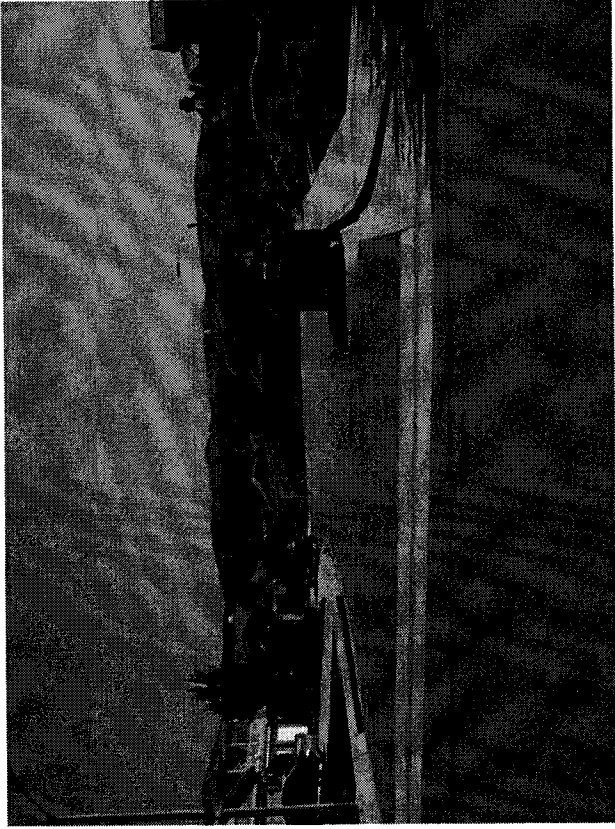
Existing Sagewind Court



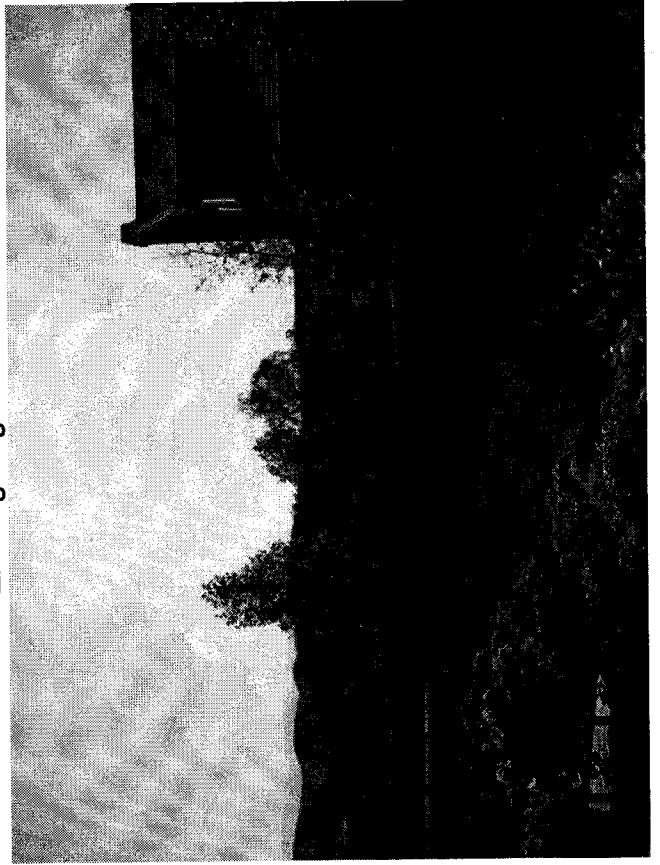
Existing Sagewind Court



Existing Sagewind Court



Existing Sagewind Court



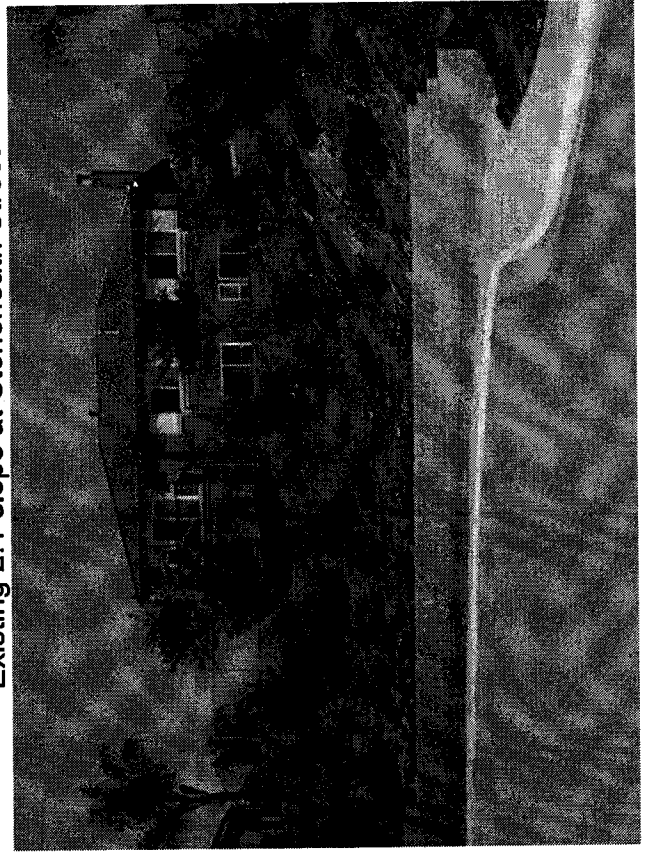
Existing 2:1 slope at Verde Road (trail)



Existing 2:1 slope at Stoneheath Street



Existing 2:1 slope at Stoneheath Street



Existing 2:1 slope at El Chimisal Road



View from 45158 Sagewind Court backyard



MORGAN VALLEY HOMEOWNERS ASSOCIATION

c/o **Walters Management**
25109 Jefferson Ave, Suite 300
Murrieta, CA 92562
951.698.8511

November 15, 2011

(via electronic mail)

Kinika Hesterly, Senior Urban Regional Planner
Planning Department
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

Re: Proposed Change of Zone #7050
Tentative Tract Map #32988

Dear Ms. Hesterly:

This letter is to inform you that the Project Applicant, Anza/Butterfield 34 LLC, set up the "required meeting" recommended by the Planning Commission at the September 6, 2011, hearing by sending out a notice to some, but not all, of the homeowners for **Sunday, November 13, 2011, at 2:00 p.m.**

The letter was sent the very same week and the meeting was attended by 7 or 8 residents. At this meeting the project engineer made a presentation of the revision to the Tentative Tract Map (TTM) and a copy of the revised TTM was provided to one of the residents to be reviewed by the Morgan Valley Homeowners Association review committee. Two additional copies were provided the following day.

The county planning department received copies of the revised TTM on November 4, but we were not notified. Recall that you were contacted by one of our residents the following day after the meeting with the applicant and you informed him that we need to submit our comments as soon as possible for the November 16, 2011, hearing because the planning department is recommending approval of the Map.

This unrealistically short time frame would give us only two days to prepare a response!
We cannot prepare a complete review in this short time. It is worth mentioning that most of the residents attending the meeting remain disappointed with the proposed project. The general feeling of the homeowner attendees is that the developer intends to market his high-density development by using our Morgan Valley homes as a selling point.

Ms. Kinika Hesterly
Re: Proposed Change in Zone #7050/TTM #32988
November 15, 2011

Even though the project applicant made a facial attempt to revise the project in addressing some of the concerns our residents expressed, many concerns nonetheless remain that likewise need to be addressed, and key among them:

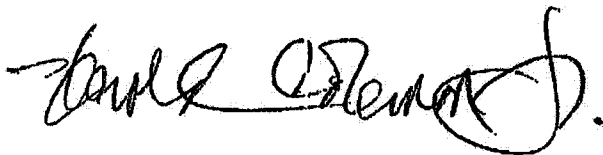
- Tract 29473 is completely built out. The aerial topography on the proposed Map is not updated. It does not reflect the as-built grading of Tract 29473. It does not comply with the minimum information required per item 36 of the Subdivision and Development Matrix for the Application for Subdivision and Development [*“When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property.”*]
- The vertical difference between the pad of Lot 20 of Tract 29473 (plan elevation = 1293.0) and the proposed “paseo” walkway, per the revised plan, is 32 feet with a fill of over 24 feet. This fill will block the view to the mountains from one of the cul-de-sacs in our community.
- Slopes of 2:1 are difficult to maintain.
- Regarding our letter of September 1, 2011, of great concern is the apparent incompatibility of the proposed development with existing adjoining properties. A proposed development of 7,200 square-foot lots would be wholly inconsistent with the scale and character of the 12,000 square-foot lots that now exist at Morgan Valley.
- At a very minimum, Change of Zone #7050 and TTM #32988 should be re-drafted to feature minimum lots sizes of 12,000 square feet, with adequate lot-size transitions and usable open space. This would be far more compatible than the proposed 2:1 slopes to allow for only the largest lots to be situated adjacent to Morgan Valley properties.

Other concerns likely will arise with the complete review; therefore, the Morgan Valley Board of Directors is requesting by this letter that the Planning Commission continue the hearing for TTM #32988 to a later date to allow ample time for the association to review the developer’s submission and then to respond appropriately.

In the interest of community cohesion and fairness, we urge the Planning Commission to act favorably on this request for a continuance.

Respectfully submitted,

Morgan Valley Homeowners Association



By _____
HAROLD COLEMAN, JR., President

Ms. Kinika Hesterly

Re: Proposed Change in Zone #7050/TTM #32988

November 15, 2011

cc: Supervisor Jeff Stone, Third District, Riverside County Board of Supervisors

Board of Directors, Morgan Valley Homeowners Association

Fred Bartz, President, Morgan Hill Homeowners Association

Lisa Weber, Community Association Manager, Walters Management

MORGAN VALLEY HOMEOWNERS ASSOCIATION

c/o Walters Management
25109 Jefferson Avenue, Suite 300
Murrieta, California 92562
951.698.8511

October 4, 2011

(via electronic mail)

Kinika Hesterly
Senior Urban Regional Planner
Planning Department
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

Re: *Proposed Change of Zone #7050 / Tentative Tract Map #32988*

Dear Ms. Hesterly:

This letter is to inform staff that the meeting recommended by the Planning Commission at its hearing of September 6, 2011, concerning the Morgan Valley Homeowners Association and Tentative Tract Map #32988 (TTM #32988) project applicant Anza/Butterfield 34 LLC has not occurred, despite the commission's request that it do so by October 5. Project applicant representative Neil Gascon contacted an association representative just yesterday, October 3, advising that the applicant's engineer is still working on exhibits for presentation to the association at a yet-to-be-scheduled meeting. He advised that the delay in exhibits production will cause the applicant to request a continuance of the Planning Commission's consideration of the proposed project from the rescheduled date of October 5 to that of October 26, 2011.

In the meantime, concerned residents of the community met with our board in special session recently to discuss this project. All agreed that the project must be rejected in its present design configuration. The meeting also resulted in virtually all of the participating residents lending their support to a formal petition urging the commission to reject the zoning change for TTM #32988 and to deny the current project from moving forward. The signed petition will be transmitted to you via separate electronic transmittal before tomorrow's hearing. We ask that it be included in the formal hearing record, along with this correspondence.

Given the applicant's continuance request, please be advised that none of the Morgan Valley residents will appear for the October 5 hearing. We therefore ask that the commission kindly refrain from considering this project at tomorrow's hearing. If, however, the commission is disinclined to grant the applicant's continuance request, then we would respectfully urge the commission to summarily reject the approval of this project at tomorrow's hearing.

Kinika Hesterly

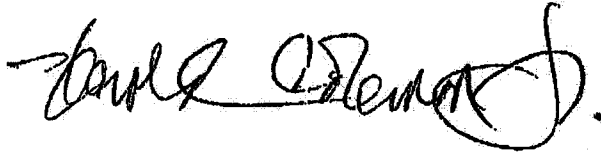
Re: Proposed Change of Zone #7050 / Tentative Tract Map #32988

October 4, 2011

Page 2

Respectfully submitted,

Morgan Valley Homeowners Association

A handwritten signature in black ink, appearing to read "Harold Coleman, Jr.", written in a cursive style.

By _____
HAROLD COLEMAN, JR., President

cc: Board of Directors, Morgan Valley Homeowners Association
Mr. Fred Bartz, President, Morgan Hill Homeowners Association
Walters Management

MORGAN VALLEY HOMEOWNERS ASSOCIATION

c/o Walters Management

25109 Jefferson Ave

Suite 300

Murrieta, CA 92562

951.698.8511

September 1, 2011

(via electronic mail and personal delivery)

Kinika Hesterly, Senior Urban Regional Planner
Planning Department
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

Re: Proposed Change of Zone #7050
Tentative Tract Map #32988

Dear Ms. Hesterly:

The board of directors ("Board") of the Morgan Valley Homeowners Association (Tracts 29473 and 29473-1) received a copy of the letter dated August 30, 2011 signed by several residents of our community concerning the proposed Change of Zone and Tentative Tract Map referenced above. The Board also was furnished a copy of the notice of public hearing and intent to adopt a mitigated negative declaration.

After learning of the proposed development and looking further at its implications, the Board feels strongly that the development would in fact impact negatively not only the adjacent property owners, but also the entire Morgan Valley community. Our Board therefore joins with the residents of our community in opposing this project, as drafted. Plainly, the profit potential to the project applicant would create unjustified enrichment at the expense of neighboring property owners, given the severe detriment the project would cause to the value, security, and privacy of those properties, including ours.

Visitors to our community routinely remark positively about its spacious lots, generous spacing between homes, and well-maintained front yards and open spaces. The proposed Tentative Tract Map ("TTM") #32988 would negatively, severely, and unfairly impact these and like community features, in the absence of adequate and appropriate mitigation. In this light, it is highly likely that the product envisioned for the proposed lots will ultimately hold considerably less value than that offered by existing properties within our community.

Ms. Kinika Hesterly
Re: Proposed Change in Zone #7050/TTM #32988
September 1, 2011
Page 2

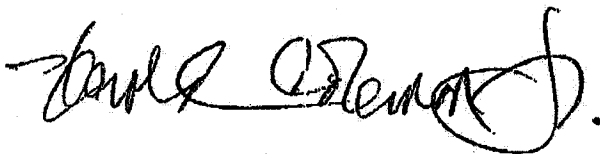
Also of great concern is the apparent incompatibility of the proposed development with existing adjoining properties. A proposed development of 7,200 square-foot lots would be wholly inconsistent with the scale and character of the 12,000 square-foot lots that now exist at Morgan Valley. At a very minimum, Change of Zone #7050 and TTM #32988 should be re-drafted to feature minimum lots sizes of 12,000 square feet, with adequate lot-size transitions and usable open space. This would be far more compatible than the proposed 2:1 slopes to allow for only the largest lots to be situated adjacent to Morgan Valley properties.

Finally, we are much chagrined to learn that apparently several residents living within 500 feet of the proposed development never were given notice of the public hearing. This factor, in and of itself, should constitute good cause to delay approving the project at this Tuesday's meeting, and we would urge the county to refrain from such approval at this time.

Based on these and other important concerns, we respectfully urge the county to disapprove the proposed changes or, alternatively, to impose sufficient measures to mitigate the all too foreseeable harm to Morgan Valley residents and others. We'd be pleased to meet with you and staff to explore some further ideas for resolving this issue for the good of all concerned; please do not hesitate to contact me directly at 619.794.6001 if you'd kindly accord us a meeting to this end before taking further, and perhaps irreversible, action to the detriment of adjoining communities.

Respectfully submitted,

Morgan Valley Homeowners Association



By _____
HAROLD COLEMAN, JR., President

cc: Board of Directors, Morgan Valley Homeowners Association
Mr. Fred Bartz, President, Morgan Hill Homeowners Association
Walters Management

Barton, Karen

From: Harper-Ihem, Kecia
Sent: Monday, March 19, 2012 9:03 AM
To: Barton, Karen
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988

Importance: High



Kecia Harper-Ihem
Clerk of the Board
Riverside County, Ca
ph. 951.955.1061 fax 951.955.1071
kharter-ihem@rcbos.org

Day by day, what you do is who you become. Your integrity is your destiny — it is the light that guides your way - Heraclitus, 535-475 BC, Greek Philosopher

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From: Barnes, Olivia
Sent: Monday, March 19, 2012 8:58 AM
To: Harper-Ihem, Kecia
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988

From: Chase, Valerie
Sent: Saturday, March 17, 2012 11:15 AM
To: Barnes, Olivia
Subject: Fwd: Change of Zone No. 7050 / Tentative Tract Map No. 32988

Valerie Chase
Sent from my iPhone

Begin forwarded message:

From: Denny Forsberg <denny.forsberg@gmail.com>
Date: March 17, 2012 9:36:59 AM PDT
To: <cob@rcbos.org>
Cc: <district3@rcbos.org>, <lmbellovich36@gmail.com>
Subject: Change of Zone No. 7050 / Tentative Tract Map No. 32988

Board of Supervisors,

My name is Denny Forsberg, I am a resident of Morgan Valley with address 33973 Baystone St, Temecula CA 92592.

I am oppose to the Change of Zone No. 7050 / Tentative Tract Map No. 32988. Both I and Morgan Valley Board of Directors of our association have tried to work with the applicant of this project to revise it and make it compatible with our community without success. I request its postponement until the project is revised to address our concerns.

Regards, Denny Forsberg

Barton, Karen

From: Harper-Ihem, Kecia
Sent: Monday, March 19, 2012 9:03 AM
To: Barton, Karen
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988.

Importance: High



Kecia Harper-Ihem
Clerk of the Board
Riverside County, Ca
ph. 951.955.1061 fax 951.955.1071
kharper-ihem@rcbos.org

Day by day, what you do is who you become. Your integrity is your destiny — it is the light that guides your way - Heraclitus, 535-475 BC, Greek Philosopher

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From: Barnes, Olivia
Sent: Monday, March 19, 2012 8:58 AM
To: Harper-Ihem, Kecia
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988.

From: Chase, Valerie
Sent: Saturday, March 17, 2012 11:14 AM
To: Barnes, Olivia
Subject: Fwd: Change of Zone No. 7050 / Tentative Tract Map No. 32988.

Valerie Chase
Sent from my iPhone

Begin forwarded message:

From: CHRIS PUTITS <cp31817@msn.com>
Date: March 17, 2012 10:19:38 AM PDT
To: <district3@rcbos.org>
Subject: Change of Zone No. 7050 / Tentative Tract Map No. 32988.

Our names are David Putits and Christine Putits, we are residents of Morgan Valley our address is 34105 Centerstone Circle, Temecula Ca.

I am oppose to the Change of Zone No. 7050 / Tentative Tract Map No. 32988. Both I and Morgan Valley Board of Directors of our association have tried to work with the applicant of this project to revise it and make it compatible with our community without success. I request its postponement until the project is revised to address our concerns which include:

- (1) We would like to see the proposed project increase their lot sizes to 10,000 sq. ft. to be compatible with our existing community
- (2) decreasing the slope of the hill
- (3) increased traffic is a large concern
- (4) I am also concerned that this will result in a devaluation of our property and community if this project is allowed to proceed without adjustments.

Thank you for listening to our concerns via email since we are unable to attend this meeting due to our jobs.

Regards,
David and Christine Putits

Barton, Karen

From: Harper-Ihem, Kecia
Sent: Monday, March 19, 2012 9:03 AM
To: Barton, Karen
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988.

Importance: High



Kecia Harper-Ihem
Clerk of the Board
Riverside County, Ca
ph. 951.955.1061 fax 951.955.1071
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From: Barnes, Olivia
Sent: Monday, March 19, 2012 8:58 AM
To: Harper-Ihem, Kecia
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988.

From: Chase, Valerie
Sent: Friday, March 16, 2012 5:44 PM
To: Barnes, Olivia
Subject: Re: Change of Zone No. 7050 / Tentative Tract Map No. 32988.

Thx!!

Valerie Chase
Sent from my iPhone

On Mar 16, 2012, at 5:33 PM, "Barnes, Olivia" <OBBarnes@rcbos.org> wrote:

They are on the board agenda

Sent from my HTC Inspire™ 4G on AT&T

----- Reply message -----

From: "Chase, Valerie" <VCHASE@rcbos.org>
To: "Barnes, Olivia" <OBBarnes@rcbos.org>
Subject: Change of Zone No. 7050 / Tentative Tract Map No. 32988.
Date: Fri, Mar 16, 2012 2:30 pm

What are all these?

Valerie Chase
Sent from my iPhone

Begin forwarded message:

From: David Benjamin <d_benjamin2001@yahoo.com>
Date: March 16, 2012 2:14:28 PM PDT
To: "district3@rcbos.org" <district3@rcbos.org>, "cob@rcbos.org" <cob@rcbos.org>
Cc: "imbellovich36@gmail.com" <imbellovich36@gmail.com>
Subject: Change of Zone No. 7050 / Tentative Tract Map No. 32988.
Reply-To: David Benjamin <d_benjamin2001@yahoo.com>

Board of Supervisors,

My name is David Benjamin, I am a resident of Morgan Valley with address 45160 Riverstone Court.

I am oppose to the Change of Zone No. 7050 / Tentative Tract Map No. 32988. Both I and Morgan Valley Board of Directors of our association have tried to work with the applicant of this project to revise it and make it compatible with our community without success. I request its postponement until the project is revised to address our concerns.

Regards,

Davd Benjamin

Barton, Karen

From: Harper-Ihem, Kecia
Sent: Monday, March 19, 2012 9:04 AM
To: Barton, Karen
Subject: FW:

Importance: High



Kecia Harper-Ihem
Clerk of the Board
Riverside County, Ca
ph. 951.955.1061 fax 951.955.1071
kharper-ihem@rcbos.org

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BC, Greek Philosopher

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From: Barnes, Olivia
Sent: Monday, March 19, 2012 8:59 AM
To: Harper-Ihem, Kecia
Subject: FW:

From: Chase, Valerie
Sent: Friday, March 16, 2012 12:46 PM
To: Barnes, Olivia
Subject: Fwd:

Valerie Chase
Sent from my iPhone

Begin forwarded message:

From: Umbrous <umbrous@aol.com>
Date: March 16, 2012 10:48:14 AM PDT
To: <cob@rcbos.org>
Cc: <district3@rcbos.org>, <imbellovich36@gmail.com>, <imbellovich36@gmail.com>

Board of Supervisors,

My name is Jerry Rau & Kathy Rau, I am a resident of Morgan Valley with address 33931 Baystone Street, Temecula, CA 92592.

I am oppose to the Change of Zone No. 7050 / Tentative Tract Map No. 32988. Both I and Morgan Valley Board of Directors of our association have tried to work with the applicant of this project to revise it and make it compatible with our community without success. I request its postponement until the project is revised to address our concerns.

We are out of town during the next scheduled meeting and wanted to make sure this email represents our concerns.(1) increasing the lot size to 10,000 sq. ft. to be compatible with our community, (2) decreasing the slope of the hill, (3) resulting devaluation of your property if project allowed to proceed, and, (4) increased traffic pattern.

Regards,
Jerry & Kathy Rau

Barton, Karen

From: Harper-Ihem, Kecia
Sent: Monday, March 19, 2012 9:04 AM
To: Barton, Karen
Subject: FW: Morgan Valley Change of Zone No. 7050/Tentative Tract Map No. 32988

Importance: High



Kecia Harper-Ihem
Clerk of the Board
Riverside County, Ca
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kharper-ihem@rcbos.org

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From: Barnes, Olivia
Sent: Monday, March 19, 2012 8:59 AM
To: Harper-Ihem, Kecia
Subject: FW: Morgan Valley Change of Zone No. 7050/Tentative Tract Map No. 32988

From: Chase, Valerie
Sent: Friday, March 16, 2012 10:34 AM
To: Barnes, Olivia
Subject: Fwd: Morgan Valley Change of Zone No. 7050/Tentative Tract Map No. 32988

Valerie Chase
Sent from my iPhone

Begin forwarded message:

From: <TVSLTAV@aol.com>
Date: March 16, 2012 9:56:00 AM PDT
To: <district3@rcbos.org>
Cc: <mbellovich36@gmail.com>, <tvasquez@sbcapital.com>
Subject: Morgan Valley Change of Zone No. 7050/Tentative Tract Map No. 32988

Board of Supervisors,

We are Tom and Stacey Vasquez. We are residents of Morgan Valley in Temecula. Our address is 45140 Fieldbrook Court.

We are opposed to the Change of Zone No. 7050 / Tentative Tract Map No. 32988. We and Morgan Valley Board of Directors of our Association have tried to work with the applicant of this project to revise it and make it compatible with our community without success. We request its postponement until the project is revised to address our concerns.

Regards,

Tom and Stacey Vasquez

Barton, Karen

From: Harper-Ihem, Kecia
Sent: Monday, March 19, 2012 9:04 AM
To: Barton, Karen
Subject: FW: opposition to change of zone no. 7050

Importance: High



Kecia Harper-Ihem
Clerk of the Board
Riverside County, Ca
ph. 951.955.1061 fax 951.955.1071
kharpier-ihem@rcbos.org

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From: Barnes, Olivia
Sent: Monday, March 19, 2012 8:59 AM
To: Harper-Ihem, Kecia
Subject: FW: opposition to change of zone no. 7050

From: Chase, Valerie
Sent: Friday, March 16, 2012 10:33 AM
To: Barnes, Olivia
Subject: Fwd: opposition to change of zone no. 7050

I'm not sure if they are in our district.

Valerie Chase
Sent from my iPhone

Begin forwarded message:

From: Thomas & Daphenie Baugh <baugh6@gmail.com>
Date: March 16, 2012 10:15:53 AM PDT
To: <cob@rcbos.org>
Cc: <district3@rcbos.org>
Subject: opposition to change of zone no. 7050

Board of Supervisors,

My name is Daphenie Baugh, I am a resident of Morgan Valley with address 334028 Vandale Ct.

I am oppose to the Change of Zone No. 7050 / Tentative Tract Map No. 32988. Both I and Morgan Valley Board of Directors of our association have tried to work with the applicant of this project to revise it and make it compatible with our community without success. I request its postponement until the project is revised to address our concerns.

Regards,

Thomas and Daphenie Baugh

Barton, Karen

From: Harper-Ihem, Kecia
Sent: Monday, March 19, 2012 10:02 AM
To: Barton, Karen
Subject: FW: Morgan Valley Change of Zone No. 7050/Tentative Tract Map No. 32988

Importance: High



Kecia Harper-Ihem
Clerk of the Board
Riverside County, Ca
ph. 951.955.1061 fax 951.955.1071
kharpertihem@rcbos.org

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From: Chase, Valerie
Sent: Monday, March 19, 2012 9:56 AM
To: Harper-Ihem, Kecia
Subject: FW: Morgan Valley Change of Zone No. 7050/Tentative Tract Map No. 32988

From: TVSLTAV@aol.com [<mailto:TVSLTAV@aol.com>]
Sent: Friday, March 16, 2012 9:56 AM
To: District3
Cc: imbellovich36@gmail.com; tvasquez@sbcapital.com
Subject: Morgan Valley Change of Zone No. 7050/Tentative Tract Map No. 32988

Board of Supervisors,

We are Tom and Stacey Vasquez. We are residents of Morgan Valley in Temecula. Our address is 45140 Fieldbrook Court.

We are opposed to the Change of Zone No. 7050 / Tentative Tract Map No. 32988. We and Morgan Valley Board of Directors of our Association have tried to work with the applicant of this project to revise it and make it compatible with our community without success. We request its postponement until the project is revised to address our concerns.

Regards,

Tom and Stacey Vasquez

Barton, Karen

From: Harper-Ihem, Kecia
Sent: Monday, March 19, 2012 10:02 AM
To: Barton, Karen
Subject: FW: Change of Zone No. 7050 and Tentative Tract No. 32988

Importance: High



Kecia Harper-Ihem
Clerk of the Board
Riverside County, Ca
ph. 951.955.1061 fax 951.955.1071
kharper-ihem@rcbos.org

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From: Chase, Valerie
Sent: Monday, March 19, 2012 9:47 AM
To: Harper-Ihem, Kecia
Subject: FW: Change of Zone No. 7050 and Tentative Tract No. 32988

From: greg stewart [<mailto:captainersatz@yahoo.com>]
Sent: Saturday, March 17, 2012 11:26 PM
To: COB
Cc: District3; imbellovich36@gmail.com
Subject: Change of Zone No. 7050 and Tentative Tract No. 32988

March 18, 2012

Board of Supervisors

Riverside, California 92592-1409

Re: Tentative Tract Map No. 32988 and Change of Zone No. 7050, Parcel No. 966-380-004

Greetings,

We are residents in a Pulte-built home along Fieldbrook Court just a few hundred feet from the referenced parcel and Tentative Tract. We urge you to consider requiring the developer to adopt lot sizes no more dense than in our tract (Pulte homes) and the adjacent tract (Vineyard tract). Historically, land planners have approved projects which scale the densities so that the lowest densities are those closest to areas that are expected to be long-term open space, such as the Pechanga-owned lands and the Palomar mountains south of us. We believe the proposed lot sizes, averaging 9,300 square feet (and some as small as 7,200 square feet), will be an aesthetic and economic detriment to property owners in our tracts, which average about 12,000 square feet in the Pulte tract and an unknown (to us) density in the Vineyard development, but believed to have average lot sizes of more than 10,000 square feet. We believe the Pulte homes, and not the Vineyard homes, are adjacent to the proposed tract. The resulting hodge podge of densities, were the applications approved, would represent poor planning, in our judgment, and would not be consistent with the good planning the Temecula area has historically been known for..

Several local home-owners met with the developer in early December to try to get a satisfactory resolution of our concerns, but we were essentially stone-walled.

We urge you to suspend the approval of the proposed development density until our concerns are reasonably addressed, specifically to require lots that are at least as large and therefore harmonious with those that have already been developed in the local area. Thank you for your consideration of our request.

Respectfully,

Greg R. and Marion Y. Stewart

45147 Fieldbrook Court

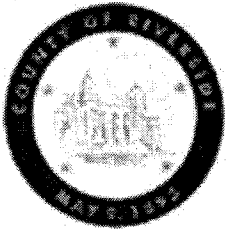
Temecula, CA 92592-6514

951-302-2944

Barton, Karen

From: Harper-Ihem, Kecia
Sent: Tuesday, March 20, 2012 8:13 AM
To: Barton, Karen
Subject: FW: Change of Zone No. 7050 - Tentative Tract Map No. 32988

Importance: High



Kecia Harper-Ihem
Clerk of the Board
Riverside County, Ca
ph. 951.955.1061 fax 951.955.1071
kharpier-ihem@rcbos.org

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From: Chase, Valerie
Sent: Tuesday, March 20, 2012 7:52 AM
To: Harper-Ihem, Kecia
Subject: Fwd: Change of Zone No. 7050 - Tentative Tract Map No. 32988

Valerie Chase
Sent from my iPhone

Begin forwarded message:

From: Karen Wiggins <kbartzwiggins@gmail.com>
Date: March 20, 2012 7:10:31 AM PDT

To: <cob@rcbos.org>, <district3@rcbos.org>, <imbellovich36@gmail.com>

Subject: Change of Zone No. 7050 - Tentative Tract Map No. 32988

March 20, 2012

Board of Supervisors,

My name is Karen Bartz-Wiggins residing at 34206 Starpoint St, Temecula, and a resident of Morgan Valley.

I am opposed to the Change of Zone No. 7050/Tentative Tract Map No. 32988. Both I and Morgan Valley Board of Directors of our association have tried to work with the applicant of this project to revise it and make it compatible with our community without success.

Our homes have already declined in value by 50% and having this community next to us will further devaluation of our property if this project is allowed to proceed. Other concerns are the slope of the hill, increasing the lot size to 10,000 sq. ft., increased traffic pattern through our community.

I request its postponement until the project is revised to address our concerns.

Regards,

Karen Bartz-Wiggins

Barton, Karen

From: Harper-Ihem, Kecia
Sent: Tuesday, March 20, 2012 9:31 AM
To: Barton, Karen
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988

Importance: High

From: Chase, Valerie
Sent: Tuesday, March 20, 2012 8:55 AM
To: Harper-Ihem, Kecia
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988

From: Maryruth Wilson [<mailto:maryruthwilson@yahoo.com>]
Sent: Tuesday, March 20, 2012 8:11 AM
To: COB
Cc: District3; imbellovich36@gmail.com
Subject: Change of Zone No. 7050 / Tentative Tract Map No. 32988

Dear Sir:

My name is Maryruth Wilson. I am a homeowner of Morgan Valley at 45610 Anza Rd. I oppose the approval of this project for the following reasons:

- 1) The developer has been unresponsive to our concerns and has refused to make requested changes to the plan.
- 2) We purchased our home because of the larger lot sizes in the community. Allowing this project with substantially greater density will decrease our already depressed property values and negatively affect life in our community.
- 3) Traffic along Anza road is already problematic, with many speeding drivers and other antics due to the wideness of the road. Just last Sunday, we had three different cars practicing bootlegger turns on the road. Adding a dense housing development will only increase the problem.

I urge the Board of Supervisors to deny the developer's application or to postpone it until our concerns have been addressed.

Sincerely,

Maryruth Wilson
45610 Anza Rd.
Temecula, CA 92592

Barton, Karen

From: Harper-Ihem, Kecia
Sent: Tuesday, March 20, 2012 9:31 AM
To: Barton, Karen
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988

From: Chase, Valerie
Sent: Tuesday, March 20, 2012 9:24 AM
To: Harper-Ihem, Kecia
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988

From: Terry Ferstle [<mailto:terry@switchingtech.com>]
Sent: Tuesday, March 20, 2012 9:13 AM
To: COB
Cc: District3; imbellovich36@gmail.com
Subject: Change of Zone No. 7050 / Tentative Tract Map No. 32988

Dear Board of Supervisors,

My name is Terry Ferstle, I am a resident of Morgan Valley with address 34035 Center Stone Circle, Temecula, CA 92592.

I am **oppose** to the Change of Zone No. 7050 / Tentative Tract Map No. 32988. Both I and Morgan Valley Board of Directors of our association have tried to work with the applicant of this project to revise it and make it compatible with our community without success. I request its postponement until the project is revised to address our concerns.

Regards,

Terry & Alma Ferstle
34035 Center Stone Circle
Temecula, CA 92592

Barton, Karen

From: Harper-Ihem, Kecia
Sent: Tuesday, March 20, 2012 9:32 AM
To: Barton, Karen
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988

From: Chase, Valerie
Sent: Tuesday, March 20, 2012 9:27 AM
To: Harper-Ihem, Kecia
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988

From: Allen Licitra [<mailto:allen.licitra@gmail.com>]
Sent: Monday, March 19, 2012 11:29 PM
To: COB
Cc: District3; Imbellovich36@gmail.com
Subject: Change of Zone No. 7050 / Tentative Tract Map No. 32988

Board of Supervisors,

My name is Allen Licitra, I am a resident of Morgan Valley. Our address is 45106 Marsanne St. Temecula CA 92592

I am opposed to the Change of Zone No. 7050 / Tentative Tract Map No. 32988. I have several specific concerns:

1) The proposed tract lots are too small and not in keeping with the original intent of our area. The higher density of homes will result in lower property values for Morgan Valley, increased traffic, and a decreased sense of open area.

2) I am also greatly concerned that this construction will not help to reduce the outstanding debt on bond CDF 2003-15A Morgan Valley Assessment for tract 32988. We have always been told that finishing construction in our surrounding area would help to reduce our significant tax burden that has been placed on the homeowners due to this outstanding bond. It would be unfair for tract 32988 to benefit at Morgan Valley's expense.

It has also been very concerning to me that the developer has failed to make any attempt to work with the homeowners and our association, the Morgan Valley Board of Directors on this project to revise it and make it compatible with our community. I request its postponement until additional questions are answered and the project is revised to address our concerns.

I am a VP of Research & Development for one of the largest companies in Southern California and my job does not allow me to take off from work to attend this critical meeting. However, I wanted my concerns to be heard and addressed.

Regards,
Allen Licitra

Barton, Karen

From: Harper-Ihem, Kecia
Sent: Tuesday, March 20, 2012 9:32 AM
To: Barton, Karen
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988.

From: Chase, Valerie
Sent: Tuesday, March 20, 2012 9:29 AM
To: Harper-Ihem, Kecia
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988.

From: Tjeerd and Karla Brink [<mailto:tkbrink@verizon.net>]
Sent: Monday, March 19, 2012 8:50 PM
To: COB
Cc: District3
Subject: Change of Zone No. 7050 / Tentative Tract Map No. 32988.

Dear Board of Supervisors,

My name is Karla Brink and I live at 34021 Centerstone Circle Temecula in the Morgan Valley development . I am opposed to the above noted zone change. I do not feel that the project is compatible with our neighborhood and the immediate surroundings. My primary concerns are the small lot sizes, the lack of open space and the grade of the slope to be built up for this tract to be built on. It is my understanding that our homeowners association has met with the developer in an attempt to address the compatibility issues but was not successful.

I appreciate you consideration of this matter.

Sincerely,
Karla Brink

Barton, Karen

From: Harper-Ihem, Kecia
Sent: Tuesday, March 20, 2012 9:36 AM
To: Barton, Karen
Subject: FW: Opposing of Change of Zone 7050

From: Chase, Valerie
Sent: Tuesday, March 20, 2012 9:29 AM
To: Harper-Ihem, Kecia
Subject: FW: Opposing of Change of Zone 7050

From: robdaman1234@aol.com [<mailto:robdaman1234@aol.com>]
Sent: Monday, March 19, 2012 8:26 PM
To: COB; District3; imbellovich36@gmail.com
Subject: Opposing of Change of Zone 7050

Board of Supervisors,

My name is Robert Bledsoe, I am a resident of Morgan Valley with address 34015 Baystone St, Temecula, CA 92592.

I am **opposed** to the Change of Zone No. 7050 / Tentative Tract Map No. 32988. Both I and Morgan Valley Board of Directors of our association have tried to work with the applicant of this project to revise it and make it compatible with our community without success. I request its postponement until the project is revised to address our concerns.

Sincerely,

Robert Bledsoe

Barton, Karen

From: Harper-Ihem, Kecia
Sent: Tuesday, March 20, 2012 9:36 AM
To: Barton, Karen
Subject: FW: MORGAN VALLEY HOMEOWNERS CRITICAL MTG ON MAR. 20TH @ 1:30 P.M.

From: Chase, Valerie
Sent: Tuesday, March 20, 2012 9:29 AM
To: Harper-Ihem, Kecia
Subject: FW: MORGAN VALLEY HOMEOWNERS CRITICAL MTG ON MAR. 20TH @ 1:30 P.M.

From: Rockgramma@aol.com [<mailto:Rockgramma@aol.com>]
Sent: Monday, March 19, 2012 7:49 PM
To: Imbellovich36@gmail.com; District3
Subject: Re: MORGAN VALLEY HOMEOWNERS CRITICAL MTG ON MAR. 20TH @ 1:30 P.M.

Board of Supervisors,

Our names are Don L. & Kathleen M. Rockefeller, and we are residents of Morgan Valley, and our address is 45076 Laurel Glen Circle, Temecula CA 92592.

We are in opposition to the Change of Zone No. 7050 / Tentative Tract Map No. 32988. We and Morgan Valley Board of Directors of our association have tried to work with the applicant of this project to revise it and make it compatible with our community without success. We request its postponement until the project is revised to address our concerns. Regards, Don L. & Kathleen M. Rockefeller

Barton, Karen

From: Chase, Valerie
Sent: Tuesday, March 20, 2012 9:44 AM
To: Barton, Karen
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988

From: Mrs. Lisa-Marie Bellovich [<mailto:imbellovich@verizon.net>]
Sent: Monday, March 19, 2012 4:27 PM
To: District3
Cc: Gonzalez Miguel
Subject: Change of Zone No. 7050 / Tentative Tract Map No. 32988

March 19, 2012

Board of Supervisors - County of Riverside

1st Floor - County Administrative Center

4080 Lemon Street, Riverside, California

Re: Hearing to be held on March 20, 2012 regarding Change of Zone No. 7050 / Tentative Tract Map No. 32988.

Ladies/Gentlemen:

The purpose of this letter is to express our opposition to the Change of Zone No.7050/Tentative Tract Map No. 32988 being presented and to ask that the Board require the builder to increase the minimum lot size from 7,200 square feet to 10,000 square feet so that the proposed community will be compatible with the existing neighboring community. The basis of our opposition is that the smaller size lot sizes will require the builder to build smaller homes than currently exist in the area, and thus, will negatively affect the value of the properties in the adjoining community which has already been negatively affected by the downturn of the housing market and the national and regional economy.

We very much wanted to be present at the hearing on the 20th but have prior commitments that could not be rescheduled. But, we wanted the Board to know that

we are extremely concerned citizens and property owners in the above mentioned adjoining property located in Morgan Valley, Riverside County, Temecula, CA 92592.

We have attended meetings, near the proposed site, with the builder, his engineering contractor and with Commissioner John Petty where several members of the Morgan Valley community were in attendance. The residents in the community are vehemently opposed to the plan as it is currently being recommended. However, the builder, who appears to be interested in "flipping" the property for an immediate profit, does not seem to care about the effect on the taxpaying citizens of building non-compatible houses on non-compatible lot sizes. Therefore, we hope that the Board will do what it was elected to do, and that was and is to protect the interests of the taxpayers of Riverside County, California.

We have tried to work with the applicant to revise it and make it compatible with our community but without success. We ask that the Board postpone approval of this project until the minimum lot size is increased to 10,000 square feet so that the houses that will be built will be similar in size and thus compatible with those of the adjoining Morgan Valley community.

Very truly yours,

Dale and Lisa-Marie Bellovich

45590 Anza Road

Temecula, CA 92592

951-302-0426

Barton, Karen

From: Chase, Valerie
Sent: Tuesday, March 20, 2012 10:15 AM
To: Barton, Karen
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988.

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

From: denameth@verizon.net [<mailto:denameth@verizon.net>]
Sent: Tuesday, March 20, 2012 9:57 AM
To: COB
Cc: District3; lmbellovich36@gmail.com
Subject: Change of Zone No. 7050 / Tentative Tract Map No. 32988.

My name is Debra Nameth, I am a resident of Morgan Valley with address 33991 Stepstone Court.

I am oppose to the Change of Zone No. 7050 / Tentative Tract Map No. 32988. Both I and Morgan Valley Board of Directors of our association have tried to work with the applicant of this project to revise it and make it compatible with our community without success. I request its postponement until the project is revised to address our concerns.

Regards,
Debra Nameth

Barton, Karen

From: Chase, Valerie
Sent: Tuesday, March 20, 2012 12:45 PM
To: Barton, Karen
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988

From: Barney, Michael [<mailto:MBarney@riversideca.gov>]
Sent: Tuesday, March 20, 2012 12:34 PM
To: District3; COB
Cc: imbellovich36@gmail.com
Subject: Change of Zone No. 7050 / Tentative Tract Map No. 32988

Board of Supervisors,

My name is Mike Barney, I am a resident of Morgan Valley with address 45174 Riverstone Court.

I am **oppose** to the Change of Zone No. 7050 / Tentative Tract Map No. 32988. Both I and Morgan Valley Board of Directors of our association have tried to work with the applicant of this project to revise it and make it compatible with our community without success. I request its postponement until the project is revised to address our concerns. Regards, M. Banrey

Barton, Karen

From: Chase, Valerie
Sent: Tuesday, March 20, 2012 10:58 AM
To: Barton, Karen
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988.

From: CHRIS PUTITS [<mailto:cp31817@msn.com>]
Sent: Tuesday, March 20, 2012 10:46 AM
To: District3
Subject: FW: Change of Zone No. 7050 / Tentative Tract Map No. 32988.

To whom it may concern:

It has also been brought to my attention that we will continue to pay for the bond for sewer....only 143 in morgan valley and not the new proposed development. This is unfair that just our homes will have to pay and the new development will use the sewer but you place the burden on Morgan Valley!

David and Christine Putits

From: cp31817@msn.com
To: district3@rcbos.org
Subject: Change of Zone No. 7050 / Tentative Tract Map No. 32988.
Date: Sat, 17 Mar 2012 10:19:38 -0700

Our names are David Putits and Christine Putits, we are residents of Morgan Valley our address is 34105 Centerstone Circle, Temecula Ca.

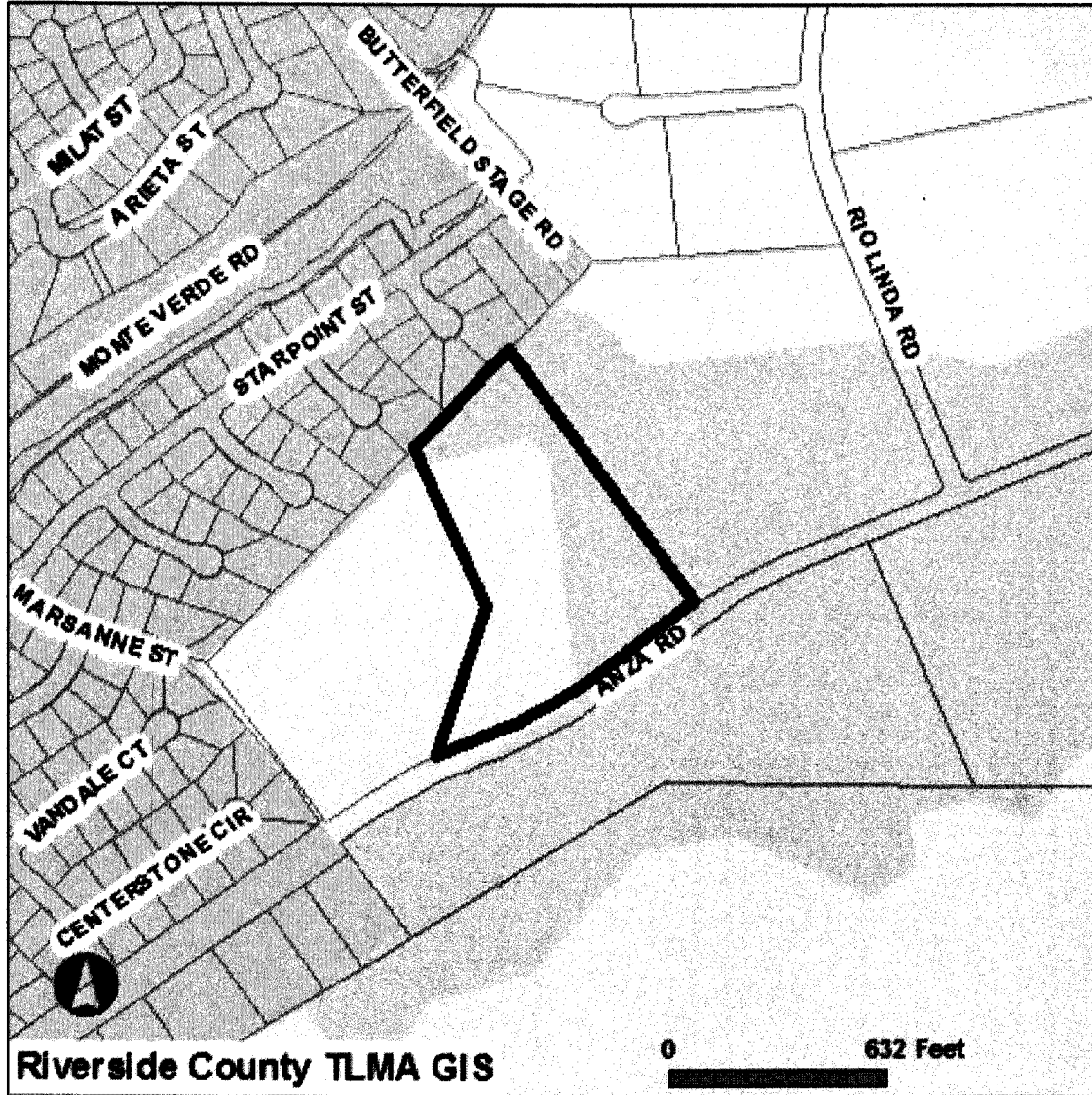
I am oppose to the Change of Zone No. 7050 / Tentative Tract Map No. 32988. Both I and Morgan Valley Board of Directors of our association have tried to work with the applicant of this project to revise it and make it compatible with our community without success. I request its postponement until the project is revised to address our concerns which include:

- (1) We would like to see the proposed project increase their lot sizes to 10,000 sq. ft. to be compatible with our existing community
- (2) decreasing the slope of the hill
- (3) increased traffic is a large concern
- (4) I am also concerned that this will result in a devaluation of our property and community if this project is allowed to proceed without adjustments.

Thank you for listening to our concerns via email since we are unable to attend this meeting due to our jobs.

Regards,
David and Christine Putits

RIVERSIDE COUNTY GIS



Selected parcel(s):
966-380-004

FARMLAND

- SELECTED PARCEL
- PARCELS
- URBAN-BUILT UP LAND
- INTERSTATES
- LOCAL IMPORTANCE
- HIGHWAYS
- OTHER LANDS
- CITY
- UNIQUE FARMLAND

IMPORTANT

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

REPORT PRINTED ON...Tue Mar 20 08:10:46 2012

Version 120118

Submitted by Stuart Wisk
3-20-12 Item 16.3
(date)







16.3



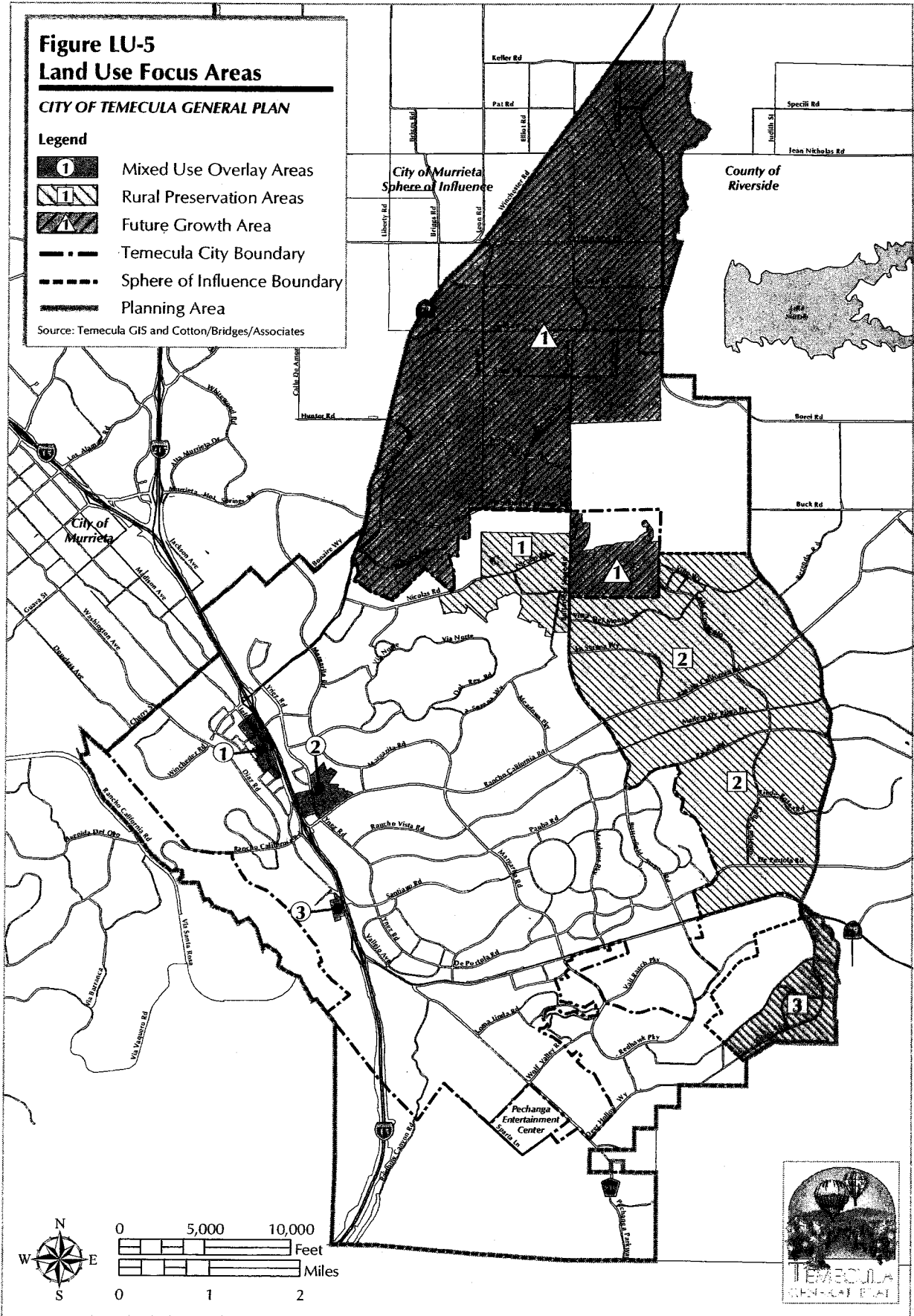
Figure LU-5 Land Use Focus Areas

CITY OF TEMECULA GENERAL PLAN

Legend

-  Mixed Use Overlay Areas
-  Rural Preservation Areas
-  Future Growth Area
-  Temecula City Boundary
-  Sphere of Influence Boundary
-  Planning Area

Source: Temecula GIS and Cotton/Bridges/Associates



**TABLE LU-7
RURAL PRESERVATION AREAS**

Rural Preservation Areas		Objectives
Name	Location	
1. Nicolas Valley	Large lot, low density residential area located in the northeast corner of the City.	Promote continued rural development of large lot, Very Low density residential units, provision of rural infrastructure services, and conservation of open space surrounding Santa Gertrudis Creek.
2. Temecula Wine Country	West of Anza Road, north of SR-79 South, east of the current City boundary, and south of Vista Del Monte Road.	Recognize the important role that wineries and agriculture play in the history and future success of Temecula by designating a large portion of the area Vineyards/ Agriculture, and promoting only Rural and Very Low density residential development that is compatible with these uses.
3. South Anza Road @ SR-79	Adjacent to Morgan Hill, east of Anza Road, south of SR-79, and southeast of Monte Verde Road.	Preserve rural residential densities in the area surrounding the Morgan Hill Specific Plan by promoting only Rural density residential development, supplemented by open space buffers and greenways defining the urban edge of Temecula.

Two of the three Rural Preservation Areas are located outside the current City boundary, under the jurisdiction of the County of Riverside. Future uses for these areas are also proposed in the Southwest Area Plan (SWAP), a component of the Riverside County Integrated Project (RCIP). Interagency coordination and monitoring of County development plans in these areas is essential to the preservation of rural character development.



Each of these areas is characterized by rural development. Public services and utilities are present in some areas, but are not built to support urban levels of service. Residents within many of these areas have grown accustomed to a rural lifestyle, and have in the past expressed an interest in the areas remaining rural. The City will encourage developers to provide open space or landscaped buffers between rural residential and agricultural areas, and will limit the number and size of accessory structures on large lots to enhance the rural character of these areas.



**TABLE LU-1
LAND USE DESIGNATIONS**

Land Use	Range of DUs/Net Acre or FAR	Target DUs/Net Acre or FAR ¹	Summary Description
SC Service	0.25-1.5 FAR	0.30 FAR	Commercial uses that require extensive floor area, including home improvement stores, discount retail stores, furniture stores, auto dealerships, and light automotive service.
PO Professional Office	0.30-1.0 FAR	0.35 FAR	Primarily single or multi-tenant offices, including legal, design, engineering, medical, corporate, government, and community facilities.
Industrial Uses			
IP Industrial Park	0.30-1.5 FAR	0.40 FAR	Business and employment centers including professional offices, research and development, laboratories, light manufacturing, storage, industrial supply, and wholesale businesses.
Public Uses and Open Space			
PI Public/ Institutional	0.20-0.70 FAR	0.30 FAR	Public and private uses including schools, transportation facilities, government offices, public utilities, libraries, museums, public art galleries, hospitals, and cultural facilities.
VA Vineyards/ Agriculture	0.01-0.2 FAR 0-0.1 Du/AC	0.03 FAR 0.1 Du/Ac	Rural, agricultural, and vineyard uses in areas around Temecula. One dwelling unit is permitted per lot, as are non-residential buildings necessary to support vineyard or agricultural operations.
OS Open Space	0.01-0.1 FAR	N/A	Public and private areas of permanent open space for such uses as parks, golf courses, recreation facilities, natural open space, recreation trails, greenbelts, lakes, utility easements, active fault zones, and undevelopable portions of floodplains along waterways.
TTL Tribal Trust Lands	N/A	N/A	Tribal lands held in trust that have important economic and environmental benefit to the City.

1. Assumed level of development citywide. Since the development which has occurred to date has not reached the maximum allowed level of density or intensity, future development is expected to be less than the maximum on a citywide basis. Therefore "target" levels of density/intensity are used in projecting future development. The target density/intensity establishes a ceiling within the range which cannot be exceeded without Planning Commission/City Council approval.
2. The target density/intensity does not apply to the Medium and High Density residential designations. Values listed in the table above are for analysis purposes only.

FOR BILLING INQUIRIES:
 CALL (951) 368-9710
 EMAIL billinginquiry@pe.com



THE PRESS-ENTERPRISE **PE.com**



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DATE	REFERENCE NUMBER	DESCRIPTION - OTHER COMMENTS/CHARGES	PRODUCT/ZONE	SIZE	BILLED UNITS	TIMES RUN	RATE	GROSS AMOUNT	NET AMOUNT	

03/10/2012	I00753446-03102012	PO# ZC 7050 / TTM 32988, NOTICE OF Order Placed by: Cecilia Gil	Press-Enterprise	1 x 177 LI	177	1	1.30	230.10	230.10
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RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2012 MAR 14 PM 2:16

Planning
 16.3 of 03/20/12
 ZC 7050
 1hr

Legal Advertising Invoice

BALANCE
\$230.10

SALES CONTACT INFORMATION		ADVERTISER INFORMATION							
1	Nick Eller 951-368-9229	6	03/10/2012 - 03/10/2012	7	100141323	2	100141323	3	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

2	ADVERTISER/CLIENT NAME					
BOARD OF SUPERVISORS						
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23	BALANCE		24	INVOICE NUMBER	3	TERMS OF PAYMENT
	\$230.10			I00753446-03102012		DUE UPON RECEIPT



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8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

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 COUNTY OF RIVERSIDE
 RIVERSIDE, CA 92502

Enterprise Media
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: / ZC 7050 / TTM 32988

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/10/2012

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 12, 2012
At: Riverside, California



BOARD OF SUPERVISORS
P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE, CA 92502

Ad Number: 0000753446-01

P.O. Number: ZC 7050 / TTM 32988

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE SOUTHWEST AREA PLAN - RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 20, 2012 at 1:30 P.M.** to consider the application submitted by Anza/Butterfield Road 34, LLC, on **Change of Zone No. 7050**, which proposes to change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 32988, Schedule A**, which proposes to subdivide 12.9 acres into 36 single family residential lots with a minimum lot size of 7,200 square feet and three (3) open space lots for enhanced landscape treatments ("the project"). The project is located northerly of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road in the Southwest Area - Rancho California Zoning Area, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 39806.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKIA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterk@ctmda.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project may be changed in

process, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: March 8, 2012
Kecia Harper-Iher
Clerk of the Board
By: Cecilia Gil,
Board Assistant

RIVERSIDE CO. BOARD OF SUPERVISORS
ATTN: CECILIA GIL
P.O. BOX 1147
RIVERSIDE, CA 92502-1147
951-955-8464

AD NUMBER	PAGE NO.
2311260	1 of 1
BILL DATE	SALESPERSON
03/10/12	06
START DATE	STOP DATE
03/10/12	03/10/12

AD NUMBER	AD DESCRIPTION	CLASS	LINES
2311260	NOTICE OF PUBLIC HEARING NOTICE OF	16000 LEGAL ADVERTISING	120 * 2

Publication	Insertions	Rate	Net Amount	Gross Amount
9 THE CALIFORNIAN	1	L1	\$0.00	
23 INTERNET	1	L1	\$0.00	
25 INTERNET MOBILE MARKETING	1	L1	\$0.00	
TOTAL AD CHARGE			\$166.60	
9 LEGAL AFFIDAVIT		PROOF	\$10.00	
PAY THIS AMOUNT			\$176.60	\$177.10*

Handwritten: Planning 16-3 of 03/20/12 ZC 7050

Vertical Stamp: 2012 MAR 19 PM 12:38
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Bottom Right: *AFTER 04/09/12

Purchase Order CZ 7050

Thank you for advertising with the North County Times. Please send only the pay slip with payments. Allow 5 business days for payments to be applied to account. For legal affidavits, please call 760-739-6602.

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Signature _____

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Amount Due	\$ 176.60
Amount Enclosed	\$

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ATTN: CECILIA GIL
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RIVERSIDE, CA 92502-1147

NORTH COUNTY TIMES
c/o LEE NEWSPAPERS
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CINCINNATI OH 45274-2548



PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Riverside

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to, or interested in the above entitled matter. I am an authorized representative of

THE CALIFORNIAN

An Edition of the North County Times

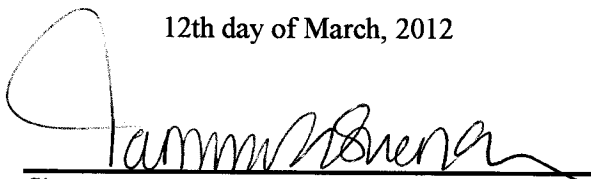
a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

March 10 2012

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, CALIFORNIA, this

12th day of March, 2012



Signature

Tammi E. Swenson
Legal Advertising Representative

Title

NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE SOUTHWEST AREA PLAN - RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 39806**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterl@rctlma.org.

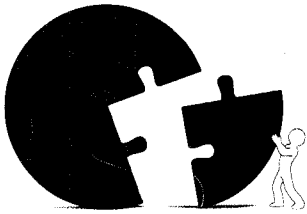
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If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: March 8, 2012
Kecia Harper-Ihem, Clerk of the Board
By: Caclia Gil, Board Assistant

PUB: 03/10/2012



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

*Carolyn Syms Luna
Director*

902 B

03.20.2012

DATE: February 7, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

**SUBJECT: CHANGE OF ZONE NO. 7050, TENTATIVE TRACT MAP NO. 32988, MITIGATED
NEGATIVE DECLARATION**

(Charge your time to these case numbers)

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

- | | |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input checked="" type="checkbox"/> Hearing Item |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar* | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG03276)

(Request March 20, 2012 Agenda)

*OK
KI*

16.3 3/20/12

(7)

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

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

"Planning Our Future... Preserving Our Past"

Agenda Item No.: 3.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Planning Commission: January 18, 2012
Continued From: December 7, 2011,
November 16, 2011, October 5, 2011,
September 6, 2011, February 7, 2007 and
January 10, 2007

CHANGE OF ZONE NO. 7050
TENTATIVE TRACT MAP NO. 32988
Environmental Assessment No. 39806
Applicant: Anza Butterfield Road 34, LLC
Engineer/Representative: CSL Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7050 proposes to change the site's zoning from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5).

Tentative Tract Map No. 32988 is a Schedule A subdivision of 12.9 acres into 36 single family residential lots with a minimum lot size of 7,200 square feet and three (3) open space lots for enhanced landscape treatments.

The project is in agreement with the westerly property owner (applicant of TR34676 not yet approved) regarding providing a temporary turn-around in the event TR32988 develops prior to TR34676. If TR34676 develops, the temporary turn-around right-of-way will be vacated and replaced with right-of-way and improvements in accordance with its development.

The developers of Tentative Tract No. 32227 (approved tentative map) and this project are working together and the right-of-way for the knuckle as shown at Streets B and D will be provided in lieu of the cul-de-sacs shown on approved Tentative Tract No. 32227.

The project site is located northerly of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road.

ISSUES OF POTENTIAL CONCERN:

Flood – The tract is absolutely dependant on the development of Tentative Tract Map No. 32227 to the south and east for an outlet to the proposed storm drain, protection from offsite flows, and the mitigation of increased runoff and water quality impacts.

If this tract is to be built before Tentative Tract Map No. 32227, then the following becomes the obligation of Tract 32988: (1) the detention basin proposed to mitigate impacts for both developments shall be built by Tract 32988, (2) the necessary drainage infrastructure to adequately outlet onsite flows from Tract 32988 shall be built, (3) protection from offsite flows (140-acre watershed) as proposed by Tract 32227 shall be built and (4) offsite grading shall perpetuate or not cause diversion of flows onto the neighboring properties. No interim offsite facility will be accepted (COA 10.FLOOD RI.1).

D.M.

FURTHER PLANNING CONSIDERATIONS:

1/05/12

The Planning Commission continued the project from December 7, 2011 to January 18, 2012 so the applicant could further address neighbor concerns about the proposed 7,200 square foot lots compared with the 12,000 square foot lots existing in the nearby communities, as well as address the concern about the 2:1 slope proposed adjacent to the community north of the project. The applicant feels that the most recent site plan re-design addressed these concerns by removing a single family residential lot, adding a passive park and proposing dense landscaping on the adjacent slope.

11/22/11

Testimony was taken at the November 16, 2011 Planning Commission from a neighbor who indicated the notices for the scheduled neighborhood meeting were not send out early enough to allow the recipients to attend said meeting, and therefore attendance was poor. The Planning Commission continued the project to December 7, 2011 to allow Commissioner Petty to conduct a site visit/neighborhood meeting. As of the writing of this staff report, the site visit has not taken place but is scheduled for Saturday December 3, 2011. A letter informing neighboring residents (property owners within 600 feet of the project site) of the site visit/neighborhood meeting was mailed on November 22, 2011. An update on the outcome of the site visit/neighborhood meeting will be provided at the Planning Commission hearing on December 7th.

10/05/11

The project was continued on October 5, 2011, at the request of the applicant for additional time to meet with neighbors and prepare exhibits requested by the Planning Commission on September 6, 2011.

Compatibility with Neighboring Tract (Morgan Valley community) – The applicant has addressed this concern by proposing a new site design that reduces the number of residential lots from 37 to 36 and incorporates a passive park in the northern portion of the subject property adjacent to the Morgan Valley community (see attached exhibits labeled *Planning Commission Exhibit November 4th, 2011* and *Landscape Master Plan*). As of the writing of the staff report, the applicant was in the process of coordinating a meeting with the Morgan Valley Community and should have an update at the November 16th hearing.

Comparison with neighboring proposals

Tract No.	Property Acreage	# of SFR Lots	Minimum Lot Size (Net)	Maximum Lot Size (Net)	Average Lot Size (Net)
TR32988 (subject site)	12.9	36	7,200 sf	16,000 sf	9,300 sf
TR32227 (approved)	50	104	7,200 sf	15,000 sf	8,500 sf
TR34676 (proposed/no activity)	10	19	7,200 sf	22,000 sf	13,300 sf

9/06/11

The project was continued on September 6, 2011, at the request of the applicant, to allow the applicant time to respond to the concerns raised by neighbors including concerns about the proposed lot sizes.

2/07/07

The project was continued off calendar at the February 7, 2007 Planning Commission to work out the issues discussed on January 10, 2007. The project site has since been sold to the current applicant. The amended map eliminated the 20 foot high crib wall and the down slopes at the rear of the lots.

1/07/07

The map was continued from the January 10, 2007 Planning Commission to the February 7, 2007 Planning Commission in order to work out the following outstanding issues: the down slopes in the rear yards of Lots 1-5 and 14-18 and the proposed 20 foot high crib wall along the northerly boundary.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Medium Density Residential (MDR)
2. Surrounding General Plan Land Use (Ex. #5): Medium Density Residential (MDR)
3. Proposed Zoning (Ex. #2): One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5)
4. Surrounding Zoning (Ex. #2): Residential Agricultural – 10 Acre Minimum (R-A-10) to the west, One Family Dwelling (R-1) to the south and east, and One Family Dwelling – 18,000 Square Foot Minimum (R-1-18,000) and Open Area Combining Zone Residential Developments (R-5) to the north
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): The area to the west is currently occupied by a rural residence with single family residences constructed further west, the area to the north is currently occupied by single family residences, the area to the south and east is currently vacant and planned for similar development (TR32227).
7. Project Data:
Total Acreage: 12.9 Gross Acres
Total Proposed Lots: 36 Residential and 3 Open Space
Proposed Min. Lot Size: 7,200 square feet
Schedule: "A"
7. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39806**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7050** from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5) in accordance with Exhibit #3, based upon findings and conclusions in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32988**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD: MDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed One Family Dwelling (R-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "A" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP).

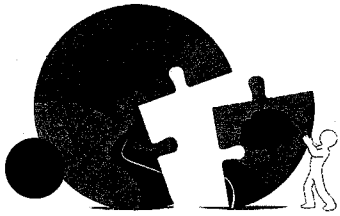
FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) on the Southwest Area Plan.
2. The proposed tentative map, with a density of 2.8 dwelling units per acre, is compatible with the Community Development: Medium Density Residential (CD: MDR) designation, on the basis that the allowable density range is 2-5 dwelling units per acre.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR).
4. In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurances (copies of which are attached) from the owner of the property underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
5. The zoning for the subject site is Residential Agricultural – 5 Acre Minimum (R-A-5).
6. The proposed zoning for the subject site is One Family Dwelling (R-1).
7. The project site is surrounded by properties which are zoned Residential Agricultural – 10 Acre Minimum (R-A-10) to the west, One Family Dwelling (R-1) to the south and east, and One Family Dwelling – 18,000 Square Foot Minimum (R-1-18,000) and Open Space Combining Zone – Residential Developments (R-5) to the north.

8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
9. The following environmental impacts have been found to be less than significant with mitigation incorporated through those measures identified in Environmental Assessment No. 39806:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hazards & Hazardous Materials
 - d. Hydrology/Water Quality
 - e. Noise
 - f. Transportation/Traffic

INFORMATIONAL ITEMS:

1. As of this writing the following letters of opposition have been received:
 - a. Letter from some homeowners apart of the Morgan Valley Homeowner's Association (TR29473), dated August 30, 2011; and,
 - b. Morgan Valley Homeowner's Association, dated September 1, 2011;
 - c. Morgan Valley HOA, dated October 4th, 2011; and,
 - d. Petition from homeowners in Morgan Valley community (approximately 45 signatures).
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A high fire area;
 - c. A 100-year flood plain;
 - d. An area drainage plan;
 - e. A dam inundation area;
 - f. The Stephens Kangaroo Rat Fee Area; or,
 - g. A WRCMSHCP Cell.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District;
 - b. A fault zone;
 - c. An area susceptible to subsidence;
 - d. An area with very low liquefaction potential;
4. The subject site is currently designated as Assessor's Parcel Number 966-380-004.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

November 22, 2011

Dear Homeowners,

In accordance with the discussion at the Planning Commission hearing on November 16th, 2011, Riverside County Planning Commissioner, John Petty, will be conducting a site visit for a proposed zone change and subdivision in your vicinity, **Tentative Tract Map No. 32988 and Change of Zone No. 7050**.

Tentative Tract Map No. 32988 and Change of Zone No. 7050 propose to change the site's zoning from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5) and subdivide 12.9 acres into 36 single family residential lots with a minimum lot size of 7,200 square feet and three (3) open space lots for enhanced landscape treatments.

The community and all interested parties are invited to attend this site visit meeting which will be held on **Saturday, December 3rd from 10 a.m. to 12 p.m.**

The site visit meeting will be held at the project site which is located northerly of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road. The Assessor's Parcel Number is 966-380-004. A site plan of the proposed subdivision is attached for reference.

Please contact one of the individuals listed below for assistance with questions about the project or site visit:

Project Applicant, Neil Gascon, (951) 323-6700 or NGASCON3@VERIZON.NET
Project Planner, Kinika Hesterly, (951) 955-1888 or KHESTERL@RCTLMA.ORG
Commission Secretary, Mary Stark, (951) 955-7436 or MCSTARK@RCTLMA.ORG

Thank you,

Kinika Hesterly
Project Planner, Riverside County Planning Department

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 COMMISSION
MINUTE ORDER JANUARY 10, 2007
RIVERSIDE MEETING**

- I. **AGENDA ITEM 6.1: CHANGE OF ZONE NO. 7050 / TENTATIVE TRACT MAP NO. 32988 – EA39806** – Applicant: Janda Dennis Inc. – Engineer/Representative: Janda Dennis Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) – Location: North of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road – 12.91 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5) - APN: 952-250-013. (Legislative)
- II. **PROJECT DESCRIPTION**
The change of zone proposes to change the zoning classification from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1). The Tentative Tract proposes a Schedule A subdivision of 12.91 acres into 37 single family residential lots with a minimum lot size 7,200 square feet.
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner Alisa Krizek, (951) 955-9075, or E-mail at akrizek@rctlma.org.
- The following spoke in favor of the subject proposal:
Steven Galves, Other interested person, 45621 Corte Royal, Temecula, Ca 92542
Alan Mohill, Other interested person, 43020 Blackdeer Loop #101
- No one spoke in neutral or opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
NONE
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, continued the subject proposal to February 7, 2007
- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at snolasco@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 7, 2007
RIVERSIDE BOARD CHAMBERS**

I. AGENDA ITEM 6.3: CHANGE OF ZONE NO. 7050 / TENTATIVE TRACT MAP NO. 32988 – EA39806 – Applicant: Janda Dennis Inc. – Engineer/Representative: Janda Dennis Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) – Location: North of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road – 12.91 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5) - APN: 952-250-013. (Continued from 1/10/07). (Legislative)

II. PROJECT DESCRIPTION

The Change of Zone proposes to change the zoning classification from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1). The Tentative Tract proposes a Schedule A subdivision of 12.91 acres into 37 single family residential lots with a minimum lot size 7,200 square feet.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner Alisa Krizek, (951) 955-9075, or E-mail at akrizek@rctlma.org.

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

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, continued without discussion off calendar.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at snolasco@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 6, 2011**

- I. AGENDA ITEM 3.3: CHANGE OF ZONE NO. 7050 / TENTATIVE TRACT MAP NO. 32988** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Anza / Butterfield Road 34, LLC – Engineer/Representative: CSL Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road – 12.9 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5). (Quasi-judicial)

II. PROJECT DESCRIPTION

The change of zone proposes to change the site's zoning classification from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5). The tentative tract map is a Schedule A subdivision of 12.9 acres into 37 single family residential lots with a minimum lot size of 7,200 square feet and three (3) open space lots for enhanced landscape treatments.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org.

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

Neil D. Gaslon the Applicant 28565 Vallejo Ave. Temecula CA 92592

The following person(s) spoke opposition of the subject proposal.

Donna Badalamenti interested party 45118 Riverstone Ct. Temecula CA 92592

Erika Lundquist neighbor 45146 Riverstone Ct. Temecula CA 92592

Miguel Gonzalez neighbor 33954 Baystone St. Temecula CA 92592

Fred Bartz neighbor 33850 Sattui St. Temecula CA 92592

There were no speakers in neutral position

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 4-0, Commissioner Snell absent.

CONTINUED TO OCTOBER 5, 2011

CD

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

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 5, 2011**

- I. AGENDA ITEM 3.1: CHANGE OF ZONE NO. 7050 / TENTATIVE TRACT MAP NO. 32988** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Anza / Butterfield Road 34, LLC – Engineer/Representative: CSL Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road – 12.9 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5). (Quasi-judicial)

II. PROJECT DESCRIPTION

The change of zone proposes to change the site's zoning classification from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5). The tentative tract map is a Schedule A subdivision of 12.9 acres into 37 single family residential lots with a minimum lot size of 7,200 square feet and three (3) open space lots for enhanced landscape treatments. (Continued from 9/6/2011, 2/7/2007 & 1/10/2007)

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org.

The following person spoke in favor of the subject proposal:

Neil Gascon applicant 28565 Vallejo Ave. Temecula CA 92592

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

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of, 5-0

CONTINUED TO NOVEMBER 16, 2011

CD

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

Anza Butterfield 34 LLC
13240 Evening Creek Drive, Ste 315
San Diego, CA 92128
951 323 6700

September 29, 2011

Kinika Hesterly, Urban Regional Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
P O Box 1409
Riverside CA 92502-1409

Re: Proposed Change of Zone No. 7050 and Tentative Tract Map No. 32988

Dear Ms. Hesterly,

We have not yet completed our responses to the two letter of opposition received by you in opposition to the referenced proposed actions before the County of Riverside Planning Commission on October 5, 2011. In addition, our consultants have not been able to prepare the exhibit(s) requested by the Commission and adjacent homeowners, because of an office relocation by the Civil Engineer.

As we have discussed it is our plan to prepare our responses, including requested exhibits, and present them to the adjacent community representatives of Morgan Valley and Morgan Hill. We have not yet set this meeting because we do not yet have the exhibits.

The exhibits we plan presenting to the community and the Planning Commission include:

- 1) A section showing the relationship of the northerly boundary of the proposed project in it present condition and in a developed condition to the existing homes adjacent and to the north;
- 2) A section showing a line of sight from the proposed "Street D" to the adjacent existing homes to the north;
- 3) A landscape exhibit showing the developed and landscaped slope at the northerly boundary of the proposed project

Accordingly, we respectfully request a continuance of the scheduled hearing of this matter from October 5, 2011 to October 26, 2011.

Please contact me if you require additional information.

Regards,

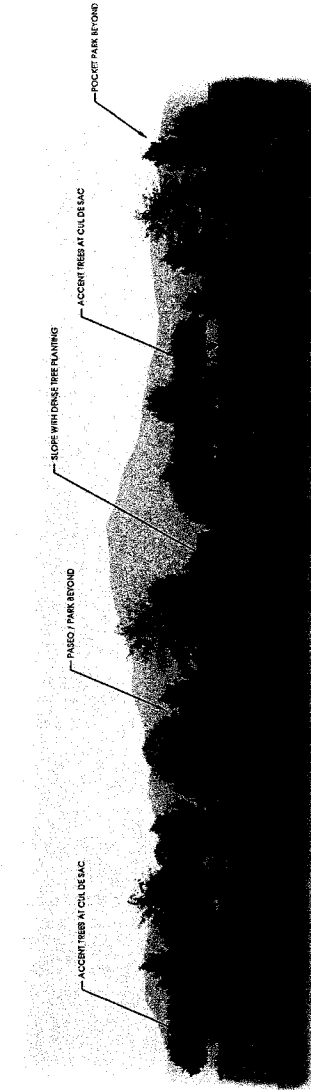
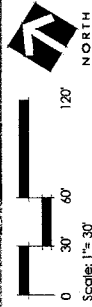


Neil D. Gascon
President

LANDSCAPE MASTER PLAN



PASSIVE PARK / PASEO PLAN



ELEVATION AT SLOPE (LOOKING SOUTHEAST)



SECTION "A" - PARK / PASEO

1"=10'-0"



SECTION "B" - CONCRETE SWALE AT PASEO

1/2"=1'-0"



TTM 32988
ANZA BUTTERFIELD 34 LLC

LANDSCAPE MASTER PLAN

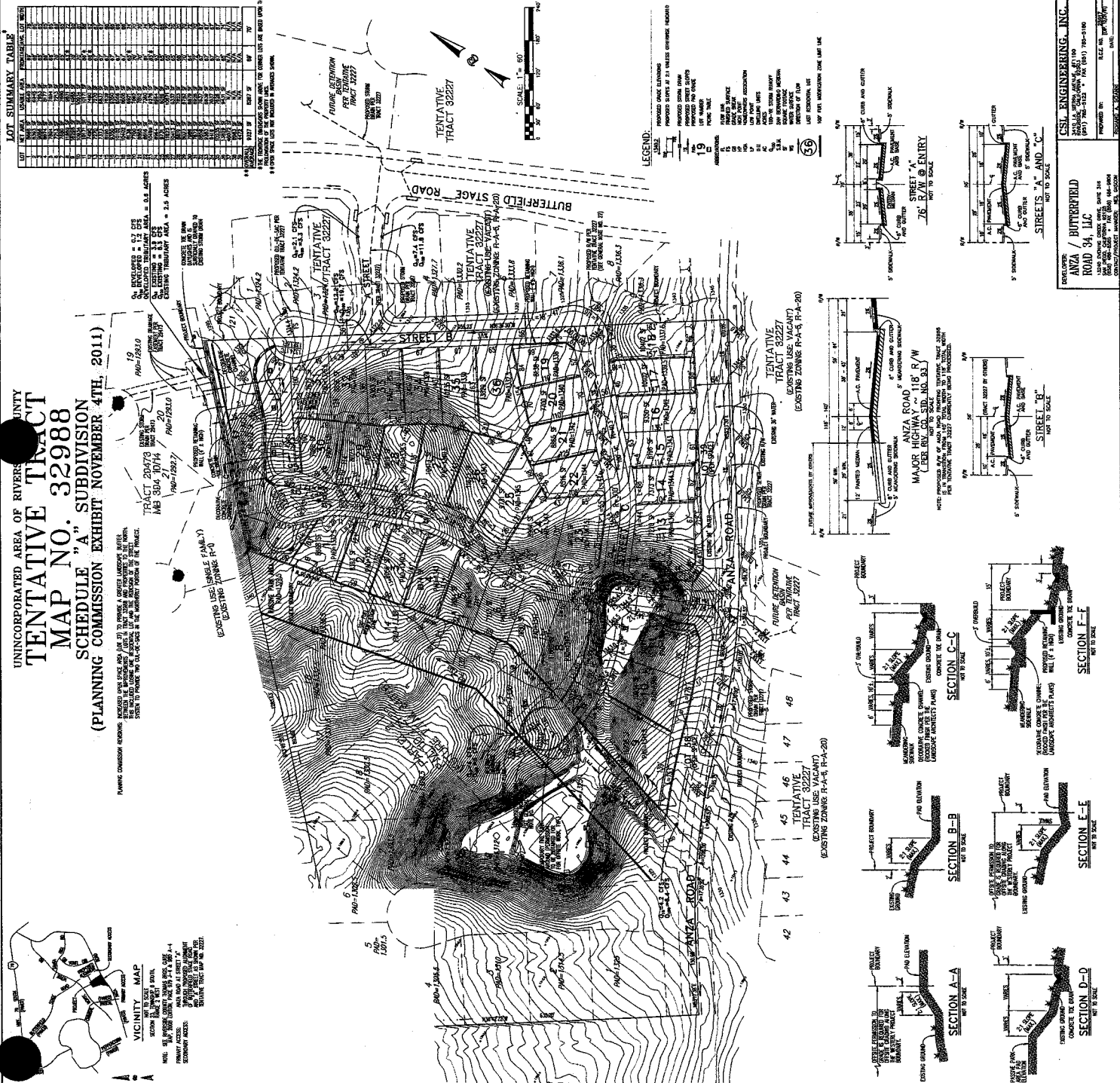
ALTERNATE AT NORTHERN PORTION OF SITE
County of Riverside

991 1200 13480
10.31.11

PLANNING COMMISSION EXHIBIT

UNINCORPORATED AREA OF RIVERSIDE COUNTY TENTATIVE TRACT MAP NO. 32988 SCHEDULE "A" SUBDIVISION (PLANNING COMMISSION EXHIBIT NOVEMBER 4TH, 2011)

APPLICANT/ LAND OWNER: ANZA / BUTTERFIELD AND 34, LLC 2525 S. ANZA ROAD, SUITE 344 RIVERSIDE, CALIFORNIA 92503 TEL: (951) 790-1100	
PROFESSIONAL ENGINEER: CSL ENGINEERING, INC. 1400 SOUTH GARDEN STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92503 TEL: (951) 790-1100	
ASSESSOR'S PARCEL NO.: 940-00-001	
LEGAL DESCRIPTION: 10.00 ACRES OF LAND, MORE OR LESS, BEING ALL OF THE LAND SHOWN AS PARCEL 344 ON THE MAP OF THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 32988, SCHEDULE "A" SUBDIVISION, AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON 10/25/11.	
ACREAGE: 10.00 ACRES	
NO. OF PROPOSED LOTS: 102 LOTS	
ZONING & LAND USE: RIVERSIDE ZONING MAP NO. 100 SINGLE-FAMILY RESIDENTIAL (SF-1)	
SCHOOL DISTRICT: SCHOOL DISTRICT OF RIVERSIDE COUNTY	
UTILITIES: WATER: 200 FT. DEPTH SEWER: 10 FT. DEPTH GAS: 10 FT. DEPTH ELECTRIC: 10 FT. DEPTH	
GENERAL NOTES: 1. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES. 2. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES. 3. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES. 4. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES. 5. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES.	



SHEET NO. 1
OF 1 SHEET

TENTATIVE TRACT No. 32988
COUNTY OF RIVERSIDE
SCHEDULE "A"

CSL ENGINEERING, INC.
1400 SOUTH GARDEN STREET, SUITE 200
RIVERSIDE, CALIFORNIA 92503
TEL: (951) 790-1100

DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/25/11

SECTION A-A
NOT TO SCALE

SECTION B-B
NOT TO SCALE

SECTION C-C
NOT TO SCALE

SECTION D-D
NOT TO SCALE

SECTION E-E
NOT TO SCALE

SECTION F-F
NOT TO SCALE

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07692 PM35849

LAND USE

Supervisor Stone
District 3

Date Drawn: 7/14/11
Exhibit 1

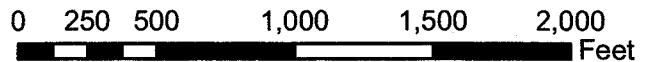


Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 23

Assessors Bk. Pg. 966-38
Thomas Bros. Pg. 980 A4
Edition 2009



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



**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07050 TR32988
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 7/18/11
Vicinity Map



Assessors Bk. Pg. 966-38
Thomas Bros. Pg. 980 A4
Edition 2009

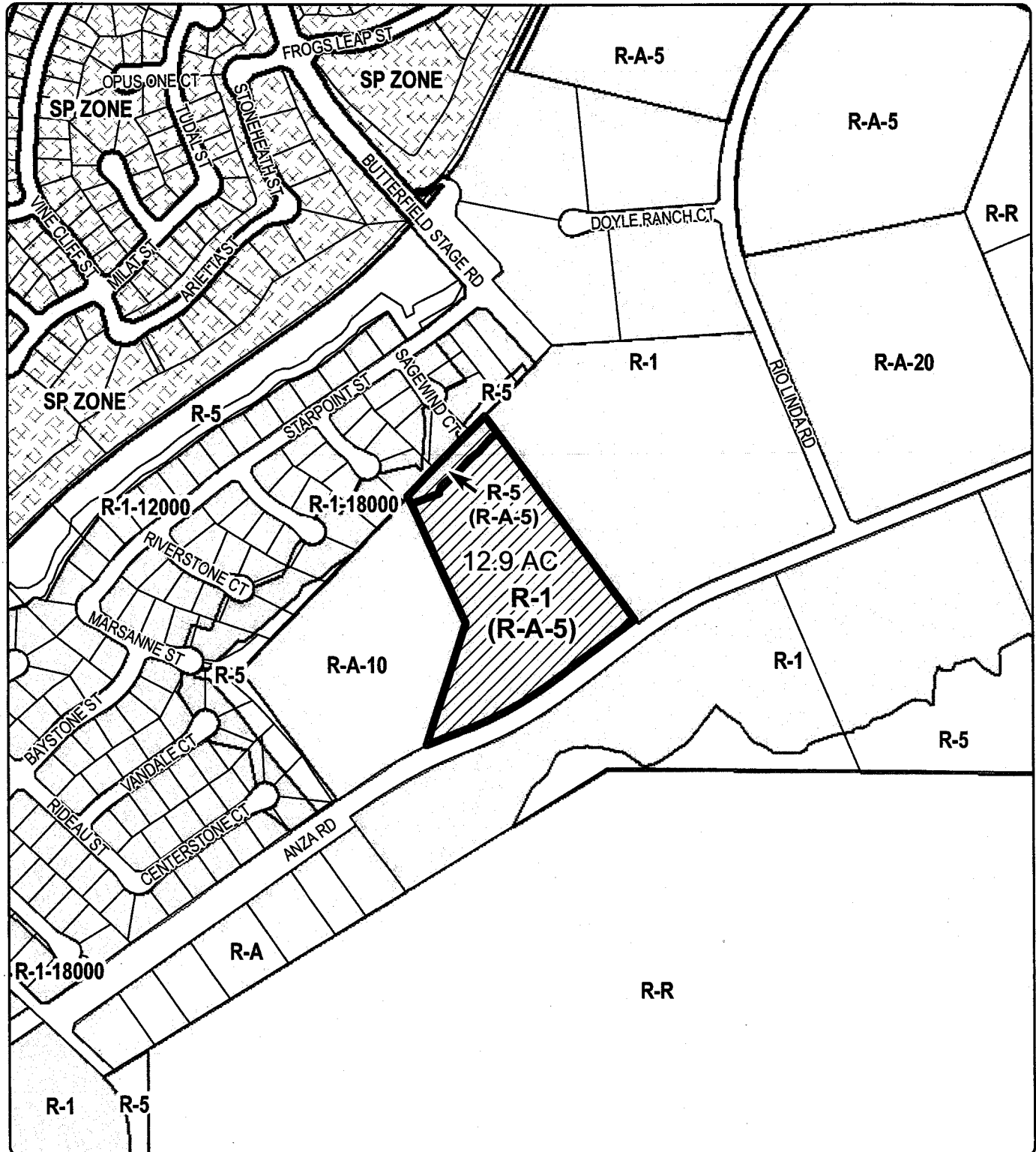
Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 23

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 955-5200 (Western County), or in Inyo at (760) 863-8277 (Eastern County) or website at <http://www.inyo.ca.gov/030303.htm>.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07050 TR32988
PROPOSED ZONING

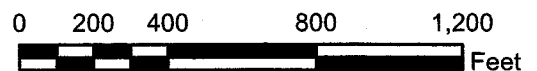
Supervisor Stone
 District 3

Date Drawn: 7/18/11
 Exhibit 3



Zoning Area: Rancho California
 Township/Range: T8SR2W
 Section: 23

Assessors Bk. Pg. 966-38
 Thomas Bros. Pg. 980 A4
 Edition 2009

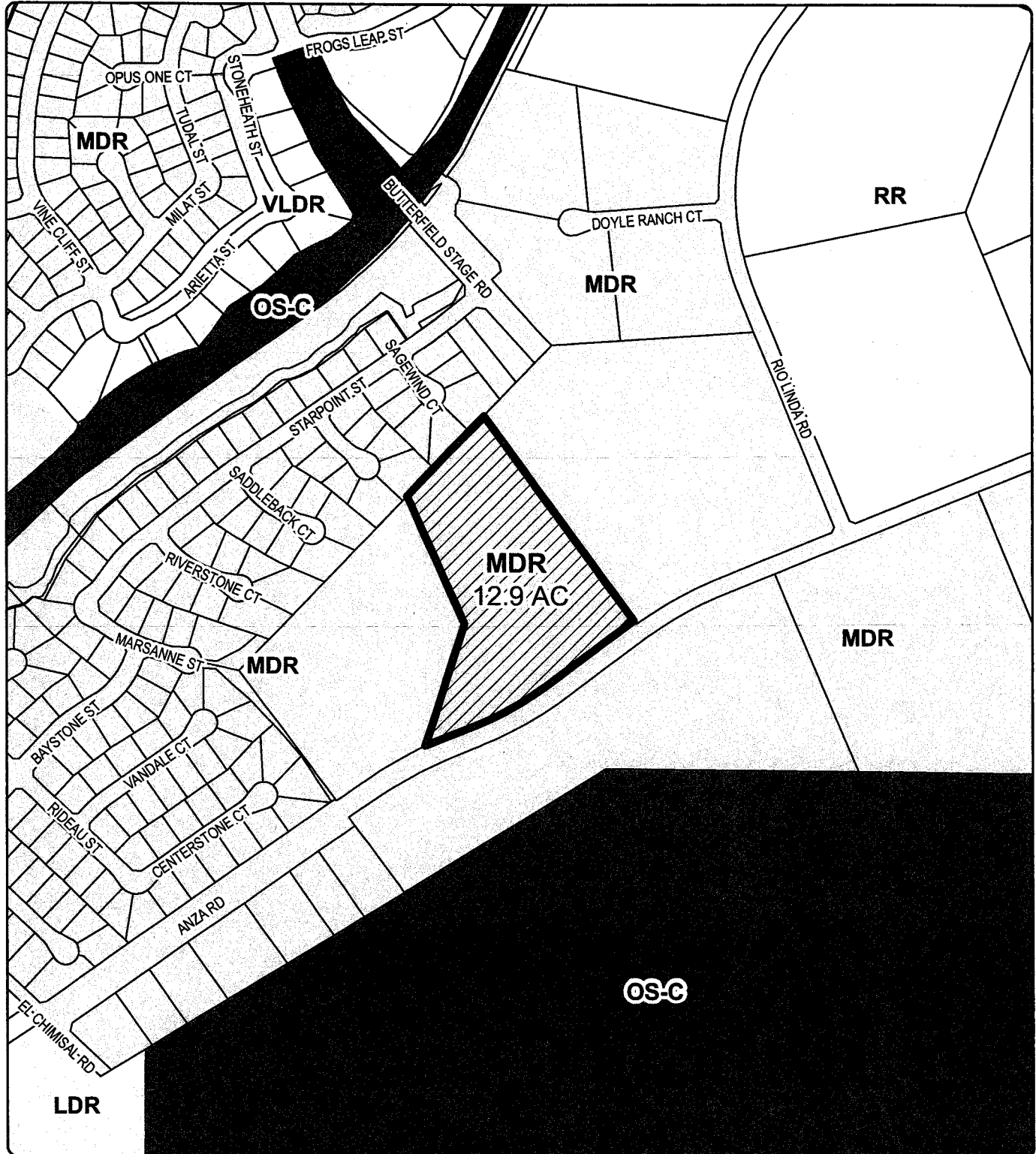


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-3277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07050 TR32988
EXISTING GENERAL PLAN

Supervisor Stone
 District: 3

Date Drawn: 7/18/11
 Exhibit 5



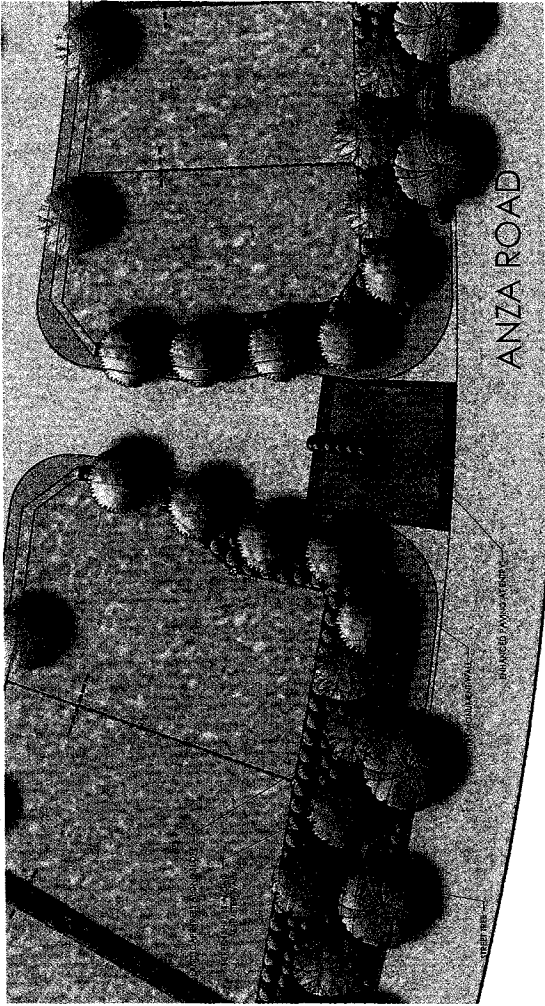
Zoning Area: Rancho California
 Township/Range: T8SR2W
 Section: 23

Assessors Bk. Pg. 966-38
 Thomas Bros. Pg. 980 A4
 Edition 2009



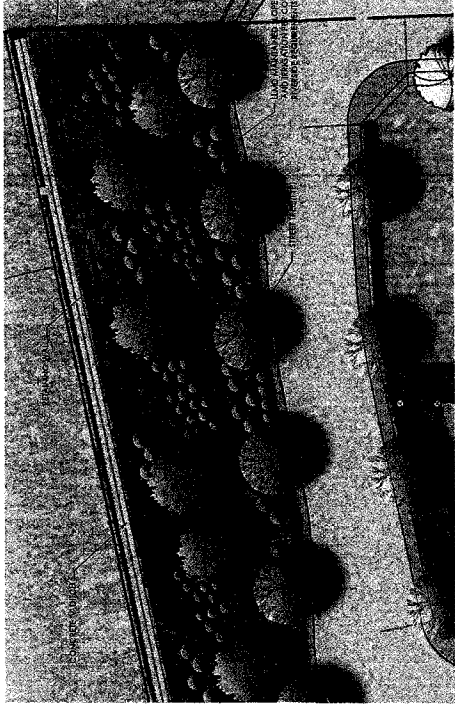
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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





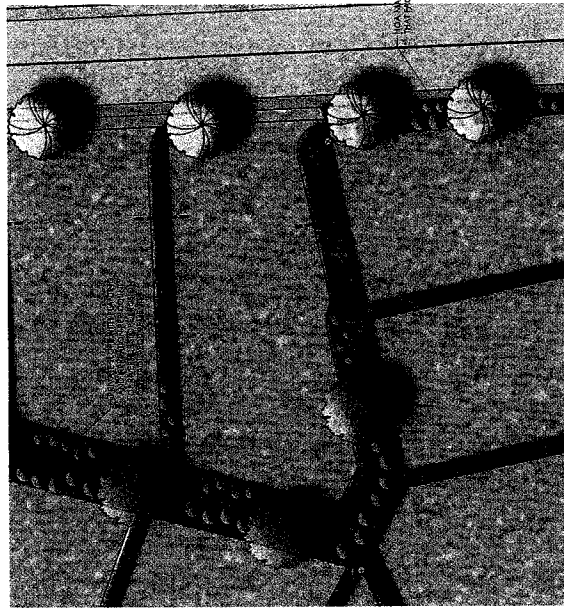
STREETSCAPE ENLARGEMENT

Scale: 1" = 20'



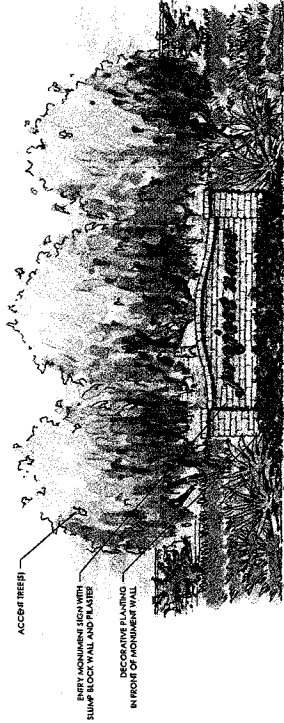
LLMD SLOPE ENLARGEMENT

Scale: 1" = 20'



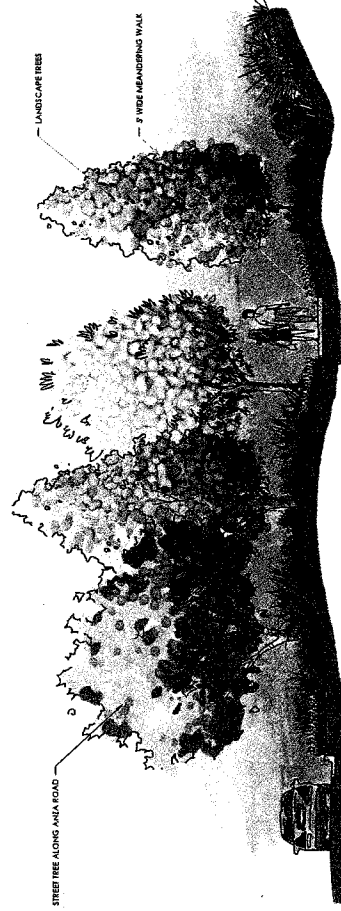
SLOPE ENLARGEMENT - PRIVATE / HOA

Scale: 1" = 20'



ENTRY MONUMENT ELEVATION

Scale: 1/2" = 1'



ANZA ROAD STREET SECTION

Scale: 1/2" = 1'





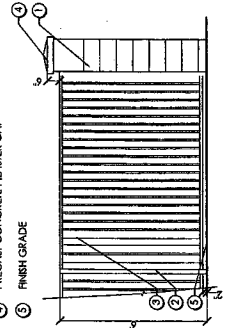
WALL AND FENCE LEGEND

- SLUMP BLOCK WALL - COLOR TO BE DETERMINED BY ARCHITECT
- TUBULAR STEEL FENCE - COLOR TO BE DETERMINED BY ARCHITECT
- PRECAST CONCRETE WALL - COLOR TO BE DETERMINED BY ARCHITECT
- FINISH GRADE

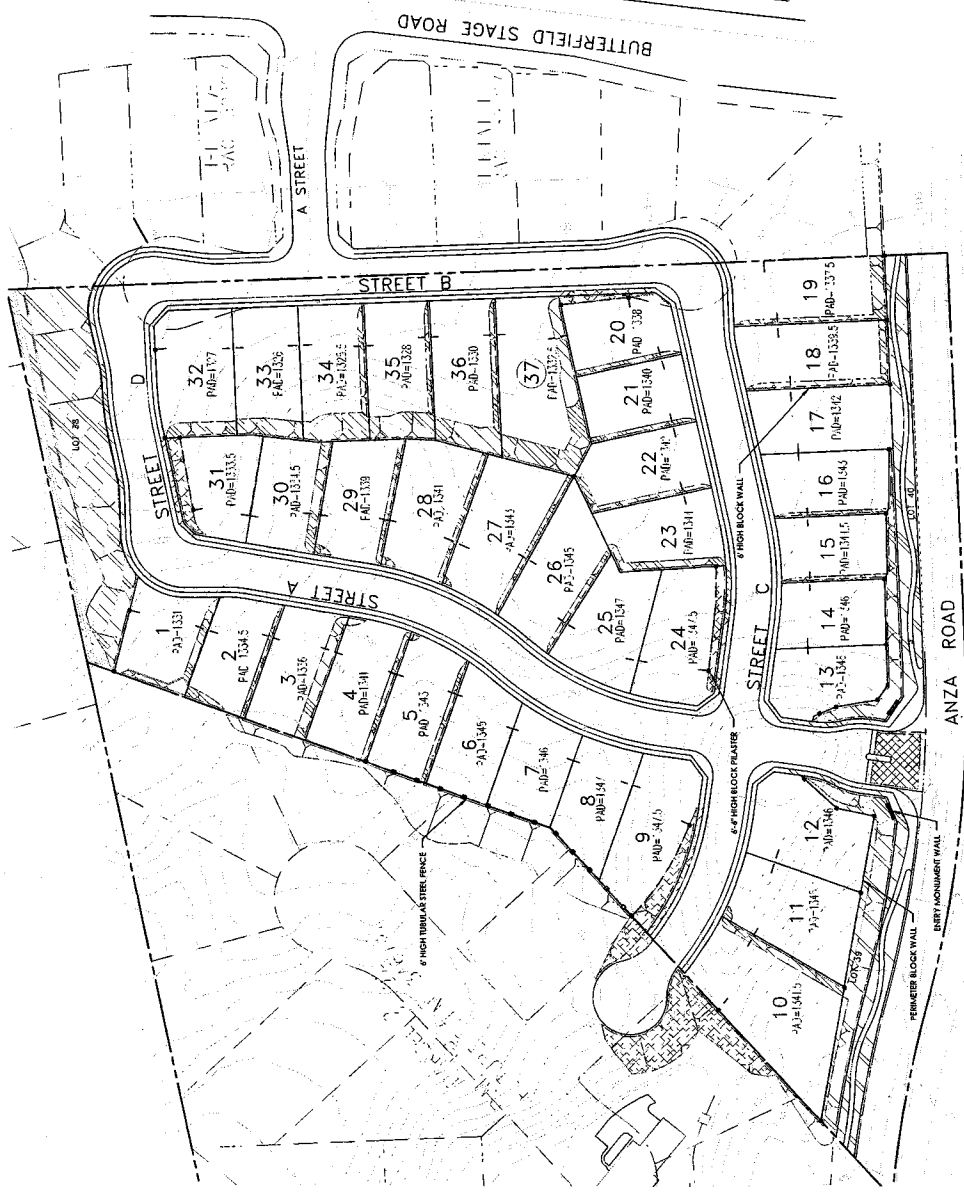
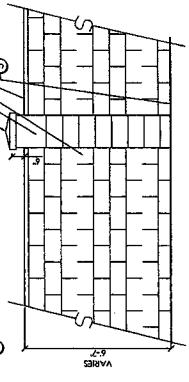
MAINTENANCE LEGEND

- ▨ UNPAVED AREA
- ▩ ASPHALT PAVED AREA
- ▧ FINISH GRADE

- ① SLUMP BLOCK PLASTER PER PLAN
- ② TUBULAR STEEL POST @ 8' O.C. - MAX.
- ③ TUBULAR STEEL PICKETS
- ④ PRECAST CONCRETE PLASTER CAP
- ⑤ FINISH GRADE



- ① SLUMP BLOCK PLASTER PLACED PER PLAN
- ② PRECAST CONCRETE PLASTER CAP - COLOR TO BE TAN
- ③ SLUMP BLOCK WALL - COLOR TO BE TAN
- ④ PRECAST CONCRETE WALL CAP - COLOR TO BE TAN
- ⑤ FINISH GRADE



MORGAN VALLEY HOMEOWNERS ASSOCIATION

c/o Walters Management
25109 Jefferson Ave
Suite 300
Murrieta, CA 92562
951.698.8511

September 1, 2011

(via electronic mail and personal delivery)

Kinika Hesterly, Senior Urban Regional Planner
Planning Department
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

Re: Proposed Change of Zone #7050
Tentative Tract Map #32988

Dear Ms. Hesterly:

The board of directors ("Board") of the Morgan Valley Homeowners Association (Tracts 29473 and 29473-1) received a copy of the letter dated August 30, 2011 signed by several residents of our community concerning the proposed Change of Zone and Tentative Tract Map referenced above. The Board also was furnished a copy of the notice of public hearing and intent to adopt a mitigated negative declaration.

After learning of the proposed development and looking further at its implications, the Board feels strongly that the development would in fact impact negatively not only the adjacent property owners, but also the entire Morgan Valley community. Our Board therefore joins with the residents of our community in opposing this project, as drafted. Plainly, the profit potential to the project applicant would create unjustified enrichment at the expense of neighboring property owners, given the severe detriment the project would cause to the value, security, and privacy of those properties, including ours.

Visitors to our community routinely remark positively about its spacious lots, generous spacing between homes, and well-maintained front yards and open spaces. The proposed Tentative Tract Map ("TTM") #32988 would negatively, severely, and unfairly impact these and like community features, in the absence of adequate and appropriate mitigation. In this light, it is highly likely that the product envisioned for the proposed lots will ultimately hold considerably less value than that offered by existing properties within our community.

Ms. Kinika Hesterly
Re: Proposed Change in Zone #7050/TTM #32988
September 1, 2011
Page 2

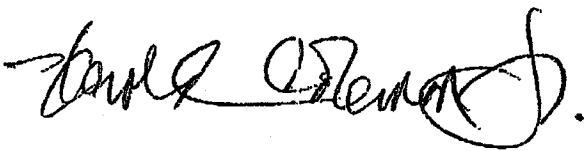
Also of great concern is the apparent incompatibility of the proposed development with existing adjoining properties. A proposed development of 7,200 square-foot lots would be wholly inconsistent with the scale and character of the 12,000 square-foot lots that now exist at Morgan Valley. At a very minimum, Change of Zone #7050 and TTM #32988 should be re-drafted to feature minimum lots sizes of 12,000 square feet, with adequate lot-size transitions and usable open space. This would be far more compatible than the proposed 2:1 slopes to allow for only the largest lots to be situated adjacent to Morgan Valley properties.

Finally, we are much chagrined to learn that apparently several residents living within 500 feet of the proposed development never were given notice of the public hearing. This factor, in and of itself, should constitute good cause to delay approving the project at this Tuesday's meeting, and we would urge the county to refrain from such approval at this time.

Based on these and other important concerns, we respectfully urge the county to disapprove the proposed changes or, alternatively, to impose sufficient measures to mitigate the all too foreseeable harm to Morgan Valley residents and others. We'd be pleased to meet with you and staff to explore some further ideas for resolving this issue for the good of all concerned; please do not hesitate to contact me directly at 619.794.6001 if you'd kindly accord us a meeting to this end before taking further, and perhaps irreversible, action to the detriment of adjoining communities.

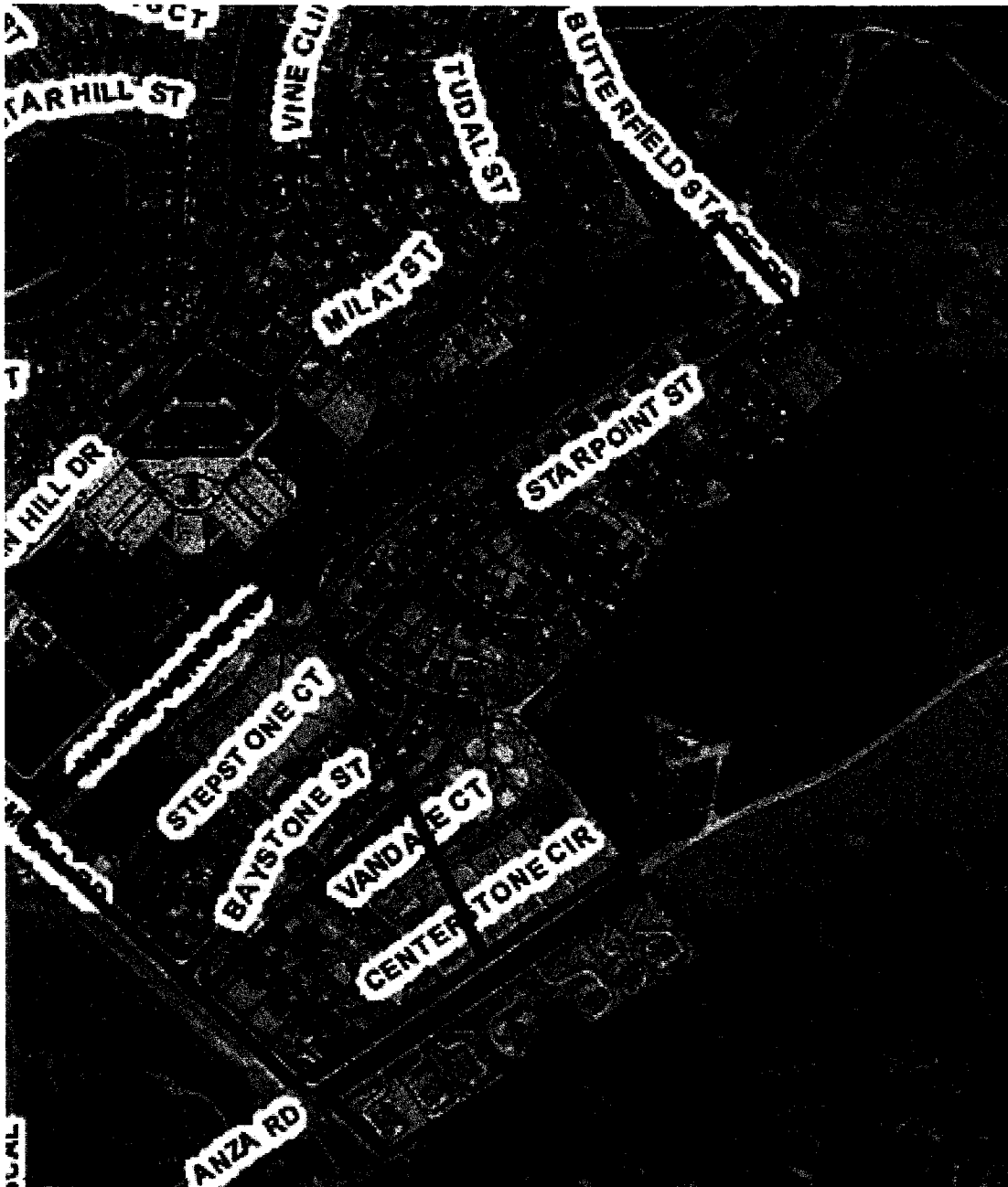
Respectfully submitted,

Morgan Valley Homeowners Association



By _____
HAROLD COLEMAN, JR., President

cc: Board of Directors, Morgan Valley Homeowners Association
Mr. Fred Bartz, President, Morgan Hill Homeowners Association
Walters Management



- Morgan Valley HOA (TR29473) – Outlined in Red
- TR32988/Tentative Map – Highlighted in Yellow

MORGAN VALLEY HOMEOWNERS ASSOCIATION

c/o Walters Management
25109 Jefferson Avenue, Suite 300
Murrieta, California 92562
951.698.8511

October 4, 2011

(via electronic mail)

Kinika Hesterly
Senior Urban Regional Planner
Planning Department
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

Re: *Proposed Change of Zone #7050 / Tentative Tract Map #32988*

Dear Ms. Hesterly:

This letter is to inform staff that the meeting recommended by the Planning Commission at its hearing of September 6, 2011, concerning the Morgan Valley Homeowners Association and Tentative Tract Map #32988 (TTM #32988) project applicant Anza/Butterfield 34 LLC has not occurred, despite the commission's request that it do so by October 5. Project applicant representative Neil Gascon contacted an association representative just yesterday, October 3, advising that the applicant's engineer is still working on exhibits for presentation to the association at a yet-to-be-scheduled meeting. He advised that the delay in exhibits production will cause the applicant to request a continuance of the Planning Commission's consideration of the proposed project from the rescheduled date of October 5 to that of October 26, 2011.

In the meantime, concerned residents of the community met with our board in special session recently to discuss this project. All agreed that the project must be rejected in its present design configuration. The meeting also resulted in virtually all of the participating residents lending their support to a formal petition urging the commission to reject the zoning change for TTM #32988 and to deny the current project from moving forward. The signed petition will be transmitted to you via separate electronic transmittal before tomorrow's hearing. We ask that it be included in the formal hearing record, along with this correspondence.

Given the applicant's continuance request, please be advised that none of the Morgan Valley residents will appear for the October 5 hearing. We therefore ask that the commission kindly refrain from considering this project at tomorrow's hearing. If, however, the commission is disinclined to grant the applicant's continuance request, then we would respectfully urge the commission to summarily reject the approval of this project at tomorrow's hearing.

Kinika Hesterly

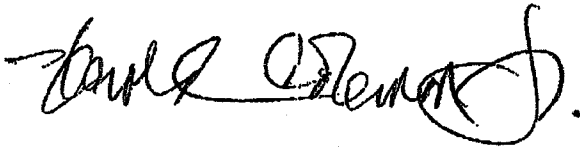
Re: Proposed Change of Zone #7050 / Tentative Tract Map #32988

October 4, 2011

Page 2

Respectfully submitted,

Morgan Valley Homeowners Association

A handwritten signature in black ink, appearing to read "Harold Coleman, Jr.", written in a cursive style.

By

HAROLD COLEMAN, JR., President

cc: Board of Directors, Morgan Valley Homeowners Association
Mr. Fred Bartz, President, Morgan Hill Homeowners Association
Walters Management

To: Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502-1629

PO Box 1409
Riverside, CA 92502-1409

PETITION TO REJECT ZONING CHANGE FOR TRACK MAP #32988

We the undersigned homeowners of Morgan Valley located in Riverside County, CA declare the following:

We are not in favor of the proposed Intent to Adopt a Mitigated Negative Declaration for the proposed Tract Map #32988 from R-A-5 to R1.

Background:

The proposed zoning change is not consistent with the intent of this portion of the Rancho California Zoning Area. The current intent is to emphasize the Wine Country atmosphere of the Region. Furthermore, one of the considerations when determining whether to purchase a home in this area was that the entire surrounding area, including the Track in question, was zoned as R-A-5, which maintained the characteristics of the region including larger lots sizes and larger homes. The proposed zoning change will have a negative impact on the current home values; will significantly increase traffic flow and noise; and disrupt the beauty and open country feel of a quiet and safe community which is planned to include the expansion of the Temecula Valley Wine County.

Therefore, the undersigned hereby indicate our opposition to the requested Zoning Change and demand that the Riverside County Planning Department REJECT the proposal to change the Zoning for Track Map #32988 from R-A-5 to R1.

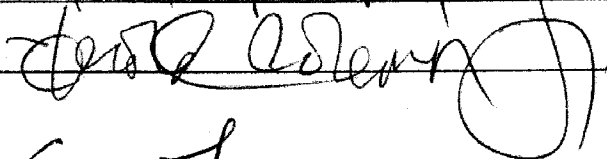
Printed Name:

Harold Coleman Jr.

Full Address:

4511 Riverstone Court, Temecula,

Signature:



92592

Printed Name:

Greg Thomas

Full Address:

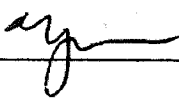
45123 Saddleback Ct Temecula CA 92592

Signature:



Printed Name: WAYNE CORCORAN

Full Address: 45157 SADDLEBACK CT

Signature: 

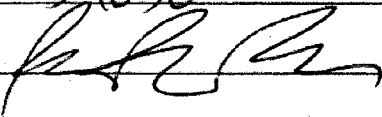
Printed Name: 951-303-8165

Full Address: 34033 VANDEEL CT

Signature: SAFI SIDDIQI

Printed Name: Benito B Perez

Full Address: 34030 Center Stone Circle Temecula CA 92592

Signature: 

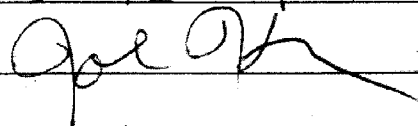
Printed Name: Hiet Phan

Full Address: 33977 Stepstone Ct, Temecula, CA 92592

Signature: 

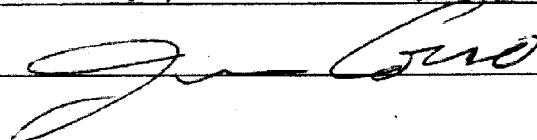
Printed Name: John Henry

Full Address: 33972 Stepstone Ct. Temecula, CA 92592

Signature: 

Printed Name: Jim Corso

Full Address: 34077 Center Stone Cir. Temecula CA 92592

Signature: 

Printed Name:

Karla G Brink

Full Address:

34021 Centerstone Circle

Signature:



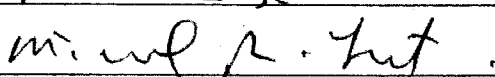
Printed Name:

Michael Grant

Full Address:

45123 SAGEWIND CT, TEMECULA

Signature:




Printed Name:

ERIC WEBER

Full Address:

45144 SAGEWIND CT.

Signature:



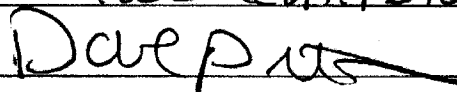
Printed Name:

DAVE PUTITS

Full Address:

34105 Centerstone CR

Signature:



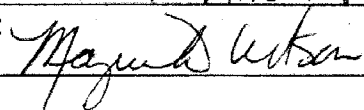
Printed Name:

Maryruth Orr Wilson

Full Address:

45610 Anza Rd Temecula

Signature:



Printed Name:

RONALD L MORRIS SR

Full Address:

45136 SADDLEBACK CT

Signature:



Printed Name:

DONALD D DARRIC

Full Address:

45129 SADDLEBACK CT TEMECULA 92592

Signature:

Donald Darric

Printed Name:

Greg and Allison Trapp

Full Address:

45157 SAGEWIND CT. TEMECULA 92592

Signature:

Greg Trapp

Printed Name:

Samantha & Bill Jawitz

Full Address:

45249 Laurel Glen Circle Temecula, Ca 92592

Signature:

Bill Jawitz

Printed Name:

LISA-MARIE BELLOVICH

Full Address:

45590 ANZA ROAD, TEMECULA, CA 92592

Signature:

L.M. Bellovich

Printed Name:

Pamela Tharaldson Temecula

Full Address:

45148 LAUREL GLEN CIRCLE

Signature:

Pamela Tharaldson

Printed Name:

Mitchell Tharaldson Mitchell Tharaldson

Full Address:

45148 LAUREL GLEN CIRCLE

Signature:

Mitchell Tharaldson TEMECULA

To: Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502-1629

PO Box 1409
Riverside, CA 92502-1409

PETITION TO REJECT ZONING CHANGE FOR TRACK MAP #32988

We the undersigned homeowners of Morgan Valley located in Riverside County, CA declare the following:

We are not in favor of the proposed Intent to Adopt a Mitigated Negative Declaration for the proposed Tract Map #32988 from R-A-5 to R1.

Background:

The proposed zoning change is not consistent with the intent of this portion of the Rancho California Zoning Area. The current intent is to emphasize the Wine Country atmosphere of the Region. Furthermore, one of the considerations when determining whether to purchase a home in this area was that the entire surrounding area, including the Track in question, was zoned as R-A-5, which maintained the characteristics of the region including larger lots sizes and larger homes. The proposed zoning change will have a negative impact on the current home values; will significantly increase traffic flow and noise; and disrupt the beauty and open country feel of a quiet and safe community which is planned to include the expansion of the Temecula Valley Wine County.

Therefore, the undersigned hereby indicate our opposition to the requested Zoning Change and demand that the Riverside County Planning Department REJECT the proposal to change the Zoning for Track Map #32988 from R-A-5 to R1.

Printed Name:

ROBERT BLEDSE

Full Address:

34015 BAYSTONE ST.

Signature:

Robert Bledse

Printed Name:

Janet Licitra

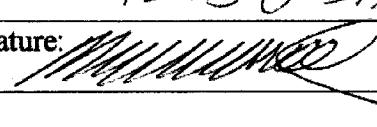
Full Address:

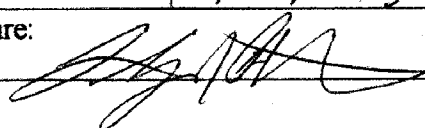
45106 Marsanne St.

Signature:

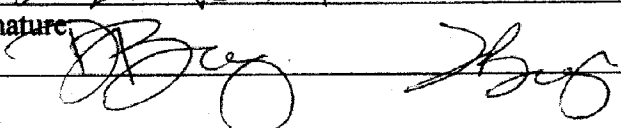
Janet Licitra

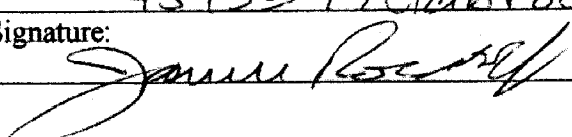
Printed Name: Belen Gonzalez
Full Address: 33954 Bayshore St.
Signature: Temecula, CA 92592

Printed Name: RANDY + MARCY HOWE
Full Address: 45150 SAGEWIND CT TEMECULA
Signature: 

Printed Name: Lloyd Peterson
Full Address: 45178 Marsanne St
Signature: 

Printed Name: Denny Forsberg
Full Address: 33973 Baystone St
Signature: Denny Forsberg

Printed Name: Daphenie + Tom Baugh
Full Address: 34028 Vardale Ct
Signature: 

Printed Name: JAMES ROWELL
Full Address: 45133 Fieldbrook Ct Temecula CA 92592
Signature: 

To: Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502-1629

PO Box 1409
Riverside, CA 92502-1409

PETITION TO REJECT ZONING CHANGE FOR TRACK MAP #32988

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Background:

The proposed zoning change is not consistent with the intent of this portion of the Rancho California Zoning Area. The current intent is to emphasize the Wine Country atmosphere of the Region. Furthermore, one of the considerations when determining whether to purchase a home in this area was that the entire surrounding area, including the Track in question, was zoned as R-A-5, which maintained the characteristics of the region including larger lots sizes and larger homes. The proposed zoning change will have a negative impact on the current home values; will significantly increase traffic flow and noise; and disrupt the beauty and open country feel of a quiet and safe community which is planned to include the expansion of the Temecula Valley Wine County.

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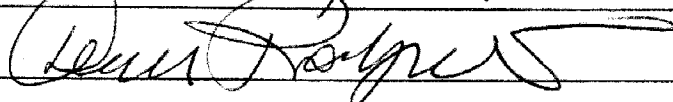
Printed Name: ARIEL HUANG

Full Address: 34061 VANDALE CT

Signature: 

Printed Name: Debbie Rodgers

Full Address: 45137 Sage Wind Ct

Signature: 

Printed Name: JOHN HURST

Full Address: 45115 SADDLEBACK CT

Signature: John Hurst

Printed Name: GREG R. STEWART

Full Address: 45147 FIELDBROOK CT.

Signature: Greg R. Stewart

Printed Name: Carey DeSantis

Full Address: 45196 Laurel Glen Circle Temecula CA 92592

Signature: Carey DeSantis

Printed Name: Thomas M. DeSantis

Full Address: 45196 Laurel Glen Cir Temecula, CA 92592

Signature: Thomas M. DeSantis

Printed Name:

Full Address:

Signature:

Printed Name:

Full Address:

Signature:

To: Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502-1629

PO Box 1409
Riverside, CA 92502-1409

PETITION TO REJECT ZONING CHANGE FOR TRACK MAP #32988

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Therefore, the undersigned hereby indicate our opposition to the requested Zoning Change and demand that the Riverside County Planning Department REJECT the proposal to change the Zoning for Track Map #32988 from R-A-5 to R1.

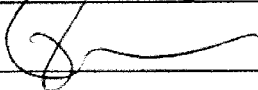
Printed Name:

David Benjamin

Full Address:

45160 Riverstone Ct Temecula Ca 92592

Signature:



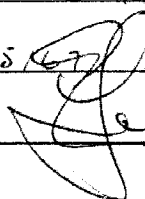
Printed Name:

ERIC YAN

Full Address:

45160 Riverstone Ct, Temecula CA 92592

Signature:



Printed Name:

Debra Bermudez

Full Address:

34103 Vandale Ct. Temecula, CA 92592

Signature:

Debra Bermudez

Printed Name:

UMAR SISSOKO

Full Address:

34024 Starpoint Street, Temecula CA 92592

Signature:

U.S. SISSOKO Email: OumarS@me.com

Printed Name:

Full Address:

Signature:

Printed Name:

Full Address:

Signature:

Printed Name:

Full Address:

Signature:

Printed Name:

Full Address:

Signature:

From: "Mrs. Lisa-Marie Bellovich" <lmbelovich@verizon.net>
Subject: Re: Morgan Valley Homeowners Special Meeting Sept. 21 Update
Date: October 4, 2011 7:53:33 PM PDT
To: Erika Lundquist <evlundquist@gmail.com>
▶ 2 Attachments, 3.1 MB

To: Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502-1629

PO Box 1409
Riverside, CA 92502-1409

PETITION TO REJECT ZONING CHANGE FOR TRACK MAP #32988

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Background:

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Therefore, the undersigned hereby indicate our opposition to the requested Zoning Change and demand that the Riverside County Planning Department REJECT the proposal to change the Zoning for Track Map #32988 from R-A-5 to R1.

Printed Name:

MICHAEL D. LIVACCARI

Full Address:

45087 MARSANNE ST., TEMECULA, CA 92592

Signature:

Printed Name:

Dyana Geddie

Full Address:

45153 Riverstone Ct, Temecula, CA 92592

Signature:

Diana Yeldin

Printed Name:

AMBERLY WATSON

Full Address:

45132 Riverstone Ct, Temecula, CA 92592

Signature:

A Watson

Printed Name:

Mary Barney

Full Address:

45174 Riverstone Ct. TEM CA 92592

Signature:

M Barney

Printed Name:

Michael D Barney

Full Address:

45174 Riverstone Ct. Temecula Ca 92592

Signature:

M Barney

Printed Name:

KARL FG. FULLER

Full Address:

45125 RIVERSTONE CT, TEMECULA 92592

Signature:

K Fuller

Printed Name:

Full Address:

Signature:

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39806
Project Case Type and Number: Change of Zone No. 7050, Tentative Tract Map No. 32988
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92505-1409
Contact Person: Kinika Hesterly, Project Planner
Telephone Number: (951) 955-1888
Applicant's Name: Anza Butterfield Road 34, LLC
Applicant's Address: 13240 Evening Creek Drive Suite 315, Temecula, CA 92128
Engineer's Name: CSL Engineering Inc.
Engineer's Address: 11651 Sterling Avenue Suite E, Riverside, CA 92503

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7050 proposes to change the site's zoning classification from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5).

Tentative Tract Map No. 32988 proposes a Schedule A subdivision of 12.9 acres into 37 single family residential lots with a minimum lot size of 7,200 square feet and three (3) open space lots for enhanced landscape treatments.

The project is in agreement with the westerly property owner (applicant of TR34676 not yet approved) regarding providing a temporary turn-around in the event TR32988 develops prior to TR34676. If TR34676 develops, the temporary turn-around right-of-way will be vacated and replaced with right-of-way and improvements in accordance with its development.

The developers of Tentative Tract No. 32227 (approved tentative map) and this project are working together and the right-of-way for the knuckle as shown at Streets B and D will be provided in lieu of the cul-de-sacs shown on approved Tentative Tract No. 32227.

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

C. Total Project Area: 12.9 Gross Acres

Residential Acres: 12.91	Lots: 37	Units: 37	Projected No. of Residents: 111
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: 3 open space lots			

D. Assessor's Parcel No(s): 966-380-004

E. Street References: The project is located northerly of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 23, Township 8 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant and composed of several gentle to moderately steep sloping hills. The project site is vegetated with a mix of scrub and grassland. The area to the west is currently occupied by a rural residence with single family residences constructed further west, the area to the north is currently occupied by single family residences, the area to the south and east is currently vacant and planned for similar development (TR32227).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements for the Medium Density Residential (MDR) (2-5 dwelling units per acre) land use designation and applicable land use policies.
2. **Circulation:** The project will add overall trips to the area. The proposed project provides greater opportunities for pedestrian and bicycle use and therefore reduces the reliance on automobiles for transportation. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No conservation described for the proposed project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is located within a county fault zone; however, according to County Geologic Report No. 1367, no photo-lineaments suggestive of faulting, fault features, or active faults are present on the site. The proposed project is not located within any other special hazard zone (including flood zone, dam inundation zone, hazardous fire area, high liquefaction, etc.). The proposed project has allowed for the sufficient provision of emergency response services to the future residences of this project. The proposed project meets all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby reducing air pollution. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan: Southwest Area Plan

C. Foundation Component: Community Development

D. Land Use Designation: Medium Density Residential (MDR) (2-5 dwelling units per acre)

E. Overlay, if any: N/A

F. Policy Area, if any: N/A

G. Adjacent and Surrounding:

1. Area Plan: Southwest Area Plan
2. Foundation Component: Community Development
3. Land Use Designation: Medium Density Residential (MDR) (2-5 dwelling units per acre)
4. Overlay(s) and Policy Area(s), if any: N/A

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A
2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5)

J. Proposed Zoning, if any: One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5)

K. Adjacent and Surrounding Zoning: Residential Agricultural – 10 Acre Minimum (R-A-10) to the west, One Family Dwelling (R-1) to the south and east, and One Family Dwelling – 18,000 Square Foot Minimum (R-1-18,000) and Open Area Combining Zone Residential Developments (R-5) to the north

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

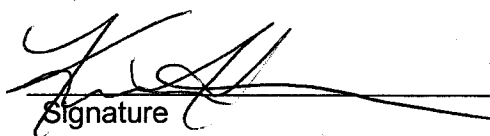
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

July 28, 2011
Date

Kinika Hesterly, Project Planner
Printed Name

For Carolyn Syms Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project is located northerly of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road. According to Figure C-9, the project site is not located within a scenic highway corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. The character of the area is a mix of vacant land, single family residences and rural residences. The project will include the construction of single family residences similar to the residences constructed to the north and proposed to the east and south. Furthermore, the proposed project will be developed pursuant to the Countywide Design Guidelines. Therefore, the proposed project would be consistent with the area and would not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

a) According to the General Plan, the project site is located 13.6 miles away from the Mt. Palomar Observatory; which is within the designated 15-mile (ZONE A) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 50.PLANNING.20) Any project subject to Ordinance No. 655 will be conditioned for compliance; as no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Project Application Description

Findings of Fact:

a-b) The proposed project would result in a new source of light from the addition of building lighting and street lighting. Pursuant to Ordinance No. 655, the project's on-site lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. The lighting, per Ordinance No. 655, will be similar to other areas surrounding the site. Therefore, impacts would be reduced to a level of less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The project is located within the boundaries of land designated as farmland of Local Importance (designated farmland) - as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). Therefore, the project will not convert Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use.

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

c) The surrounding zoning classifications include Residential Agricultural – 10 Acre Minimum (R-A-10) to the west, One Family Dwelling (R-1) to the south and east, and One Family Dwelling – 18,000 square foot minimum (R-1-18000) to the north. Therefore, construction of the proposed project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property.

d) The project site is not directly adjacent to or near an area currently used for agricultural purposes; therefore the project will not involve changes in the environment which could result in conversion of nearby farmland to non-agricultural uses.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) The project is not located in forest land and, therefore, will not conflict with existing zoning, result in the loss of forest land or involve changes in the environment that could result in the conversion of forest land to non-forest use. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards.

Long-term air emission impacts will occur from stationary sources related to the estimated development proposed through implementation of the proposed General Plan. Stationary pollution sources are generally divided into two subcategories: "point sources" (such as power plants and refinery boilers) and "area sources" (including small emission sources such as residential water heaters and architectural coatings). The General Plan provides policies to reduce the effects on stationary source emissions such as encouraging the use of efficient heating equipment and other appliances, such as water heaters, refrigerators, furnaces and boiler units and requiring residential building construction to comply with energy use guidelines detailed in Title 24 of the California Administrative Code.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors.

The project will not create objectionable odors affecting a substantial number of people.

This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval. (10.BS GRADE.4)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, PDB 3238 – General Biological Study and Habitat Assessment for Burrowing Owl, prepared by Thomas Olsen Associates, Inc., dated 9/29/04

Findings of Fact:

a) The proposed project site is located within the Riverside County Southwest Area Plan for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). The property does not occur within a Criteria Cell (i.e., the property is not a Criteria Area proposed for conservation under the WRCMSHCP) and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. To comply with the MSHCP, a Habitat Assessment was completed. No sensitive species were observed during the survey conducted for the habitat assessment. The project will not conflict with the provisions of the WRCMSHCP.

b) According to the Habitat Analysis, three listed species, Stephens' kangaroo rat, Quino checkerspot butterfly, and California gnatcatcher, were found to have a moderate or higher probability of occurring onsite. Impacts to these species are covered by existing plans, the Stephens' Kangaroo Rat Conservation Plan and the MSHCP, and focused surveys are not required. Payment of mitigation fees established by Ordinances No. 663 and 810 will reduce impacts to less than significant. (COA 10.PLANNING.14) Any project subject to Ordinances 663 and 810 will be conditioned for compliance; as no unique mitigation measures are identified, no additional mitigation is required.

c) According to the Habitat Analysis, the potential for burrowing owls to occur onsite is low. No burrows or signs of burrowing owls were found during the survey. However, due to the presence of suitable foraging habitat, a pre-construction survey shall be conducted.

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

e-f) According to the WRCMSHCP Consistency Analysis, there are no streambeds, wetlands, or riparian/riverine features on the project site. Additionally, the project site does not support vernal pools, depressions, or any other habitats capable of supporting various fairy shrimp.

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

Mitigation: The proposed project will be required to perform a burrowing owl survey 30 days prior to commencement of grading activities. (COA 60.EPD.1)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring shall be conducted through the Environmental Programs Department and the Planning Department.

CULTURAL RESOURCES Would the project

8. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, PD-A-3435 – A Cultural Resources Survey, prepared by Brian F. Smith and Associates (BFSA), dated August 30, 2004

Findings of Fact:

a-b) The records search conducted by BFSA did not identify any structures or other historical information located within the project site. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, PD-A-3435 – A Cultural Resources Survey, prepared by Brian F. Smith and Associates (BFSA), dated August 30, 2004

Findings of Fact:

a-b) During the records search conducted for the Phase I, it was determined that numerous cultural resource studies have been completed in this area and have resulted in the discovery of archaeological resources ranging from relatively minor to significant finds requiring extensive preservation. An onsite field study conducted July 29, 2004 failed to identify any archaeological resources. However, due to the amount of archeological sites found within the vicinity of the project area, a qualified archaeologist and Native American monitor shall monitor all earthmoving activities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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With incorporation of the recommended mitigation measures, impacts will be reduced to less than significant.

c) There may be a possibility that ground-disturbing activities will expose human remains. The project is subject to State Health and Safety Code 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.19) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: Prior to grading, the project proponent shall retain a qualified archaeologist and Native American monitor for consultation and monitoring during grading activities. If archaeological or tribal resources are detected during grading activities, such activities shall be halted until the significance of the resources has been evaluated. (COA 60.PLANNING.21, 60.PLANNING.26)

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

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) No paleontological resource assessment was conducted for the proposed project. The project site is located within a High A (Ha) paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is high.

Mitigation: The project has been conditioned to retain a qualified paleontologist prior to grading consultation during grading activities. (COA 60.PLANNING.3)

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

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO No. 1367

Findings of Fact:

a-b) According to County Geologic Report (GEO) No. 1367, no photo-lineaments suggestive of faulting, fault features, or active faults are present on the site. However, the project site is located within the seismically active region of southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO No. 1367

Findings of Fact:

a) According to County Geologic Report (GEO) No. 1367 the potential for liquefaction to occur onsite is very low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), GEO No. 1367

Findings of Fact:

a) According to County Geologic Report (GEO) No. 1367, no photo-lineaments suggestive of faulting, fault features, or active faults are present on the site. However, the project site is located within the seismically active region of southern California. The level of ground shaking that would be experienced at the project site from one of these faults or any other active faults in the region would be a function of several factors including earthquake magnitude, type of faulting, rupture propagation path, distance from the epicenter, earthquake depth, duration of shaking, site topography, and site geology. California Building Code (CBC) requirements pertaining to development will mitigate the

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

Mitigation: No monitoring measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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

Findings of Fact:

a) The project site is composed of several gentle to moderately steep sloping hills. According to Figure S-4, the project site is located in an area of low to locally moderate susceptibility to seismically induces landslides and rockfalls. The project will be required to implement the site-specific recommendations in the Geological Soils Report. These site-specific recommendations address temporary and permanent slopes, drainage, site preparation including any structural removals, compaction, utility trenches, fill materials, Soils observation, post-tensioned foundation and slab systems, preliminary foundations design parameters, slab-on-grade, settlement considerations, retaining walls, seismic coefficients, corrosion, and preliminary pavement design parameters. Therefore, according to the existing conditions and with the implementation of recommended procedures, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: General Plan "Documented Subsidence Areas"

Findings of Fact:

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, GEO No. 1367

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, GEO No. 1367

Findings of Fact:

a-b) The project site is composed of several gentle to moderately steep sloping hills. The topography of the site will be altered with the creation of the street and residential pads, but at a less than significant level as the project proposes to generally follow the existing elevations. No cut or fill slopes will be created; however, slopes higher than 10 feet will be created along the northerly boundary. Compliance with Riverside County Building and Safety Ordinance No. 457 is required regardless of the project's proposed changes to topography. Ordinance No. 457 will assure cut or fill slopes are manufactured appropriately. Compliance with Ordinance No. 457 and the CBC will reduce potential impacts due to changes in topography, and cut and fill slopes, as a result of the proposed project to a less than significant level.

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Source: General Plan "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

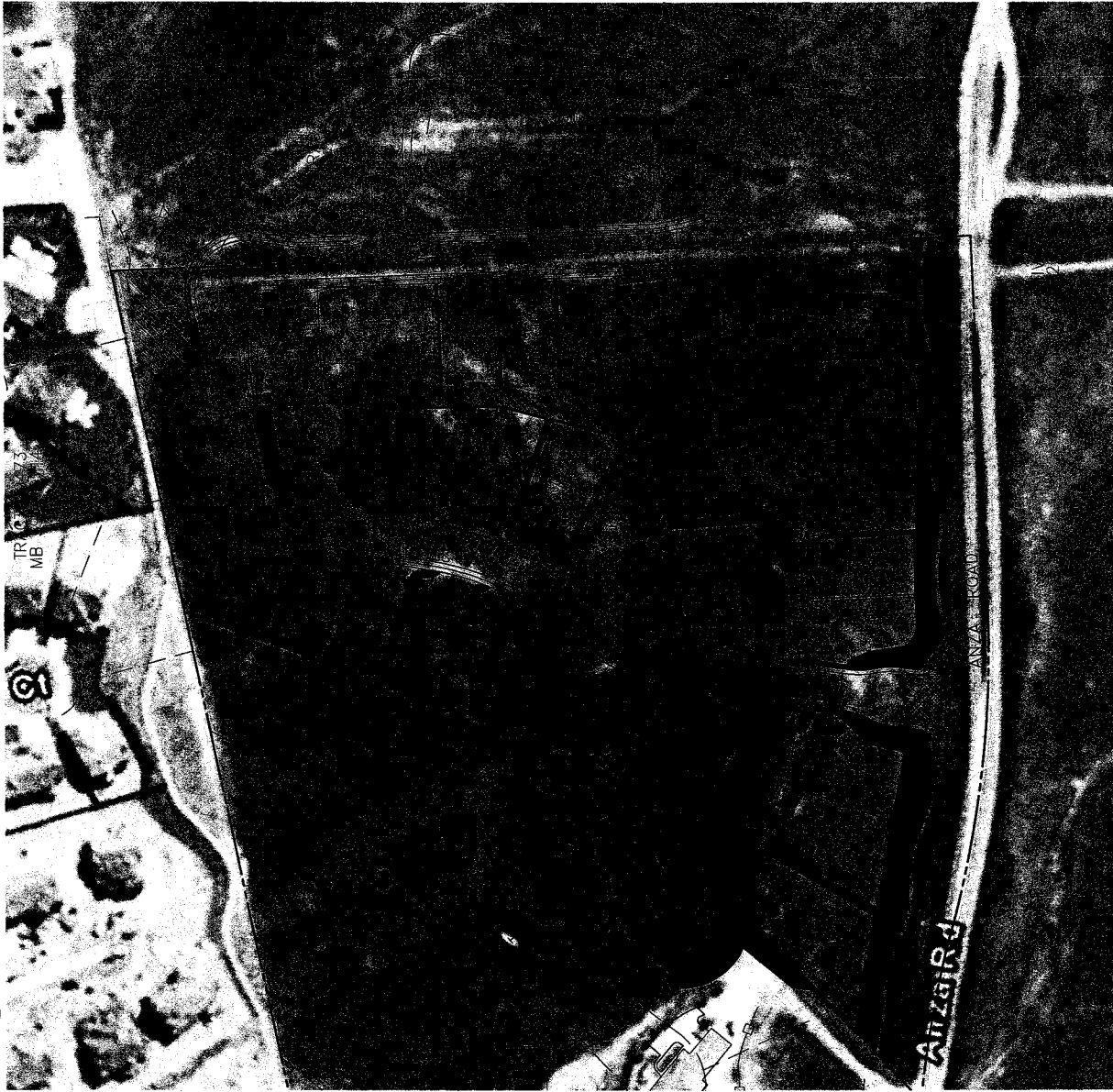
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

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

Source: Flood Control District review, Project Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities in areas of relatively flat terrain. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.



Riverside County Ordinance 891 Landscape Water Use Calculations
T. 32988 - LLMD
(See problem with more than 1 function)

1 Maximum Annual Water Allowance (GAWM)
 IMPT: the total water budget of landscape = 17,052 gal
 IMPT for use: 20% of the total = 3,410 gal
 MAXWA = 3,410 gal/yr

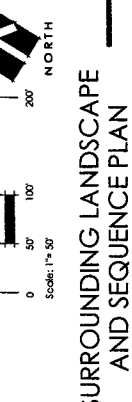
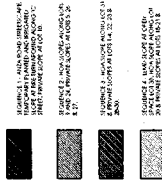
2 Estimated Annual Water Use (EAWU)
 Hydrozone #1: IMPT: Plant Factor = 0.5, EAWU = 1,705 gal
 IMPT: System Water Budget of Hydrozone = 17,052 gal
 EAWU = 3,410 gal/yr
 Hydrozone #2: IMPT: Plant Factor = 0.5, EAWU = 1,705 gal
 IMPT: System Water Budget of Hydrozone = 17,052 gal
 EAWU = 3,410 gal/yr
 Hydrozone #3: IMPT: Plant Factor = 0.5, EAWU = 1,705 gal
 IMPT: System Water Budget of Hydrozone = 17,052 gal
 EAWU = 3,410 gal/yr
 Hydrozone #4: IMPT: Plant Factor = 0.5, EAWU = 1,705 gal
 IMPT: System Water Budget of Hydrozone = 17,052 gal
 EAWU = 3,410 gal/yr
 Hydrozone #5: IMPT: Plant Factor = 0.5, EAWU = 1,705 gal
 IMPT: System Water Budget of Hydrozone = 17,052 gal
 EAWU = 3,410 gal/yr
 Hydrozone #6: IMPT: Plant Factor = 0.5, EAWU = 1,705 gal
 IMPT: System Water Budget of Hydrozone = 17,052 gal
 EAWU = 3,410 gal/yr
 Hydrozone #7: IMPT: Plant Factor = 0.5, EAWU = 1,705 gal
 IMPT: System Water Budget of Hydrozone = 17,052 gal
 EAWU = 3,410 gal/yr
 Total EAWU = 17,052 gal/yr
 Total Irrigation System Operation Budget = 3,410 gal/yr
 MAXWA = EAWU = 3,410 gal/yr
 (See number used for problem)

Riverside County Ordinance 891 Landscape Water Use Calculations
T. 32988 - HOA
(See problem with more than 1 function)

1 Maximum Annual Water Allowance (GAWM)
 IMPT: the total water budget of landscape = 17,052 gal
 IMPT for use: 20% of the total = 3,410 gal
 MAXWA = 3,410 gal/yr

2 Estimated Annual Water Use (EAWU)
 Hydrozone #1: IMPT: Plant Factor = 0.5, EAWU = 1,705 gal
 IMPT: System Water Budget of Hydrozone = 17,052 gal
 EAWU = 3,410 gal/yr
 Hydrozone #2: IMPT: Plant Factor = 0.5, EAWU = 1,705 gal
 IMPT: System Water Budget of Hydrozone = 17,052 gal
 EAWU = 3,410 gal/yr
 Hydrozone #3: IMPT: Plant Factor = 0.5, EAWU = 1,705 gal
 IMPT: System Water Budget of Hydrozone = 17,052 gal
 EAWU = 3,410 gal/yr
 Hydrozone #4: IMPT: Plant Factor = 0.5, EAWU = 1,705 gal
 IMPT: System Water Budget of Hydrozone = 17,052 gal
 EAWU = 3,410 gal/yr
 Hydrozone #5: IMPT: Plant Factor = 0.5, EAWU = 1,705 gal
 IMPT: System Water Budget of Hydrozone = 17,052 gal
 EAWU = 3,410 gal/yr
 Hydrozone #6: IMPT: Plant Factor = 0.5, EAWU = 1,705 gal
 IMPT: System Water Budget of Hydrozone = 17,052 gal
 EAWU = 3,410 gal/yr
 Hydrozone #7: IMPT: Plant Factor = 0.5, EAWU = 1,705 gal
 IMPT: System Water Budget of Hydrozone = 17,052 gal
 EAWU = 3,410 gal/yr
 Total EAWU = 17,052 gal/yr
 Total Irrigation System Operation Budget = 3,410 gal/yr
 MAXWA = EAWU = 3,410 gal/yr
 (See number used for problem)

LANDSCAPE SEQUENCE LEGEND



LANDSCAPE MASTER PLAN
 TTM 32988
 ANZA BUTTERFIELD 34 LLC

SURROUNDING LANDSCAPE
 AND SEQUENCE PLAN

SHEET 4 OF 4
 County of Riverside



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. Off-site erosion will not be affected by the proposed project due to the paved streets that surround the project site. Therefore, increases in water-induced erosion on or off-site will not cause an adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Sec. 14.2 & Ord. No. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10.BS GRADE.4).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Review

Findings of Fact:

a) The subdivision and change of zone will create a negligible impact on greenhouse gases. The impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) As an extension of the anticipated existing development patterns, the proposed subdivision and change of zone will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The impact is less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

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

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

a) The proposed project will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard.

b) The project will not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment with mitigation. Prior to grading permit issuance, a Phase II Environmental Assessment will be required. The impact is considered less than significant with mitigation.

c) The proposed project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. The proposed project includes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel.

d) This project is not located within one-quarter mile of an existing or proposed school. Therefore, this project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) This project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would not create a significant hazard or have any impact to the public or the environment.

Mitigation: Due to the possibility that the project was under cultivation at some point in time, prior to grading, a Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials on the property. (COA 60.E HEALTH.1)

Monitoring: Monitoring shall be conducted by the Department of Environmental Health.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact: a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission (ALUC).

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not located within the vicinity of a private airstrip, or heliport; therefore would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24. Hazardous Fire Area

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, RCLIS

Findings of Fact:

a) According to RCLIS, the project is not located within a high fire area; however, the project site is located adjacent to open space and may be subject to fire hazards. Therefore, the proposed project is required to note that the developer shall prepare and submit a fire protection/vegetation management plan for approval on the Environmental Constraints Sheet. A 100' fuel modification zone is proposed to be located off-site to the west (TR34676) until approval and development of TR34676 occurs.

Mitigation: A note shall be placed on the Environmental Constraints Sheet (ECS) indicating that, prior to grading permits, the developer shall prepare and submit a fire protection/vegetation management plan to the fire department for approval. (COA 50.FIRE.3, 60.FIRE.1)

Monitoring: Monitoring shall be conducted by the Riverside County Fire Department.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: a) Development of the proposed project site will alter the current drainage of the project site by replacing vacant land with single family residences, roadways, and walkways. The construction of storm drain and/or other flood control devices are required by the Riverside County Flood Control and Water Conservation District for development of the site and are enforced through the County's standard conditions of approval.

The tract as proposed is absolutely dependant on the development of Tentative Tract 32227 to the south and east for:

- (1) An outlet to the proposed storm drain;
- (2) Protection from offsite flows; and,
- (3) The mitigation of increased runoff and water quality impacts.

Development of the proposed project encompasses a great amount of offsite improvements. A letter has been submitted from the owner of Tentative Tract 32227 stating they will accept and size their mitigation features for the increased runoff and water quality impacts from this development and will accept the grading impacts. Tract 32227 proposes to collect off-site flows in a storm drain to be conveyed to a spreader outlet west of the proposed project and to an existing storm drain under Butterfield Stage Road. The proposed storm drain and flood control improvements that will be constructed will generally follow the drainage pattern of the area. Therefore, the proposed project will not substantially alter the existing drainage pattern.

b) The project area is located within the Santa Margarita Watershed. In order to reduce the discharge of expected pollutants, such as sediment, into receiving waters during construction of the proposed development, the project will be required to prepare a site-specific Storm Water Pollution Prevention Plan (SWPPP) in accordance with the State Water Resources Control Board's (SWRCB) General Permit for Construction Activities. The General Permit requires development and implementation of a site-specific SWPPP to identify an effective combination of erosion control and sediment control best management practices (BMPs) to minimize or eliminate the discharge of pollutants into receiving waters.

A site-specific Water Quality Management Plan (WQMP) has been prepared for the project site. The WQMP defines BMPs to be applied to the project and implementation to assure water quality degrading impacts will not occur after construction. Through compliance with these standard regulatory requirements, the project will not violate any water quality standards or waste discharge requirements. Therefore, long-term implementation of the project would not violate water quality standards.

c) Although development of the site will increase the amount of impervious surface as compared to the existing condition, the project includes construction of an offsite basin (TR32227) that will collect

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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on-site flows and will allow for infiltration. The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted.

d) Under existing conditions, approximately 3 acres of the property drain to the west and the rest of the property drains northeast. The exhibit proposes grading the site so that approximately 2 acres drain to the property's southwest corner in a storm drain adjacent to Lot 9 with an emergency overflow. This storm drain shall be constructed within the street right of way and the grading shown on the tentative map preserved to provide emergency overflow or the street grades redesigned to surface drain to Anza Road. A letter of permission has been submitted from the property owner to the west accepting the proposed grading and tributary flows from TR 32988. The District notes that calculations have been submitted in the Water Quality Management Plan for Tract 32227 dated May 24, 2006 supporting the assertion that the proposed basin (Tract 32227) can handle the increased runoff and water quality impacts for both developments. This basin as proposed shall either be built by Tract 32988 or Tract 32227, which ever comes first. (10.FLOOD RI.1)

e-f) The proposed project does not involve the construction of residences, and according to the Southwest Area Plan, the proposed project is not located within a FEMA designated 100-year flood zone. Therefore, the project will not create impacts by placing housing within a 100-year flood hazard area.

g) See response to Item 23 (b) above.

h) The proposed project will be required to comply with conditions for new development that are identified through the Riverside County Flood Control District's implementation of their Municipal Separate Stormwater Sewer System (MS4) permit. Construction and post-construction best management practices (BMPs) and best available technology will be implemented by the project in compliance with state and local regulations. Design measures, as identified in the project WQMP, shall be incorporated to ensure that the operation will not cause substantial environmental impacts. Therefore, with implementation of WQMP requirements, impacts from the operation of such project BMP's will not cause significant impacts.

Mitigation: Major flood control facilities are being proposed; these shall be designed and constructed to District Standards including those related to the alignments and access to both inlets and outlets. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval. (COA 10.FLOOD RI.9, 50.FLOOD RI.10)

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control Department.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact: a) Development of the proposed project site will alter the current drainage of the project site by replacing vacant land with single family residences, roadways, and walkways. The construction of storm drain and/or other flood control devices are required by the Riverside County Flood Control and Water Conservation District for development of the site and are enforced through the County's standard conditions of approval.

The tract as proposed is absolutely dependant on the development of Tentative Tract No. 32227 to the south and east for:

- (1) An outlet to the proposed storm drain;
- (2) Protection from offsite flows; and,
- (3) The mitigation of increased runoff and water quality impacts.

Development of the proposed project encompasses a great amount of offsite improvements. A letter has been submitted from the owner of Tentative Tract No. 32227 stating they will accept and size their mitigation features for the increased runoff and water quality impacts from this development and will accept the grading impacts. Tentative Tract No. 32227 proposes to collect off-site flows in a storm drain to be conveyed to a spreader outlet west of the proposed project and to an existing storm drain under Butterfield Stage Road. The proposed storm drain and flood control improvements that will be constructed will generally follow the drainage pattern of the area. Therefore, the proposed project will not substantially alter the existing drainage pattern.

b) Although development of the site will increase the amount of impervious surface as compared to the existing condition, the project includes construction of an offsite basin (TR32227) that will collect on-site flows and will allow for infiltration. With implementation of the WQMP and Riverside County Flood Control and Water Conservation District standards and requirements, potential impacts to surface runoff from the proposed project is considered to be less than significant.

c) The project site is note located in an area subject to dam inundation.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: General Plan, GIS database, Project Application Materials

Findings of Fact: a) The project site is located within the Southwest Area Plan. The site's land use designation is Medium Density Residential (MDR), which allows for the development of single family residences on lots ranging from 5,000 square feet to 20,000 square feet in size. The proposed single family residential development is consistent with the land use designation. Therefore, the proposed project will not result in a substantial alteration to the present or planned land use of the area.

b) The project site is not located within a city sphere of influence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

Findings of Fact: a) The project site is currently zoned Residential Agricultural – 5 Acre Minimum (R-A-5) and proposes to change the zone to One Family Dwelling (R-1). The R-1 zone allows the construction of residences on lots 7,200 square feet of larger. The proposed project is consistent with the proposed R-1 zone; therefore, no impacts are expected.

b) The project site is surrounded by land zoned Residential Agricultural – 10 Acre Minimum (R-A-10) to the west, One Family Dwelling (R-1) to the south and east, and One Family Dwelling – 18,000

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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square foot minimum (R-1-18000) to the north. The proposed project is compatible with existing surrounding zoning.

c) The area to the west is currently occupied by a rural residence with single family residences constructed further west, the area to the north is currently occupied by single family residences, the area to the south and east is currently vacant and planned for similar development (TR32227). The proposed residential subdivision is compatible with the planned and existing land uses.

d) The project site is located within the Southwest Area Plan. The site's land use designation is Medium Density Residential (MDR), which allows for the development of single family residences on lots ranging from 5,000 square feet to 20,000 square feet in size. The proposed single family residential development is consistent with the land use designation.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

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

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

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: a-b) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels; or within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: Project Application Materials, Letter from Department of Public Health dated January 27, 2005

Findings of Fact: The project site is located adjacent to Anza Road, which is classified as a "Major Highway" in the General Plan. According to the letter dated January 27, 2005, the exterior unmitigated impact for Anza Road is 74 Ldn. With incorporation of the recommended mitigation measures, the impacts will be less than significant.

Mitigation: Prior to occupancy, the proposed project shall construct masonry block wall along Anza Road. (COA 80.PLANNING.20, 90.PLANNING.6)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Review Process.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Letter from Department of Public Health dated January 27, 2005

Findings of Fact:

a) The project proposes a residential subdivision; typical noise sources from a residential subdivision include vehicular traffic, gardening equipment, and other noises associated with a residence. The addition of 37 residential units will increase ambient noise levels. However, the increase will be fitting to the existing residential environment. Therefore, the project will have a less than significant impact.

b) This project will cause a temporary increase in ambient noise levels in the project vicinity above levels existing without the project during construction. To minimize ambient noise levels upon sensitive receptors during construction of the proposed project, grading and construction shall be restricted to daylight hours.

c) The project site is located adjacent to Anza Road, which is classified as a "Major Highway" in the General Plan. According to the letter dated January 27, 2005, the exterior unmitigated impact for Anza Road is 74 Ldn. With incorporation of the recommended mitigation measures, the impacts will be less than significant. In order to ensure indoor noise impacts do not exceed 45 Ldn, the project shall submit an acoustical analysis prior to building permit issuance.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction phase. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: A six foot high (noise barrier) decorative block wall shall be constructed along Lots 10-12 (Anza Road) and a seven foot high (noise barrier) decorative block wall shall be constructed along Lots 13-19 (Anza Road). (COA 80.PLANNING.20)

Monitoring: Mitigation monitoring shall be conducted through the Building and Safety Plan Check Process.

POPULATION AND HOUSING Would the project

35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

e-f) The project could encourage additional residential developments in the area, but the development would have to be consistent with the General Plan; therefore, the project would not induce substantial population growth.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.13) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.13) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.12) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 10.PLANNING.13) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan

Findings of Fact: The use of the proposed 12.9-acre parcel would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-b) The project proposes a residential subdivision into 37 lots, which does not trigger the need for a park to be improved and dedicated. Furthermore, the project site is located within two miles of seven (7) parks.

c) The project is not located within a County Service Area (C.S.A) with a Community Parks and Recreation Plan. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County Parks, General Plan "Trails and Bikeway System"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: According to Figure C-7, no county designated trails are proposed on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

b) Result in inadequate parking capacity?

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

e) Alter waterborne, rail or air traffic?

f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

g) Cause an effect upon, or a need for new or altered maintenance of roads?

h) Cause an effect upon circulation during the project's construction?

i) Result in inadequate emergency access or access to nearby uses?

j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

Source: General Plan

Findings of Fact: The Transportation Department has not required a traffic study for the proposed project. It has been determined that the project is exempt from traffic study requirements.

a-f) The proposed project will not result in inadequate parking capacity. The project will not result in a change in air traffic patterns or alter waterborne, rail or air traffic. The project will not substantially increase hazards to a design feature.

g) Interior streets "A", "C", and "D" are designated as a local road and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk adjacent to the right-of-way line within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Temporary fire turnaround cul-de-sac street "C" shall be designed and constructed. (Modified for no sidewalk.)

Street "A" (Entry) is designated as a local entry road and shall be improved with 46' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk 3' from right-of-way line within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (Modified for increased right-of-way from 74' to 76' and increased AC pavement improvements from 44' to 46'.) A 5' sidewalk shall be constructed 3' from right-of-way line within the 15' parkway. A 6' landscaped entry media shall be constructed at the centerline of the street.

Street "B" along project boundary is designated as local road and shall be improved with 30' part-width AC pavement, (18' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk, within a 43' part-width dedicated right-of-way (28' on the project side and 15' on the opposite side of the centerline).

Anza Road along project boundary is designated as a Major Highway and shall be improved with 50' part-width AC pavement, (38'-43' on the project side and 12' on the opposite side of the centerline), 8" concrete curb and gutter, and 5' sidewalk (on project side), as determined by the Transportation Department within a 74'-79' part-width dedicated right-of-way for transition from Butterfield Stage Road westerly.

h-j) There may be temporary traffic delays during street improvements to Anza Road, but the delays will cease upon completion of construction. The project will not result in inadequate emergency access or access to nearby uses. The proposal will not conflict with adopted policies supporting alternative transportation.

Mitigation: The proposed project shall make improvements in accordance with conditions of approval 50.TRANS.1, 50.TRANS.2, 50.TRANS.18 and 90.TRANS.6.

Monitoring: Monitoring shall be conducted by the Transportation Department.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Parks, General Plan "Trails and Bikeway System"

Findings of Fact: The project is not located adjacent to or nearby any designated bike trail.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required,

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact: a-b) The project will be served by Rancho California Water District (RCWD) with existing water facilities pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan, Riverside County Waste Management District correspondence

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: General Plan

Findings of Fact: a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Note that offsite modifications to the storm water drainage system are not forecast to be required for this project and street lighting must conform with the Palomar lighting standards (see discussion under Aesthetics). Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways within their existing rights-of-way.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

49. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Mitigation measures have been incorporated to protect any biological and cultural resources that may potentially exist on the site.

50. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Both short-term and long-term environmental goals are being met through the mitigation placed on the project and the project design.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Riverside County General Plan

RCLIS – Riverside County Land Information System

PDB 3238 – General Biological Study and Habitat Assessment for Burrowing Owl, prepared by Thomas Olsen Associates, Inc., dated 9/29/04

PD-A-3435 – A Cultural Resources Survey, prepared by Brian F. Smith and Associates (BFSA), dated August 30, 2004

GEO No. 1367, prepared by La Cresta Geotechnical, Inc., dated September 13, 2004

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Y:\Planning Case Files-Riverside office\TR32988\DH-PC-BOS Hearings\EA.TR32988.docx

TENTATIVE MAP Tract #: TR32988

Parcel: 966-380-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to subdivide 12.91 acres into 36 single family residential lots with a minimum lot size of 7,200 square feet and 3 open space lots for enhanced landscaping treatments.

10. EVERY. 2 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 32988 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32988, Exhibit A, Amended No. 8, dated July 18, 2011.

APPROVED EXHIBIT L & W = Landscape and Wall Plans for Tentative Tract Map No. 32988, Exhibit L & W (Sheets 1-4), dated July 18, 2011.

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

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

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

10. EVERY. 5 MAP - HOLD HARMLESS RECOMMND

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

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

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10. GENERAL CONDITIONS

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

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCWD WATER/EMWD SEWER SERVICE RECOMMND

All lots under Tract Map#32988 are proposing Rancho California Water District (RCWD) potable water service and Eastern Municipal Water District (EMWD) sanitary sewer service.

It is the responsibility of the developer to ensure that all requirements to obtain water service for each lot are met with RCWD, as well as, all other applicable agencies. Moreover, it is the responsibility of the developer to ensure that all requirements to obtain sewer service for each lot are met with EMWD, as well as, all other applicable agencies.

Any existing septic system(s) and/or well(s) must be

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10. GENERAL CONDITIONS

10.E HEALTH. 1 RCWD WATER/EMWD SEWER SERVICE (cont.) RECOMMND

properly removed or abandoned under permit with the Department of Environmental Health (DEH).

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract 32988 is a proposal to subdivide an approximately 11.9-acres site into residential lots in the Temecula area. The project site is located north of Anza Road, south of Monte Verde Road, east of Chimsal Road, and west of Rio Linda Road.

Tract 32988 is essentially an infill proposal. The tract as proposed is absolutely dependant on the development of Tentative Tract 32227 to the south and east for: (1) an outlet to the proposed storm drain (2) protection from offsite flows and (3) the mitigation of increased runoff and water quality impacts. This encompasses a great amount of offsite improvements. A letter has been submitted from the owner of Tentative Tract 32227 stating they will accept and size their mitigation features for the increased runoff and water quality impacts from this development and will accept the grading impacts.

By acceptance of these recommended conditions of approval,

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

the applicant acknowledges responsibility for building all of the drainage infrastructure proposed under this tract and Tract 32227 or that the project will have to be entirely redesigned as a stand alone project and reprocess through the tentative submittal process.

OFFSITE FLOWS:

The property is subject to sheet flow runoff from 11 acres to the south. These flows reach Anza Road in a sheet flow condition. Tract 32227 proposes to collect these flows in a storm drain system. These offsite and 2 acres of onsite flows will be conveyed to a spreader outlet west of Tract 32988 and the east portion to a storm drain under proposed Butterfield Stage Road. If Tract 32227 is not built prior to this tract, Anza and Butterfield Stage Road shall be designed to respect current drainage patterns and provide sufficient conveyance for these flows.

Flows draining a watershed of approximately 140 acres cross the northeastern corner of the property. The tentative exhibit proposes residential lots on this corner with no protection from these flows. The storm drain system currently proposed by Tract 32227 shall be built. This includes multiple offsite collection works and storm drains, Tract 32227's basin, and the basin outlet which eventually connects to an existing storm drain in Starpoint Street. No interim offsite facility will be accepted. By acceptance of these conditions, the applicant for Tract 32988 acknowledges they voluntarily accept this condition.

ONSITE FLOWS:

Under existing conditions, approximately 3 acres of the property drain to the west and the rest of the property drains northeast. The exhibit proposes grading the site so that approximately 2 acres drain to the property's southwest corner in a storm drain adjacent to Lot 9 with an emergency overflow. This storm drain shall be constructed within the street right of way and the grading shown on the tentative map preserved to provide emergency overflow or the street grades redesigned to surface drain to Anza Road.

A letter of permission has been submitted from the property owner to the west accepting the proposed grading and tributary flows from TR 32988.

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10. GENERAL CONDITIONS

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

The District notes that calculations have been submitted in the Water Quality Management Plan for Tract 32227 dated May 24, 2006 supporting the assertion that the proposed basin (Tract 32227) can handle the increased runoff and water quality impacts for both developments. This basin as proposed shall either be constructed by Tract 32988 or Tract 32227, which ever commences grading first.

10.FLOOD RI. 2 MAP CONSTR. MAJOR OFFSITE FAC. RECOMMND

Tract 32988 as proposed is absolutely dependant on the development of Tentative Tract 32227 to the south and east for: (1) an outlet to the proposed storm drain (2) protection from offsite flows and (3) the mitigation of increased runoff and water quality impacts. This encompasses a great amount of offsite improvements. A letter has been submitted from the owner of Tentative Tract 32227 stating they will accept and size their mitigation features for the increased runoff and water quality impacts from this development and will accept the grading impacts.

If Tract 32988 is to be built first then the following becomes the obligation of Tract 32988: (1) the detention basin proposed to mitigate impacts for both developments shall be built by Tract 32988, (2) the necessary drainage infrastructure to adequately outlet onsite flows from Tract 32988 shall be built, (3) protection from offsite flows (140-acre watershed) as proposed by Tract 32227 shall be built and (4) offsite grading shall perpetuate or not cause diversion of flows onto the neighboring properties. No interim offsite facility will be accepted. By acceptance of these conditions the applicant for TR 32988 acknowledges they voluntarily accept this condition to enable this out of sequence land use proposal.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

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

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE RECOMMND

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

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

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10. GENERAL CONDITIONS

10.FLOOD RI. 12 MAP INCREASED RUNOFF

RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA

RECOMMND

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

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

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

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

Low Loss rates will be determined using the following:

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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

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

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

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

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

10.FLOOD RI. 16

MAP SUBMIT FINAL WQMP =PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western

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10. GENERAL CONDITIONS

10.FLOOD RI. 16

MAP SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

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

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

10.FLOOD RI. 18

MAP WQMP ESTABL MAINT ENTITY

RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 18 MAP WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 2 MAP - GEO NO. 1367 RECOMMND

County Geologic Report (GEO) No. 1367 was prepared for this project (TR32988) by La Cresta Geotechnical, Inc and is entitled: "Preliminary Geotechnical Investigation, 11.9 Acrse Site, Anza, Riverside County, California," dated September 13, 2004. In addition, response letter from La Cresta Geotechnical, Inc, dated December 6, 2004.

GEO No. 1367 concluded:

- 1.The site is not located within an Earthquake Fault Hazard Zone (AP Zone).
- 2.No photo-lineaments suggestive of faulting, fault features, or active faults are present on the subject site.
- 3.No active faults are present on the site.
- 4.The potential for liquefaction at the site is very low.

GEO No. 1367 recommended:

- 1.All topsoil, undocumented fill, the upper five (5) feet of alluvium, and the upper two (2) feet of Pauba Formation should be removed to expose firm and unyielding alluvium and Pauba Formation materials.
- 2.The project engineering geologist should be onsite during site grading operations to perform detailed mapping of cleanouts and cut slopes so as to confirm their conclusion concerning the lack of on-site faulting.

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - GEO NO. 1367 (cont.) RECOMMND

GEO No. 1367 satisfies the requirement for a Fault Hazard study for Planning/CEQA purposes. GEO No. 1367 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 3 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 4 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 6 MAP - LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

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

No offsite subdivision signs advertising this land

division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being

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10. GENERAL CONDITIONS

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

issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 11 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Residential lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 7,200 square feet.
- i. No more than 50% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 12 MAP - NPDES COMPLIANCE (1) RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the

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10. GENERAL CONDITIONS

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

RECOMMND

appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

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

RECOMMND

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

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

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

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS

RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

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

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

10.PLANNING. 16 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 19 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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

10.PLANNING. 20 MAP - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

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

If human remains are encountered, State 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 Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final 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 shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 22 MAP - INADVERTENT ARCHAEO FIND RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 25 MAP - GEO01367 UPDATE RECOMMND

A MARCH 2, 2009 UPDATE TO PREVIOUSLY APPROVED GEO01367 WAS PREPARED BY LA CRESTA GEOTECHNICAL, INC.. THIS UPDATE CONFIRMED THERE ARE NO ACTIVE FAULTS ON THE SITE.

10.PLANNING. 26 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until

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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

10.PLANNING. 27 USE - ENHANC LNDSCP OS LOT 37 RECOMMND

The permit holder/successor-in-interest shall provide enhanced landscape treatment on the slope and passive park area identified as Open Space Lot No. 37 on the TENTATIVE MAP. 24" and 36" box trees shall be included in the landscaping.

(CONDITION ADDED AT PLANNING COMMISSION ON 1/18/12.)

10.PLANNING. 28 USE - ENSURE HOMES BLT TO PLN RECOMMND

The developer/successor-in-interest shall build homes according to plans adhering to conditions of approval 80.Planning.24 SINGLE STORY HOMES REQD and 80.Planning.25 MIN. HOME SQUARE FTG.

(CONDITION ADDED AT PLANNING COMMISSION ON 1/18/12.)

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - DRAINAGE 2 (cont.) RECOMMND

streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 7 MAP- TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 8 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

20.PLANNING. 3 MAP - AMD PER CONDITIONS MAP

RECOMMND

Within 10 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

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

- A. Techniques which will be used to prevent erosion and

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40. PRIOR TO PHASING (UNITIZATION)

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

sedimentation during and after the grading process shall be depicted or documented.

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

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

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

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

50.FIRE. 3 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

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

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

50.FIRE. 4 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 5 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by

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50. PRIOR TO MAP RECORDATION

50.FIRE. 5 MAP-#53-ECS-WTR PRIOR/COMBUS (cont.) RECOMMND

the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

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

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

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ (cont.) RECOMMND

facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

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

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All residential lots on the FINAL MAP shall have a minimum lot size of 7,200 square feet net.
- C. All residential lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County General Plan.
- D. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- E. The common open space area (Lots 38, 39 and 40) shall be shown as a numbered lot on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7050 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS (cont.) RECOMMND

designation and/or zone ultimately applied to the property.

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

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

50.PLANNING. 13 MAP - ECS AFFECTED LOTS RECOMMND

The following note shall be placed on the FINAL MAP:
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____."

50.PLANNING. 20 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 29 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 33 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

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

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

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on the TENTATIVE Map, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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' (Lots 38, 39 and 40) and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

TRANS DEPARTMENT

50.TRANS. 1 MAP - DEDICATIONS RECOMMND

Interior streets "A", "C", and "D" are designated as a local road and shall be improved with 36' full-width AC

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - DEDICATIONS (cont.)

RECOMMND

pavement, 6" concrete curb and gutter, and 5' sidewalk adjacent to the right-of-way line within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. Temporary fire turnaround cul-de-sac street "C" shall be designed and constructed in conformance with Ordinance No. 461, Standard No. 800. (Modified for no sidewalk.)

3. All interior streets with knuckles shall be designed and constructed in conformance with Ordinance No. 461 Standard No. 801.

Street "A" (Entry) is designated as a local entry road and shall be improved with 46' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk 3' from right-of-way line within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (46'/76') (Modified for increased right-of-way from 74' to 76' and increased AC pavement improvements from 44' to 46'.)

NOTE: 1. A 5' sidewalk shall be constructed 3' from right-of-way line within the 15' parkway.

2. A 6' landscaped entry median shall be constructed at the centerline of the street per County Draft Standard 806, Ordinance 461.

50.TRANS. 2 MAP - PART-WIDTH

RECOMMND

Street "B" along project boundary is designated as local road and shall be improved with 30' part-width AC pavement, (18' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk, within a 43' part-width dedicated right-of-way (28' on the project side and 15' on the opposite side of the centerline) in accordance with County Standard No. 105, Section "A".

NOTE: A 5' sidewalk (on the project side) shall be constructed adjacent to the right-of-way line within

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - PART-WIDTH (cont.) RECOMMND

the 10' parkway.

Anza Road along project boundary is designated as a Major Highway and shall be improved with 50' part-width AC pavement, (38'-43' on the project side and 12' on the opposite side of the centerline), 8" concrete curb and gutter, and 5' sidewalk (on project side), as determined by the Transportation Department within a 74'-79' part-width dedicated right-of-way in accordance with County Standard No. 93, (Sheet 1 of 2 and Sheet 2 of 2) for transition from Butterfield Stage Road westerly.

- NOTE: 1. A 5' meandering sidewalk (on the project side) shall be constructed within the 21' parkway per Standard No. 404.
2. Construct transition AC pavement tapering for acceleration/deceleration lane and join existing AC pavement from the west project boundary to existing AC pavement as approved by the Director of Transportation.

50.TRANS. 3 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 4 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 5 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Anza Road and so noted on the final map.

50.TRANS. 6 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - STRIPING PLAN (cont.) RECOMMND

Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 7 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 8 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 9 MAP - INTERSECTION/50' TANGENT RECOMMND

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 10 MAP - OFF-SITE ACCESS 1 RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to a paved and maintained road. Said access roads shall be constructed in accordance with County Draft Standard No. 106 (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

1. Said off-site access road shall be the westerly extension of Anza Road to a paved and County maintained Anza Road.
2. Said off-site access road shall be beginning at the intersection of street "B" (TR32988) and "A" Street (TR32227) and the easterly extension of "A" Street (through TR32227) to Butterfield Stage Road and the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - OFF-SITE ACCESS 1 (cont.) RECOMMND

northerly extension of Butterfield Stage Road to a paved and County maintained Butterfield Stage Road.

50.TRANS. 11 MAP - STREETLIGHT PLAN RECOMMND

A separate streetlight plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001.

50.TRANS. 12 MAP- CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Draft Standard 805, Ordinance 461, (Sheet 1 of 2 and 2 of 2).

50.TRANS. 13 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 14 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR32227.

50.TRANS. 15 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Anza Road and street "A" (entry).
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 16

MAP - LANDSCAPING/TRAILS

RECOMMND

The project proponent shall comply in accordance with landscaping (and/or trail) requirements within public road rights-of-way (or within easement adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Anza Road and street "A" (Entry).

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 18 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 19 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

60.BS GRADE. 7 MAP-G2.14OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 MAP-G1.4 NPDES/SWPPP

RECOMMND

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

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 13 MAP IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 14 MAP - APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

E HEALTH DEPARTMENT

60.E HEALTH. 1 GRADE - HAZMAT PHASE II RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

EPD DEPARTMENT

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION

RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

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

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 3 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - PALEONTOLOGIST REQUIRED (cont.) RECOMMND

Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 6 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 16 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 21 MAP - ARCHAEOLOGIST RETAINED RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for archaeological monitoring services. A pre-grade meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - ARCHAEOLOGIST RETAINED (cont.) RECOMMND

related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

60.PLANNING. 26 MAP - NATIVE AMERICAN MONITOR RECOMMND

Because of the potential for subsurface cultural deposits, a tribal monitor from the Pechanga Band of Luiseño Indians will be required on-site during all ground disturbing activities to be retained by the land divider/permit holder/developer/land owner. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the Pechanga Band of Luiseno and the land divider/permit holder/developer/land owner for the tribal monitoring of the project. The monitor, in cooperation with the project archaeologist, shall have the authority to monitor actively all project related grading and ground disturbing and shall have the authority to temporarily divert, redirect or halt grading activities to allow recovery of Native American resources. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseno sacred items, burial goods and all archeological artifacts that are found on the project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition, upon conclusion of the archaeological monitoring tasks, including creation of an artifact catalogue and monitoring report that will serve to facilitate transfer of ownership of the artifacts from the land owner to the tribe.

TRANS DEPARTMENT

60.TRANS. 1 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Divisin of the Building and Safety Department.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

East County- Palm Desert Office 760-863-8886

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND
deposit.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 7 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 10 MAP - ACOUSTICAL STUDY RECOMMND

In accordance with the recommendations included in the letter dated 1/27/2005 from the Riverside County Department of Public Health, the land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 12 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 MAP - FEE BALANCE

RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 16 MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 17 MAP - MODEL HOME COMPLEX

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 18 MAP - BUILDING SEPARATION 2

RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - FINAL SITE PLAN (cont.)

RECOMMND

yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 20 MAP - WALLS/FENCING PLANS

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20

MAP - WALLS/FENCING PLANS (cont.)

RECOMMND

C. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability (Applicants shall provide specifications that shall be approved by the Planning Department).

D. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be seven (7) feet in height on lots indicated in the Acoustical Report by the Office of Industrial Hygiene. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

E. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

F. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

G. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

H. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

I. A six foot high (noise barrier) decorative block wall shall be constructed along Lots 10-12 (Anza Road) and a seven foot high (noise barrier) decorative block wall shall be constructed along Lots 13-19 (Anza Road). Vines shall be planted along the block wall.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - WALLS/FENCING PLANS (cont.) (cont.) RECOMMND

J. Wall and Fence Plans shall be in substantial conformance to Exhibit W.

K. A 6' Tubular steel fencing shall be required along Lot No. 38 and the Right of Way for safety purposes.

80.PLANNING. 21 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 22 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;

TRACT MAP Tract #: TR32988

Parcel: 966-380-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 23 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and

TENTATIVE MAP Tract #: TR32988

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 24 USE - SINGLE STORY HOMES REQD RECOMMND

Prior to building permit issuance, the developer/successor-in-interest shall provide building plans for lots 1, 30 and 31 (on the TENTATIVE MAP) that reflect single story homes a minimum of 2,900 square feet. The plans shall be verified by the Planning Department.

(Condition added at Planning Commission on 1/18/12.)

80.PLANNING. 25 USE - MIN. HOME SQUARE FTG RECOMMND

To further reduce the impacts of this project upon adjacent development, prior to building permit issuance, the developer/successor-in-interest shall provide building plans indicating that the square footage of each home (except on lots 1, 30 and 31 on the TENTATIVE MAP) is a minimum 3,800 square feet (90% of 4,300 square feet). The plans shall be verified by the Planning Department.

(Condition added at Planning Commission on 1/18/12.)

TRACT MAP Tract #: TR32988

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

90.BS GRADE. 3 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 5 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

TACT MAP Tract #: TR32988

Parcel: 966-380-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 7 MAP - REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 8 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the

TENT MAP Tract #: TR32988

Parcel: 966-380-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 MAP - PRECISE GRDG APPROVAL (cont.)

RECOMMND

approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP IMPLEMENT WQMP (cont.) RECOMMND

specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4 MAP BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 6 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 13 MAP - ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 17 MAP - ARCHO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Phase IV Cultural Resources Monitoring Report. The report shall

TENTATIVE MAP Tract #: TR32988

Parcel: 966-380-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 MAP - ARCHO MONITORING REPORT (cont.) RECOMMND

follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.PLANNING. 18 USE - LC LNDSKP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 19 USE - LC COMPLY W/ LNDSKP/ RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 2 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

TRACT MAP Tract #: TR32988

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

MAP - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4

MAP - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 5

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Anza Road and street "A" (entry).
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.

TRACT MAP Tract #: TR32988

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) Street sweeping.

90.TRANS. 6 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

02/07/12
11:59

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 61

TRACT MAP Tract #: TR32988

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (cont.)

RECOMMND

- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - SOUTH COUNTY
39493 Los Alamos Road
Murrieta, CA 92563

DATE: October 1, 2004

TO:

Riv. Co. Transportation Dept. (4)
- Russ Garrett (MS #1080)
Riv. Co. Environmental Health
Dept.
Riv. Co. Flood Control Dist.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety Dept.
- Grading

Riv. Co. Regional Park & Open Space
Dist.
Riv. Co. County Engineering Geologist
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Supervisor Venable
Commissioner Streeter
Julie Greene - ERS
Eastern Municipal Water District

Southern California Edison
Southern California Gas Company
Temecula Valley Unified School District
Valley - Wide Parks & Recreation
EIC Attachment A
Riverside Transit Authority
Pechanga Indian Tribe
Riverside Planning Central Files

CHANGE OF ZONE NO. 7050 and TENTATIVE TRACT MAP NO. 32988 - EA No. 39806 - Applicant: Janda Dennis Inc. - Engineer/Rep.: Janda Dennis Inc. - Third Supervisorial District - Rancho California Zoning Area - Area Plan: Southwest Area - Located northerly of Anza Road, southerly of Monte Verde Road, easterly of Chimsal Road, and westerly of Rio Linda Road - 11.94 acres - Residential Agricultural - 5 Acre Minimum (R-A-5) Zone - **REQUEST:** Change of Zone No. 7050 proposes a change of zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). Tentative Tract Map No. 32988 proposes to subdivide 11.94 acres into 35 single family residences with minimum lot size of 7,200 sq. ft. - Schedule A - APNs: 952-250-013 - Concurrent Cases: CFG03276 - Related Cases: CZ06291, PM20460, TR29473A3 - 1st Transmittal

Please review the case described above, along with the attached tentative map/exhibit. This item will not be discussed in LDC at this time, but will be reviewed for comments due on **October 28, 2004**. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the review date. If the exhibit cannot be cleared, please have corrections in the System and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other agencies please have comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the review date. Your comments/recommendations/conditions are requested so they may be incorporated in the staff report for this particular case. Should you have any questions regarding this item, please do not hesitate to contact **Ebru Ozdil**, Project Planner II, (951) 600-6176, or e-mail at eozdil@rctlma.org **MAILSTOP #: 5158**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
9TH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 28, 2009

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Archaeology Section-L. Mouriquand

TENTATIVE TRACT MAP NO. 32988, AMENDED NO. 8 – EA39806 – Applicant: Dunham and Associates. – **Engineer/Representative:** CSL Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – **Location:** North of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road – 12.9 Gross Acres - **Zoning:** Residential Agricultural - 5 Acre Minimum (R-A-5) - **REQUEST:** The tract map proposes a Schedule A subdivision of 12.9 gross acres into 37 single family residential lots with a minimum lot size 7,200 square feet and three (3) open space lots for enhanced landscape treatments. – **APN:** 952-250-013 - **Concurrent Cases:** CZ07050

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **February 19, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Alisa Krizek, (951) 955-9075**, or e-mail at **akrizek@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

October 19, 2004

Ebru Ozdil, Project Planner II
Riverside County Planning Department – South County
39493 Los Alamos Road
Murrieta, CA 92563

RE: Change of Zone No. 7050, Tentative Tract Map No. 32988 – EA No. 39806
Proposal: Change zoning from R-A-5 to R-1 and subdivide 11.94 acres into 35 single-family lots
APN#: 952-250-013

Dear Ms. Ozdil:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located northerly of Anza Road, southerly of Monte Verde Road, easterly of Chimsal Road, and westerly of Rio Linda Road in the Rancho California Zoning Area, 3rd Supervisorial District. The project is a proposal to change zoning from R-A-5 (Residential Agriculture 5-Acre Minimum) to R-1 (Single Family Residential) and subdivide 11.94 acres into 35 single family parcels with 7,200 00 square foot minimum lot size. This project has the potential to impact landfill capacity by generating solid waste that requires disposal during development and operation. The project proponent is encouraged to consider the following measures to help reduce the project's potential solid waste impacts and to help in the County's efforts to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types and either composted onsite or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

Mir Velten, Planner III

DM #28347

RECEIVED
OCT 20 2004

RIVERSIDE COUNTY
PLANNING DEPARTMENT
MURRIETA OFFICE



Date: January 27, 2005

To: Ebra Ozdil
Riverside County Planning Department
39493 Los Alamos Road, Suite A
Murrieta, California 92563
FAX: (951) 600-6190

From: Steven T. Uhlman, REHS, CIH, JD *sn*
Public Health Program Chief
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050
Fax: (951) 358-5443

Report Written by: Mark E. Vanderlinden, CIH, CSP *mvu*
Senior Industrial Hygienist

Report Reviewed by: Steven D. Hinde, REHS, CIH *SDH*
Senior Industrial Hygienist

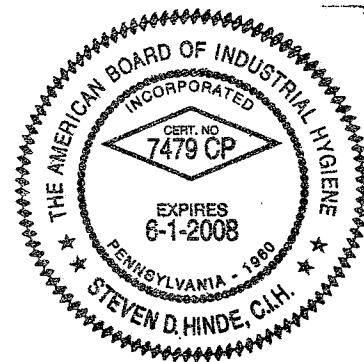
Project Reviewed: Tentative Tract No. 32988

Reference Number: 95665

Applicant Steve Galvez
45621 Corte Royal
Temecula, CA 92592

Noise Consultant Synectecology
10232 Overhill Drive
Santa Ana, CA 92705

Review Stage: First Review



RECEIVED
FEB 18 2005

RIVERSIDE COUNTY
PLANNING DEPARTMENT
MURRIETA OFFICE

Information

Provided: "Tentative Tract 32988 Residential Project Focused Noise Study," dated January 17, 2005.

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 27,300 assumed for Anza Road (the County General Plan classifies Anza Road as a "Major Highway" – 4 lanes) as quoted from the "Elsinore Area Plan Circulation Map , Figure 7 dated 10/7/03.
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Major Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

3. Traffic Speed of 40 MPH.
4. The distance from the center of Anza Road to the nearest building face is estimated to be 80 feet.
5. Modeling for Anza Road was done using a "hard site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

9. Findings:

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn.

Recommendations:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Six foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the southern site boundary (Anza Road) of lots 14-17 of T.T. 32988. (see attached map)

Seven foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the southern site boundary facing (Anza Road) of lots 18-23 of T.T. 32988. (see attached map)

These walls shall be erected so that the top of each wall extends at least 6 to 7 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 to 7 feet (depending on location) above the highest point between the homes and the road.

2. Our Department must receive, review and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impact (second stories) for Anza Road is 74 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Anza Road.
3. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

January 3, 2005

County of Riverside
Planning Department

RE: Tentative Tract Map 32988

To whom it may concern,

Please accept this letter as confirmation that Leo E. Gorman, owner of Parcel 2 of P. M. 110/ 21-22 (APN 952-250-014), is currently negotiating a Grading Access Agreement with Steve Galvez of AG3, LLC.

The purpose of this agreement shall be to allow AG3, LLC or its assignee the right to enter onto my property and perform certain grading work as indicated on the Tentative Tract Map 32988. A draft copy of this agreement is attached.

Please be advised that we are currently working out several details of that agreement and feel, at this time, that there are no major issues which would hinder the successful execution of the agreement.

Should you require any additional information concerning this matter please contact my representative, Ed Gorman, at 619-726-2541.

Sincerely,



Leo E. Gorman

CC: Ed Gorman
File

GRADING ACCESS AGREEMENT

PROPERTY OWNER: LEO E. GORMAN
ADDRESS: 45551 Anza road, Temecula CA 92592 (APN 952-250-014)
PHONE NUMBER: (951) xxxxxxxx FAX: (951) xxxxxx

DEVELOPER: STEVE GALVEZ / Redhawk Investments LLC
ADDRESS: 45551 Coak Road
Temecula CA 92592
PHONE NUMBER: (951) xxxxxxxx FAX: (951) xxxxxx ³⁰²⁻²⁹⁶¹

THIS AGREEMENT is made this 2 January, 2005, by and between LEO E. GORMAN hereinafter referred to as "Owner", and STEVE GALVEZ hereinafter referred to as "Developer".

This agreement shall allow Developer to enter onto and perform grading and associated work at Owners property located at 45551 Anza road, Temecula CA 92592, APN 952-250-014, under the provisions and requirements as set forth within this agreement.

The purpose of this agreement is to memorialize our understanding regarding the access to Owners property for the proposed grading and associated work as depicted on Exhibit "A" attached and incorporated herein to take place along the property line that exists between the property owned by Owner and that owned by Developer.

In exchange for the right to enter onto and perform the grading work as detailed in this agreement Developer shall provide Owner a means of secondary access to Owners property for the purpose of future development opportunities. This access shall be provided by the full and complete construction of a legally sized and designed roadway which shall be constructed in compliance with all City, county and state requirements including all local fire department regulations. This roadway shall extend to the common property line between the lands owned by both parties and be constructed in substantial compliance with the terms of this agreement and the alignment and design of road "B" as shown on Exhibit "A".

1.0 EASEMENT: Developer or his assignee shall provide Owner a recorded easement allowing Owner to connect to and use the improvements provided as "secondary access point" to Owners property. This easement shall be provided to Owner at no cost and shall be recorded with the county of Riverside prior to any grading work taking place.

1.1 EXISTING IMPROVEMENTS: Any proposed planning, design, work, construction or other related activities shall not interfere with the current access to, or use of, existing improvements to Owners property. All drawings, plans and specifications shall include provisions to preserve access to and not damage any existing improvements to Owners property.

1.2 PRELIMINARY ACCESS: This agreement shall also allow access to the property for the purpose of any preliminary work, such as survey, engineering, etc. All persons or firms providing these services shall be bound by the provisions of this agreement. Owner shall be notified 72 hours prior to commencing any activities relating to this agreement.

1.3 PLAN REVIEW: All preliminary, submitted or permitted engineering plans, drawings, studies, or other design material shall be made available to owner for his review prior to acceptance by any city, county, state or other authority. Developer shall keep Owner advised of the progress of any plans and submittals in writing so that Owner may have the opportunity to perform his review. Should Owner discover any condition that exists or may exist, which would hamper Owners current of future use of his property, he shall notify Developer in writing within 72 hours of completing that review. Developer herein agrees to remedy that condition to the satisfaction of Owner.

1.4 DRAINAGE: Developer shall ensure through proper design and construction that no storm or other waste water run off will be directed onto or through Owners property.

1.5 MATERIALS: In no case will the export of soils, rock, sand or other materials, located on Owners property, be allowed without the express written approval of Owner.

1.6 PERMITS AND INSPECTIONS: Developer or his assignee shall at their sole cost provide all engineering, permits, construction, erosion control, storm water plans, inspections and acceptance by local authorities and continuous maintenance of all work on, or affected by, owners property.

1.7 FUTURE GRADING: All engineering, drawings, plans, construction, maintenance, etc. shall provide a means for the future grading of owners property without crossing onto or interfering with the existing or future use or improvements of Developers property.

1.8 MAINTENANCE: After all grading, erosion control, clean-up and any other activities associated with this agreement are substantially complete access to Owners property shall be limited to maintenance and repairs only. Any person or firm providing such services shall be bound to the terms as set forth within this agreement. Owner shall be notified 72 hours prior to the commencement of any work on his property. Except in the case of emergency, all work shall be restricted to normal working hours

1.9 OWNERS WORK: Should Owner elect to develop or construct any improvements to his property in the future, Developer herein agrees to amend or alter his plans regarding this agreement and associated work to accommodate Owner.

2.0 INSURANCE: Developer agrees, at his expense, to maintain in full force during the term of any work related to this agreement, a policy of comprehensive general liability, including property damage, which will insure both parties to this agreement against injury to persons, damage to property, and death of any person occurring in or about the property resulting from Developers' work. The insurance shall provide for limits of not less than \$1 million per occurrence and \$2 million in the aggregate. Developer shall provide Owner with a certificate of insurance, naming Owner as an additional insured, including an endorsement that states that the policy will not be cancelled without 10 days written notice to Owner.

2.1 HOLD HARMLESS-INDEMNITY: Developer further agrees to defend, indemnify, protect and save harmless the Owner from and against any and all losses, damages, costs, claims, lawsuits, whether groundless or not, judgments, settlements and expenses, including without limitation attorneys' fees and court costs, arising or alleged to have arisen out of bodily injury to any persons or animals whether employed or owned by the Developer, or others, including death, or damage to any property, whether owned, leased or used by the Developer, or others, including without limitation loss of use or services, occurring in or arising out of or in connection with the work herein contemplated, whether or not occurring or arising out of or claimed to have occurred or arisen out of the concurrent acts or omissions of the developer, its agents or employees in connection with the work herein contemplated; provided, however, this provision shall not be construed so as to have the effect of indemnifying and holding harmless Developer from and against such losses, damages, costs, claims, lawsuits, judgments, settlements, and expenses

which shall arise solely out of the acts or omissions of the Developer in connection with the work herein contemplated.

2.2 BONDING: Developer agrees to provide, as his sole cost, to Owner payment and performance bonding for the full amount of cost associated with the planning, design, grading, erosion control, maintenance and all other associated expenses for the work as outlined in this agreement. All bonds shall be provided by a firm with its main offices located within California. All bonding documents shall be reviewed by and mutually acceptable to both parties. Bonds shall be executed prior to any grading activities taking place on Owners property. Bonds shall be released by Owner once all of the conditions of this agreement have been complied with.

2.3 LEINS: Developer shall provide to Owner all properly executed unconditional lien releases from any and all firms and persons supplying work, services, materials, equipment and any other items that may be associated with the work as outlined in this agreement.

3.0 ASSIGNMENT: This agreement may not be assigned by Developer to any other party without the prior written consent of Owner, which shall not be unreasonably withheld. Assignee shall be bound to all terms set forth within this agreement. Owner reserves the right to assign this agreement as may be necessary or required in the future.

3.1 TIME: This agreement shall become null and void if the actual grading work has not commenced by January 1, 2007. The time limit of this agreement may be extended from time to time with the mutual written consent of both parties.

4.0 BREACH: Any controversy or claim arising out of or relating to this agreement or the breach thereof shall first be submitted to a mediator mutually acceptable to the parties with each party sharing equally the cost of such mediator, or failing mediation, secondly to binding arbitration administered in accordance with the rules of the American Arbitration Association with a mutually agreed to arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

4.1 LEGAL ACTION: If any legal action or proceeding arising out of or relating to the agreement is brought by either party, the prevailing party shall be entitled to receive in addition to any other relief that may be granted, the reasonable attorneys' fees, costs and expenses incurred in the action or proceeding by the prevailing party.

4.2 AMENDMENTS: This agreement may be amended from time to time. Such amendment shall be in writing and mutually agreed to by Owner and Developer.

4.3 SOLE AGREEMENT: This agreement constitutes the entire agreement between the parties relating to the work. Any prior agreements, promises, negotiations or representations not expressly set forth in the agreement are of no force and effect. Any amendments to this agreement shall be of no force and effect unless in writing and signed by both parties.

4.4 SIGNATURES: The signatures below bind both parties to the requirements of this agreement.

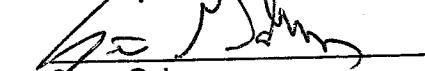
Owner



Leo E. Gorman

1/05/05
Date

Developer



Steve Galvez

1/05/05
Date

August 30, 2011

Riverside County Planning Department
Attn: Kinika Hesterly
PO Box 1409
Riverside, CA 92502-1409

Re: Change of Zone No. 7050/Tentative Tract Map No. 32988

Dear Ms. Hesterly,

We, the homeowners in the Meadows neighborhood (tract 29473), and part of the Morgan Valley Homeowners Association, appreciate receiving the notice of Intent to Adopt a Mitigated Negative Declaration for the proposed tract map 32988.

As homeowners in the immediate vicinity of the proposed zoning change, we are not in favor of the proposed change. First, we do not feel the proposed zoning change is in concert with the intent of this portion of the Rancho California Zoning Area. When we bought in this neighborhood, one of the selling points was that the proposed area was zoned as R-A-5, which maintained a less dense housing area, especially given the proximity to larger country estates and more open space. The existing neighborhoods in the area have larger homes and yards, which also increases the market value of the area. We feel that the proposed zoning change will decrease the current home values, as well as disrupt the beauty and open country feel of the area. With the addition of the proposed decrease from R-A-5 to R1, this will also significantly increase traffic flow and noise, disrupting a quiet and safe community.

Based on the tentative tract map we received from the County, the following specific comments are provided:

Tracts 29473 and 29473-1 to the north of this proposed development have a lower density. An adequate transition shall be provided from these Tracts to the proposed development with 7200 SF lots.

The 3 open space lots of Tentative Tract Map 32988 are 2:1 slopes unusable for residents.

Lot 1 shall be dedicated for open space and recreation of the residents of this tract to provide a buffer area with the adjacent Tract 29473.

Tract 29473 is built out. The topo on the proposed 32988 tract development is not updated. It does not reflect the as built grading of Tract 29473. The Vertical difference between the Pad of lot 20 of tract 29473 (PE=1293) and the proposed street D in the rear of this property is over 34'.

Applicant shall provide a section detail with line of sight from the sidewalk on street D to evaluate privacy of residents of lots 19, 20, 27 and 28 of Tract 29473.

Street light on proposed street D shall be placed in the south side of the road and installed with a shield screen to limit light to the back of lots in Tract 29473.

Where is the access to the bottom of lot 38 for maintenance purposes?

The 2:1 slopes in lot 38 per section F-F apparently do not conform to condition 60.PLANNING.006 Hillside Development Standards. The 2:1 slopes are difficult to maintain. The slopes in the Morgan Hill

development to the north of Tract 29473 are 2:1 and do not look the same today as when they were originally planted. In addition, Tract 29473 has experienced debris from the offsite run-off from the undeveloped site. The proposed 2:1 slope has the potential to add additional debris in to the drainage system if they are not properly maintained. How is any debris going to be intercepted before getting into tract 29473?

The proposed development has the high potential to increase traffic thru tract 29473. Tract 32988 development should participate in providing a gate system for tract 29473.

Additionally, we feel the proposed zoning change does not allow for enough open space between the two neighborhoods, especially when combined with the proposed construction of TR32227. Along with not enough open space, we do not feel there are enough parks associated with the proposed zoning changes to accommodate the increase in families.

Please feel free to contact Miguel Gonzalez at 951-541-3283 or Greg Thomas at 951-591-1093 for any questions or additional comments.

Sincerely,
Homeowners of tract 29473

Greg Thomas
45128 Saddleback Ct
Miguel Gonzalez
33954 Baystone St.

John Hunt
45115 Saddleback Ct

NORMA & Chuck Fisher
45164 Saddleback Ct
45179 Saddleback Ct

Don & Debra DON. Park

Tallo Mora and Rebecca Mora
34164 Starpoint St
Temecula, CA 92028

Joel & JACINTA LAGMAN
34320 STARPOINT ST

~~FEAR~~

Randall & Marcy Howe
45158 Sage wind ct
Temecula Ca 92592

Jennifer Misuta
45161 Fieldbrook Ct.,
MARTIN Rodgers
45137 Sagewind CT
Temecula, CA 92592

ERIC WESER
45144 SAGEWIND CT.
TEMECULA, CA 92592

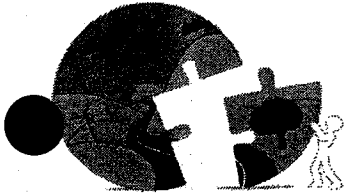
Jane Delloye
45165 Sagewind Ct.

Emmett Jones
45165 Sagewind Ct.

GREG TRAPP
45151 SAGEWIND CT.
TEMECULA, CA.

Mike & Joyce Dunn
45130 Sagewind Ct.
Temecula, CA 92592

Randall & Ricki Jamiola
45154 Fieldbrook Ct.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07050 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: ANZA BUTTERFIELD ROAD 34 LLC E-Mail: NGASCOH3@VERIZON.NET

Mailing Address: 13240 EVENING CREEK DRIVE SUITE 316
SAN DIEGO ^{Street} CA 92128
City State ZIP

Daytime Phone No: (858) 486-8585 Fax No: (858) 486-9806

Engineer/Representative's Name: CSL ENGINEERING, INC. E-Mail: PHILIPLEGAND@SCLGLOBAL.NET

Mailing Address: 11651 STERLING AVENUE SUITE F
RIVERSIDE ^{Street} CA 92503
City State ZIP

Daytime Phone No: (951) 785-5122 Fax No: (951) 785-5180

Property Owner's Name: ANZA BUTTERFIELD ROAD 34 LLC E-Mail: NGASCOH3@VERIZON.NET

Mailing Address: 13240 EVENING CREEK DRIVE SUITE 316
SAN DIEGO ^{Street} CA 92128
City State ZIP

Daytime Phone No: (858) 486-8585 Fax No: (858) 486-9806

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 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.

ANZA BUTTERFIELD 34 LLC
by NEIL D. GASCON PRINTED NAME OF APPLICANT by [Signature] SIGNATURE OF APPLICANT President

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.

ANZA BUTTERFIELD 34 LLC
by NEIL D. GASCON PRINTED NAME OF PROPERTY OWNER(S) by: [Signature] SIGNATURE OF PROPERTY OWNER(S) PRESIDENT

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): 966-380-004

Section: 23 Township: 8 SOUTH Range: 2 WEST

Approximate Gross Acreage: 12.9 ACRES

General location (nearby or cross streets): North of ANZA ROAD, South of

MONTE VERDE ROAD, East of CHIMISAL PASCAL, West of BUTTERFIELD STAGE ROAD

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2008 ED, 979 J-4 § 980 A-4

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

EXISTING ZONING: R-A-S PROPOSED ZONING: LOTS 1-37 R-1 §
LOT 38 R-5. PROPOSAL: REVISE ZONING FOR LOTS 1-37 TO R-1 SINGLE
FAMILY RESIDENTIAL PER THE ATTACHED CHANGE OF ZONE EXHIBIT.

Related cases filed in conjunction with this request:

Anza Butterfield Road 34, LLC
13240 Evening Creek Drive, Suite 315
San Diego, California 92128
858.679.5300 Fax 858.679.5355

January 21, 2009

Via Overnight Service

County of Riverside
Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92501-1090

Attn: Alisa Krizek, Contract Planner

RE: Tentative Tract Map 32988 (Amendment No. 8) – Change of Applicant

This letter is to formally notify you that Anza Butterfield Road 34, LLC is the current owner of the property processed as Tentative Tract 32988. I have included a copy of the recorded Grant Deed for your reference. It is our intent to continue processing the tentative map for this property. We have retained the services of CSL Engineering, Inc. to prepare a revised tentative tract map which responds to certain comments we received from you and is more curvilinear in design.

In accordance with your request, we agree to pay the \$3,400 outstanding for work done by the County of Riverside for the previous processing. We understand that the progress made previously will assist in the processing of the revised tentative tract map.

For your information, the lender -- D&A Semi-Annual Mortgage Fund III, LP, acquired the property in a foreclosure action. Subsequent to the foreclosure, the lender entered into an agreement for the sale of the property to Anza Butterfield Road 34, LLC. I trust this provides you with the necessary information for the continued processing of entitlements for the property and the change of applicant to Anza Butterfield 34 Road, LLC.

Yours truly,

Anza Butterfield Road 34, LLC.



Neil D. Gascon
President

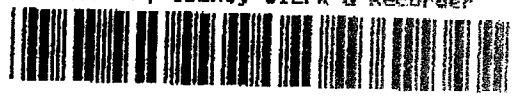
cc: Jeff LeGrand, CSL Engineering

DOC # 2008-0398876

07/22/2008 08:00A Fee:19.00
Page 1 of 1 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

Recording requested by
First American Title

AND WHEN RECORDED MAIL TO:
Anza Butterfield Road 34, LLC
13240 Evening Creek Dr., Ste 316
San Diego, CA 92128



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A.P.N.: 966-380-004-8 TRA #: Order No.: 3105946 (09) Escrow No.: 831045EG

GRANT DEED

T
029

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$4,510.00
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 unincorporated area; City of Temecula, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
D & A Semi Annual Mortgage Fund III L.P., a California limited partnership By: Asset Managers, Inc. a California corporation, its general partner

hereby GRANT(S) to Anza Butterfield Road 34, LLC, a California limited liability company

the following described property in the City of Temecula, County of Riverside State of California;

PARCEL 1 OF PARCEL MAP 18204, AS PER MAP ON FILE IN BOOK 110, PAGES 21 AND 22 OF PARCEL MAPS, RECORDS OF SAID COUNTY, EXCEPT ONE-SIXTEENTH OF ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS CONTAINED IN SAID LANDS, AS PROVIDED BY AN ACT OF THE LEGISLATURE, APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921), AS RESERVED TO THE STATE OF CALIFORNIA IN A PATENT RECORDED JUNE 9, 1964 AS INSTRUMENT NO. 70705 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

D & A Semi Annual Mortgage Fund III L.P., a California limited partnership
By: Asset Managers, Inc. a California corporation, its general partner

BY: [Signature]
Holly Lunde, Officer

Document Date: July 21, 2008

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
On July 21, 2008 before me, Nicole Astorga NOTARY PUBLIC
Notary Public in and for said State, personally appeared Holly Lunde

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Nicole Astorga

Area for official notary seal

CSL ENGINEERING, INC.

CIVIL ENGINEERING

SURVEYING

LAND PLANNING

January 19, 2009

JN 771
VIA FED-EX

County of Riverside
Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501-1090


Attention: Alisa Krizek

Regarding: Change of Applicant
Tentative Tract Map 32988
(Amendment No. 8)

Enclosed per your request on January 15th, for official change of applicant on TR32988 is (1) copy of the Grant Deed showing change of ownership for the above mentioned project from D & A Semi Annual Mortgage Fund III L.P. to *Anza Butterfield Road 34, LLC*. Also included is a copy of the receipt for \$10,000 paid on January 15th to re-initiate processing and a copy of the check which confirms Gascon Group LLC, (Anza Butterfield 34 LLC) as noted in the memo section of the check is financially responsible for this project.

If you have any questions or comments, please do not hesitate to call.

Sincerely,
CSL Engineering, Inc.


Shelley Civello
Administrative Assistant

sc

cc: Neil Gascon

Recording requested by
 First American Title

AND WHEN RECORDED MAIL TO:
 Anza Butterfield Road 34, LLC
 13240 Evening Creek Dr., Ste 316
 San Diego, CA 92128



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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A.P.N.: 966-380-004-8 TRA #: Order No.: 3105946 (09) Escrow No.: 831045EC

GRANT DEED

T
029

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$4,510.00
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 unincorporated area; City of Tamecula, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
 D & A Semi Annual Mortgage Fund III L.P., a California limited partnership By: Asset Managers, Inc. a
 California corporation, its general partner

hereby GRANT(S) to Anza Butterfield Road 34, LLC, a California limited liability company

the following described property in the City of Tamecula, County of Riverside State of California;

PARCEL 1 OF PARCEL MAP 18204, AS PER MAP ON FILE IN BOOK 110, PAGES 21 AND 22 OF PARCEL
 MAPS, RECORDS OF SAID COUNTY, EXCEPT ONE-SIXTEENTH OF ALL COAL, OIL, GAS AND OTHER
 MINERAL DEPOSITS CONTAINED IN SAID LANDS, AS PROVIDED BY AN ACT OF THE LEGISLATURE,
 APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921), AS RESERVED TO THE
 STATE OF CALIFORNIA IN A PATENT RECORDED JUNE 9, 1964 AS INSTRUMENT NO. 70705 OF
 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER
 OF SAID COUNTY.

D & A Semi Annual Mortgage Fund III L.P., a California limited partnership
 By: Asset Managers, Inc. a California corporation, its general partner

By: [Signature]
 Holly Lunde, Officer

Document Date: July 21, 2008

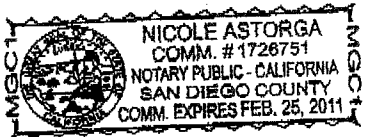
STATE OF CALIFORNIA)
 COUNTY OF SAN DIEGO)
 On July 21, 2008 before me, Nicole Astorga NOTARY PUBLIC)
 Notary Public in and for said State, personally appeared

Holly Lunde
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
 acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
 the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

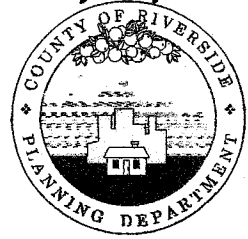
Signature Nicole Astorga



Area for official notary seal



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Richard K. Lashbrook
Agency Director

Planning Department

Robert C. Johnson
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP REVISED MAP
 PARCEL MAP MINOR CHANGE

GEDD1367
CFG03276
EA39806

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. CASE NUMBER: TR 32988

A. APPLICATION INFORMATION

1. Applicant's Name: DJI Inc. Email: djanda@sdccu.net
Mailing Address: 41934 Main Street
Temecula STREET CA 92590
Telephone No.: (951) 676-7720 CITY STATE ZIP Fax: 951-699-5912 (8am - 5pm)
2. Owner's Name: Robert & Kathy Simpson Email: _____
Mailing Address: 3771 Parkview Dr
Lakewood STREET ca 90712
Telephone No. (562) 429-7754 CITY STATE ZIP Fax: _____ (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: Dennis Janda Email: djanda@sdccu.net
Mailing Address: 41934 Main Street Temecula, CA 92590
Telephone No. (951) 676-7720 Fax: 951-699-5912 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and a phone number must be provided for an application to be acceptable.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. 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 your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: _____

Form 295-2011 (Rev. 23May02)

Date: 09/10/09

Main Office
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409
(909) 955-3200 FAX (909) 955-3157

Murrieta Office
39493 Suite A
Los Alamos Road
Murrieta, CA 92563
(909) 600-6170 FAX (909) 600-6145

Indio Office
82675 Highway 111
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed application for this property. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign) (Written authority may be attached)
[Signature]
(Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 952-250-013
- 2. Section: 13,14, Township: 8S Range 2W
- 3. Approximate Gross Acreage: 11.94
- 4. General Location (street address, cross streets, etc.): Anza Rd & Rio Lindo Rd
- 5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice.

PROJECT INFORMATION

- 1. Proposal (Describe Project): 35 lot Subdivision 7200 square foot lots
- 2. Related cases filed in conjunction with this request: _____
- 3. Is there a previous application filed on the same site? Yes No
Case No. _____ (Parcel Map, Zone Change, etc.)
E.A. No. (If known) _____ E.I.R. No. (If applicable) _____
- 4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service?
Number of feet or miles _____
- 5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service?
Number of feet or miles 200 feet
- 6. Will proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards _____

Amount of fill = cubic yards _____

8. Does the project need to import or export dirt?

Import Export Neither

9. How many truck loads? _____ truck loads.

10. What is the source/destination of the import/export? _____

11. What is the square footage of the usable pad area? (That area excluding all slopes?)

7200 square feet

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: _____.

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?

Yes No

If yes, do you intend to dedicate land or pay fees, or a combination of both?

Dedicate Land Pay Fees Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency.

In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Is this subdivision located within 8.5 miles of March Air Reserve Base?

Yes No

If so, will any structure exceed fifty (50) feet in height (above ground level)?

Yes No

15. Does the subdivision exceed more than one acre in area?

Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check Answer

Santa Ana River
 San Jacinto River

Santa Margarita River
 Colorado River

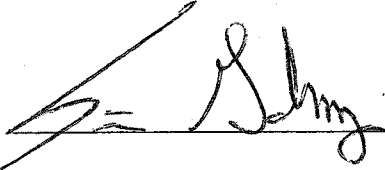
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that (Check One below):

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/
Representative (1)



Date 09/10/04

Owner/
Representative (2)

Date _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7050 / TENTATIVE TRACT MAP NO. 32988 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Anza / Butterfield Road 34, LLC – Engineer/Representative: CSL Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road – 12.9 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) **REQUEST:** The change of zone proposes to change the site's zoning classification from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5). The tentative tract map is a Schedule A subdivision of 12.9 acres into 37 single family residential lots with a minimum lot size of 7,200 square feet and three (3) open space lots for enhanced landscape treatments. (Quasi-judicial)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
 September 6, 2011
 RIVERSIDE COUNTY ADMINISTRATIVE CENTER
 BOARD CHAMBERS, 1ST FLOOR
 4080 LEMON STREET
 RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Kinika Hesterly, at 951-955-1888 or email khesterl@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Kinika Hesterly
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/23/2012

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07050/TR32988 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

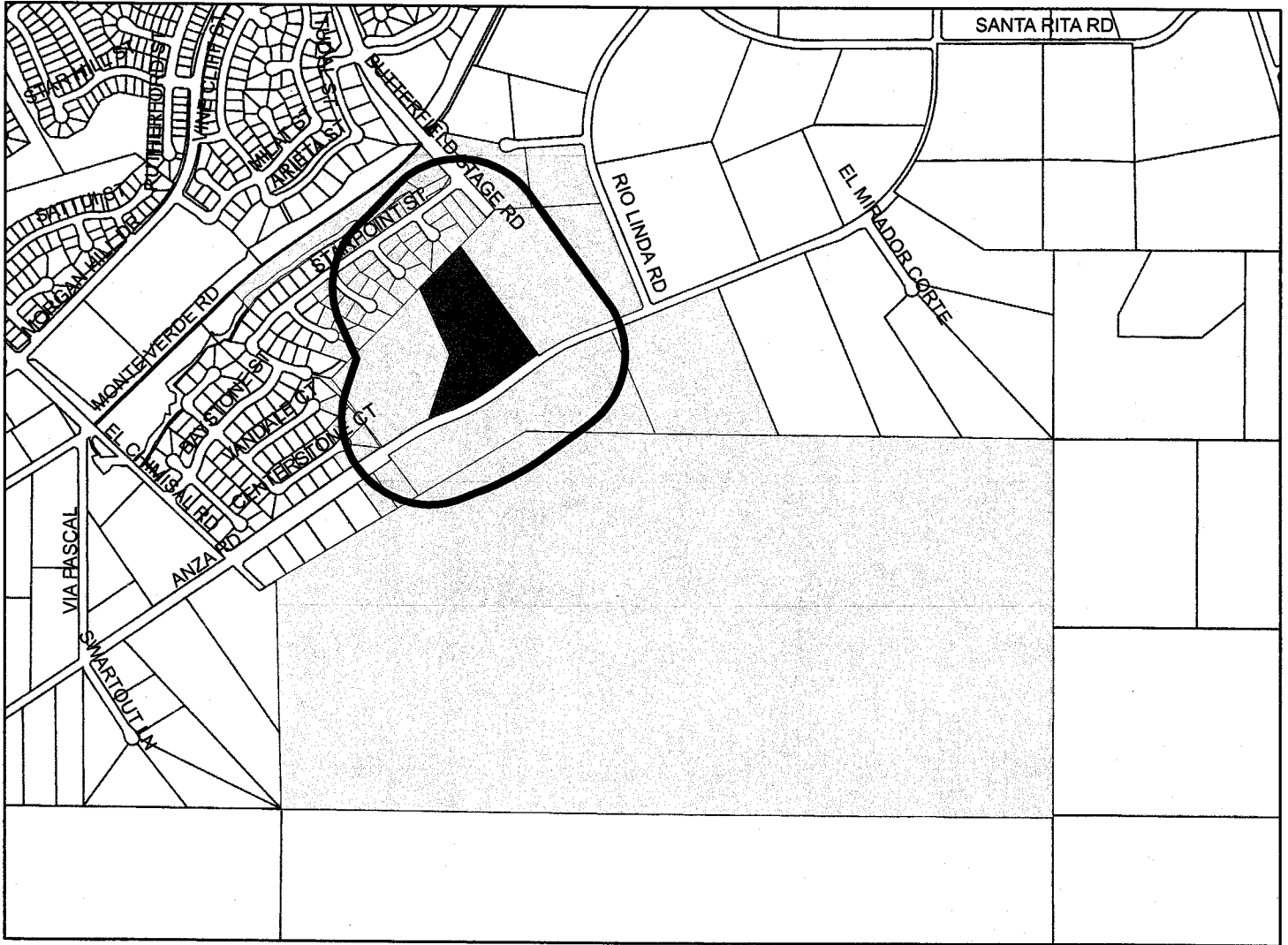
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

✓ 2/23/12 *CJM*
Expires: 8/23/12

CZ07050/TR32988 (600 feet buffer)



Selected Parcels

966-401-002	966-430-001	966-380-004	966-410-008	966-401-001	966-411-004	966-400-005	966-411-013	966-430-016	966-411-008
966-400-001	966-401-004	966-411-015	966-411-012	966-400-003	966-390-002	966-430-015	966-400-002	966-401-015	966-431-007
966-411-001	966-401-007	966-430-017	966-430-018	966-401-010	966-401-016	966-401-006	966-400-004	966-411-009	966-401-017
966-380-005	966-411-005	966-401-008	966-401-003	966-401-009	966-410-009	966-380-003	966-380-038	966-380-039	966-380-040
966-411-014	966-401-013	966-430-014	966-411-007	966-401-005	966-401-012	966-380-009	966-380-007	966-380-008	966-380-041
966-431-006	966-411-003	966-390-001	966-411-002	966-401-014	966-401-011	917-300-001	966-411-006		



1,000 500 0 1,000 Feet

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

ASMT: 966380003, APN: 966380003
 MORGAN VALLEY COMMUNITY ASSN
 16845 VON KARMEN STE 200
 IRVINE CA 92606

ASMT: 966390002, APN: 966390002
 NORMAN TEIXEIBA, ETAL
 C/O GARY COX
 661 UNIVERSITY AVE
 LOMPOC CA 93436

ASMT: 966380004, APN: 966380004
 ANZA BUTTERFIELD ROAD 34
 13240 EVENING CREEK 316
 SAN DIEGO CA 92128

ASMT: 966400001, APN: 966400001
 DOUGLAS DITONTO, ETAL
 41619 MARGARITA STE 100
 TEMECULA CA 92591

ASMT: 966380005, APN: 966380005
 JUDITH GORMAN
 39485 CALLE CONTENTO
 TEMECULA CA 92591

ASMT: 966400002, APN: 966400002
 GLENN MENDOZA, ETAL
 34192 STARPOINT ST
 TEMECULA, CA. 92592

ASMT: 966380009, APN: 966380009
 REDHAWK VALLEY II
 C/O DAN STEPHENSON
 41391 KALMIA ST 200
 MURRIETA CA 92562

ASMT: 966400003, APN: 966400003
 EVERETT WIGGINS, ETAL
 34206 STARPOINT ST
 TEMECULA, CA. 92592

ASMT: 966380040, APN: 966380040
 MORGAN VALLEY COMMUNITY ASSN
 C/O PULTE HOME CORP
 2 TECHNOLOGY
 IRVINE CA 92618

ASMT: 966400004, APN: 966400004
 JOEL LAGMAN, ETAL
 34220 STARPOINT ST
 TEMECULA, CA. 92592

ASMT: 966380041, APN: 966380041
 RIVERSIDE COUNTY FLOOD CONT
 1995 MARKET ST
 RIVERSIDE CA 92501

ASMT: 966400005, APN: 966400005
 GARY DUBIE
 P O BOX 910211
 SAN DIEGO CA 92191

ASMT: 966390001, APN: 966390001
 RONALD KIPPER, ETAL
 45145 RIO LINDA
 TEMECULA, CA. 92592

ASMT: 966401001, APN: 966401001
 CHAD BARRY
 34269 STARPOINT ST
 TEMECULA, CA. 92592

ASMT: 966401002, APN: 966401002
ALVARO BERRIOS, ETAL
34255 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966401009, APN: 966401009
MICHAEL GRANT, ETAL
45123 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401003, APN: 966401003
MICHAEL DUNN, ETAL
45130 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401010, APN: 966401010
MARGARITO URENA, ETAL
45126 FIELDBROOK CT
TEMECULA CA 92591

ASMT: 966401004, APN: 966401004
MARIO ACQUESTA, ETAL
45144 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401011, APN: 966401011
THOMAS VASQUEZ, ETAL
45140 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401005, APN: 966401005
RANDALL HOWE, ETAL
45158 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401012, APN: 966401012
RANDALL JEMIOLA, ETAL
45154 FIELDBROOK CT
TEMECULA CA 92592

ASMT: 966401006, APN: 966401006
EMMETT JONES, ETAL
C/O EMMETT L JONES
45165 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401013, APN: 966401013
NARONG SURAKUL, ETAL
45168 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401007, APN: 966401007
GREGORY TRAPP, ETAL
45151 SAGEWIND CT
RIVERSIDE CA 92592

ASMT: 966401014, APN: 966401014
STEPHEN MISUTA, ETAL
45161 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401008, APN: 966401008
MARTIN RODGERS, ETAL
45137 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401015, APN: 966401015
GREG STEWART, ETAL
45147 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401016, APN: 966401016
JAMES ROWELL, ETAL
45133 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966411004, APN: 966411004
CHARLES TISHER, ETAL
45164 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966401017, APN: 966401017
JOHN REYNEN, ETAL
P O BOX 893278
TEMECULA CA 92589

ASMT: 966411005, APN: 966411005
KELLY MOSES, ETAL
45171 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410008, APN: 966410008
ANTHONY MCLEAN, ETAL
34150 STARPOINT ST
TEMECULA CA 92591

ASMT: 966411006, APN: 966411006
WAYNE CORCORAN, ETAL
45157 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410009, APN: 966410009
MIGUEL GLUKSTAD, ETAL
34164 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411007, APN: 966411007
CHRISTOPHER LINEBACK, ETAL
45143 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411001, APN: 966411001
GREGORY THOMAS, ETAL
45122 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411008, APN: 966411008
DONALD PARK
45129 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411002, APN: 966411002
RONALD MORRIS
45136 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411009, APN: 966411009
JOHN HURST, ETAL
45115 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411003, APN: 966411003
ROMEL REYES
45150 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411012, APN: 966411012
ERIK LUNDQUIST, ETAL
45146 RIVERSTONE CT
TEMECULA, CA. 92592



ASMT: 966411013, APN: 966411013
DAVID BENJAMIN, ETAL
45160 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966430017, APN: 966430017
JACK WATKINS, ETAL
34091 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966411014, APN: 966411014
MULLENBACK ASSN
33175 HIGHWAY 79 S A333
TEMECULA CA 92592

ASMT: 966430018, APN: 966430018
JAMES CORSO, ETAL
25585 BOOTS RD
MONTEREY CA 93940

ASMT: 966411015, APN: 966411015
SCOTT SIZEMORE, ETAL
45167 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966431006, APN: 966431006
ROBERT WHELAN
P O BOX 4159
GLENDALE CA 91222

ASMT: 966430001, APN: 966430001
ANGEL BERMUDEZ, ETAL
34103 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966431007, APN: 966431007
GREGORY ROYAL, ETAL
45560 ANZA RD
TEMECULA, CA. 92592

ASMT: 966430014, APN: 966430014
PHILLIP TAFOYA, ETAL
34086 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430015, APN: 966430015
LENARD PRUSINOWSKI, ETAL
34100 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430016, APN: 966430016
DAVID PUTITS, ETAL
34105 CENTERSTONE CIR
TEMECULA, CA. 92592

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Applicant:
Anza Butterfield Road 32, LLC
13240 Evening Creek Dr., Suite 315
Temecula, CA 92128

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Jeffrey R. Leatherman,
General Manager
Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

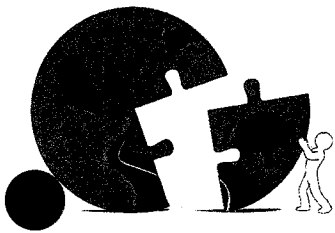
Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477
Temecula, CA 92593

Eng-Rep:
CSL Engineering, Inc.
11651 Sterling Ave., Suite E
Riverside, CA 92503

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Southern California Edison
2244 Walnut Grove Ave. Room 312
P.O. Box 800
Rosemead, CA 91770-0800

Owner:
Robert M. & Kathy Simpson
3771 Parkview Rd.
Lakewood, CA 90712



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR32988 / CZ07050

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Project Planner Date: June 21, 2011

Applicant/Project Sponsor: Anza Butterfield Rd 34, LLC Date Submitted: September 21, 2004

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

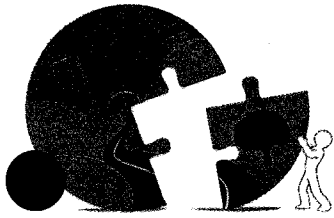
For additional information, please contact Kinika Hesterly at (951) 955-1888 or khesterl@rctlma.org.

Y:\Planning Case Files-Riverside office\TR32988\DH-PC-BOS Hearings\MND.TR32988.docx

Please charge deposit fee case#: ZEA39806 ZCFG03276

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA39806 / TR32988 / CZ07050

Project Title/Case Numbers

Kinika Hesterly
County Contact Person

(951) 955-1888
Phone Number

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

Anza / Butterfield Road 34, LLC
Project Applicant

13240 Evening Creek Dr, Suite 316, San Diego, CA 92128
Address

Northerly of Anza Road, westerly of Rio Linda Road and southerly of Monte Verde Road
Project Location

Change of Zone proposes to change the site's zoning from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1). The tentative map is a Schedule "A" subdivision of 12.9 acres into 37 single family residential lots with a minimum lot size of 7,200 square feet and three (3) open space lots for enhanced landscape treatments.
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,101.50 + \$64.00.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA39806 ZCFG03276 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1200212

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: ANZA BUTTERFIELD ROAD 32 LLC \$57.50
paid by: CK 2042
paid towards: CFG03276 CALIF FISH & GAME: DOC FEE
EA39806 FOR TR32988 CZ07050
at parcel #:
appl type: CFG3

By _____ Jan 10, 2012 15:27
MGARDNER posting date Jan 10, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$57.50

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * T0414218

080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: ANZA BUTTERFIELD ROAD 32 LLC \$64.00
paid by: CK 2659
paid towards: CFG03276 CALIF FISH & GAME: DOC FEE
EA39806 FOR TR32988 CZ07050
at parcel #:
appl type: CFG3

By _____ Sep 21, 2004 10:07
AYAMASAK posting date Sep 21, 2004

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1105543

080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: ANZA BUTTERFIELD ROAD 32 LLC \$2,044.00
paid by: CK 2019
paid towards: CFG03276 CALIF FISH & GAME: DOC FEE
EA39806 FOR TR32988 CZ07050
at parcel #:
appl type: CFG3

By _____ Jun 06, 2011 14:55
MGARDNER posting date Jun 06, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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

Additional info at www.rctlma.org



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

March 8, 2012

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: ZC 7050 and TTM 32988

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, March 10, 2012.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Printed at: 9:47 am

on: Thursday, Mar 8, 2012

Ad #: 0000753446

Order Taker: Nick Eller

enterprisemedia

Classified Advertising

Proof

3450 Fourteenth St.
Riverside, CA 92501-3878
(800) 514-7253
(951) 684-1200
(951) 368-9006 Fax

Account Information

Phone #: (951) 955-1066
Name: BOARD OF SUPERVISORS
Address: P.O. BOX 1147, COUNTY OF RIVERSIDE
RIVERSIDE, CA 92502
USA

Account #: 100141323
Client:
Placed By: Cecilia Gil
Fax #: (951) 955-1071

Ad Information

Classification: EN CLS Legals
Publication: PE.com, Press Enterprise

Start Date: 03/10/2012
Stop Date: 03/10/2012
Insertions: 1 print / 1 online

Rate code: LGL PE County-Legal
Ad type: CLS 10 Liner

Size: 1.0 X 177 Li
Bill Size:

Amount Due: \$230.10

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE SOUTHWEST AREA PLAN - RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing of which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, March 20, 2012 at 1:30 P.M. to consider the application submitted by Anza/Butterfield Road 34, L.L.C. on Change of Zone No. 7850, which proposes to change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5), or such other zones as the Board may find appropriate; and, Tentative Tract Map No. 32988, Schedule A, which proposes to subdivide 12.9 acres into 36 single family residential lots with a minimum lot size of 7,200 square feet and three (3) open space lots for enhanced landscape treatments ("the project"). The project is located northerly of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road in the Southwest Area - Rancho California Zoning Area, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 39806.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department of 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterly@cmsa.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

March 8, 2012

THE CALIFORNIAN
ATTN: LEGALS
28765 SINGLE OAK DR., STE. 100
TEMECULA, CA 92590

E-MAIL: legals@californian.com
FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: ZC 7050 and TTM 32988

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, March 10, 2012.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Tammi Swenson <TSwenson@californian.com>
Sent: Thursday, March 08, 2012 10:27 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7050 TTM 32988

Received... will send proof copy shortly

Tammi Swenson
Legal Advertising Representative
The Californian & The North County Times
951-676-4315 ext 2604



From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Posted At: Thursday, March 08, 2012 9:19 AM
Posted To: Legals - Californian
Conversation: FOR PUBLICATION: ZC 7050 TTM 32988
Subject: FOR PUBLICATION: ZC 7050 TTM 32988

Good Morning! Here's a Notice of Public Hearing, for publication on Saturday, March 10, 2012. Thank you for saving that spot for me. Please confirm.

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE SOUTHWEST AREA PLAN – RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 20, 2012 at 1:30 P.M.** to consider the application submitted by Anza/Butterfield Road 34, LLC, on **Change of Zone No. 7050**, which proposes to change the zone from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 32988, Schedule A**, which proposes to subdivide 12.9 acres into 36 single family residential lots with a minimum lot size of 7,200 square feet and three (3) open space lots for enhanced landscape treatments (“the project”). The project is located northerly of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road in the Southwest Area – Rancho California Zoning Area, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 39806**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterl@rctlma.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: March 8, 2012

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 8, 2012, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7050 and TTM 32988

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: March 20, 2012 @ 1:30 PM

SIGNATURE: *Mcgil* DATE: March 8, 2012
 Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Thursday, March 08, 2012 1:15 PM
To: Gil, Cecilia; Anderson, Rosemarie; Kennemer, Bonnie; Reese, Brenda
Subject: RE: FOR POSTING: ZC 7050 TTM 32988

Received and posted

From: Gil, Cecilia
Sent: Thursday, March 08, 2012 9:20 AM
To: Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann; Reese, Brenda
Subject: FOR POSTING: ZC 7050 TTM 32988

Good Morning! Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 8, 2012, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7050 and TTM 32988

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: March 20, 2012 @ 1:30 PM

SIGNATURE: Mcgil
Cecilia Gil

DATE: March 8, 2012

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/23/2012

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07050/TR32988 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

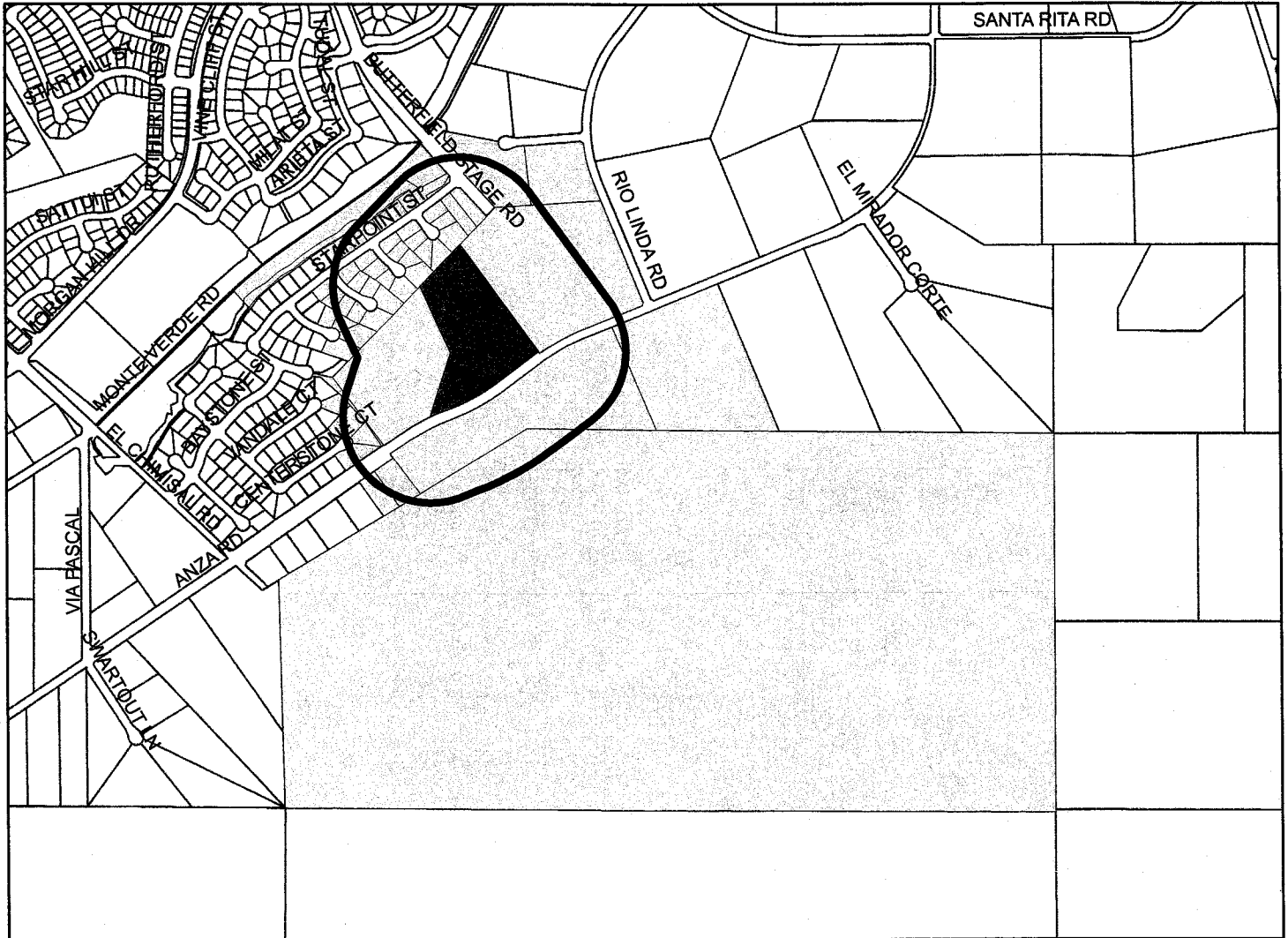
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

✓ 2/23/12 *ajm*
BATES 8/23/12

CZ07050/TR32988 (600 feet buffer)



Selected Parcels

966-401-002	966-430-001	966-380-004	966-410-008	966-401-001	966-411-004	966-400-005	966-411-013	966-430-016	966-411-008
966-400-001	966-401-004	966-411-015	966-411-012	966-400-003	966-390-002	966-430-015	966-400-002	966-401-015	966-431-007
966-411-001	966-401-007	966-430-017	966-430-018	966-401-010	966-401-016	966-401-006	966-400-004	966-411-009	966-401-017
966-380-005	966-411-005	966-401-008	966-401-003	966-401-009	966-410-009	966-380-003	966-380-038	966-380-039	966-380-040
966-411-014	966-401-013	966-430-014	966-411-007	966-401-005	966-401-012	966-380-009	966-380-007	966-380-008	966-380-041
966-431-006	966-411-003	966-390-001	966-411-002	966-401-014	966-401-011	917-300-001	966-411-006		



1,000 500 0 1,000 Feet

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

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

ATTN: Jeffrey R. Leatherman,
General Manager
Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Southern California Edison
2244 Walnut Grove Ave. Room 312
P.O. Box 800
Rosemead, CA 91770-0800

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477
Temecula, CA 92593

Applicant:
Anza Butterfield Road 32, LLC
13240 Evening Creek Dr., Suite 315
Temecula, CA 92128

Eng-Rep:
CSL Engineering, Inc.
11651 Sterling Ave., Suite E
Riverside, CA 92503

Owner:
Robert M. & Kathy Simpson
3771 Parkview Rd.
Lakewood, CA 90712



ASMT: 966411013, APN: 966411013
JANET BENJAMIN, ETAL
45160 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966430017, APN: 966430017
ELLEN WATKINS, ETAL
34091 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966411014, APN: 966411014
MICHAEL BARNEY, ETAL
C/O MICHAEL D BARNEY
45174 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966430018, APN: 966430018
MICHELE CORSO, ETAL
34077 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966411015, APN: 966411015
ERIC YAN
45167 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966431006, APN: 966431006
ROBERT WHELAN
P O BOX 4159
GLENDALE CA 91222

ASMT: 966430001, APN: 966430001
DEBRA BERMUDEZ, ETAL
34103 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966431007, APN: 966431007
MONA ROYAL, ETAL
45560 ANZA RD
TEMECULA, CA. 92592

ASMT: 966430014, APN: 966430014
CHRISTIAN TAFOYA, ETAL
34086 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430015, APN: 966430015
STEPHANIE KOENIGSHOFER, ETAL
34100 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430016, APN: 966430016
CHRISTINE KINGERY, ETAL
34105 CENTERSTONE CIR
TEMECULA, CA. 92592

