

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

514 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
May 30, 2012

SUBJECT: **TENTATIVE PARCEL MAP NO. 36049**– Applicant: French Valley Towne Center, LLC – Third Supervisorial District – Location: Northerly of Benton Road, southerly of Brussels Street, easterly of Leon Road, and westerly of Erica Court – 29.55 Gross Acres - Zoning: Specific Plan (SP 284) - **REQUEST:** The tentative parcel map is a Schedule H subdivision of 29.55 gross acres into one (1) parcel for future residential development and one (1) parcel for a community park/future regional detention basin.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Director on April 9, 2012.

**THE PLANNING DIRECTOR:**

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41966**, 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,

**APPROVED TENTATIVE PARCEL MAP NO. 36049**, 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:  
CSL:wb

REVIEWED BY EXECUTIVE OFFICE  
DATE 7/2/2012  
Tina Grande  
Departmental Concurrence  
ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Benoit and Ashley  
Nays: None  
Absent: Stone  
Date: July 17, 2012  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

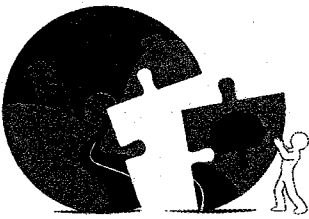
By: *[Signature]*  
Deputy

Prev. Agn. Ref.

District: 3/3

Agenda Number:

1.2



**Carolyn Syms Luna**  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

7/20/12  
Date

KL  
Initial

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.**

**TENTATIVE PARCEL MAP NO 36049 / EA41966**  
*Project Title/Case Numbers*

Wendell Bugtai  
*County Contact Person*

951-955-2419  
*Phone Number*

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

French Valley Towne Center  
*Project Applicant*

P.O Box 1175, San Juan Capistrano, CA 92693  
*Address*

The tentative parcel map is a Schedule H subdivision of 29.55 acres into two lots, one (1) future residential development and one (1) for a future community park/regional detention basin.  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on April 9, 2012, 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.

David Manes For Wendell Bugtai  
*Signature*

Wendell Bugtai, Project Manager  
*Title*

April 9, 2012  
*Date*

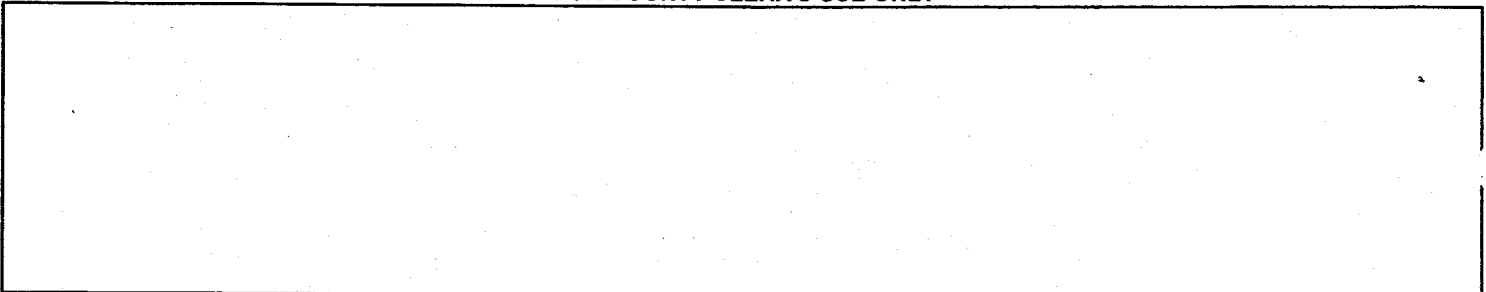
Date Received for Filing and Posting at OPR: \_\_\_\_\_

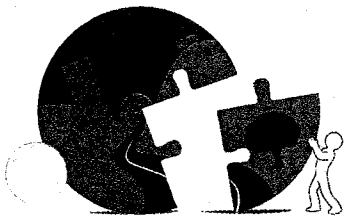
DM/rj  
Revised 8/25/2009  
Y:\Planning Case Files-Riverside office\PM36049\PM36049- NOD Form -9-15-11.docx

Please charge deposit fee case#: ZEA41966 ZCFG 5314

**FOR COUNTY CLERK'S USE ONLY**

JUL 17 2012 1.2





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: TENTATIVE PARCEL MAP NO. 36049

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: Wendell Bugtai Title: Project Planner Date: November 10, 2011

Applicant/Project Sponsor: French Valley Town Center Date Submitted: November 10, 2011

ADOPTED BY: Planning Director

Person Verifying Adoption: Wendell Bugtai Date: April 9, 2012

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 [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org) at 951-955-2419.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA41966 ZCFG5314

JUL 17 2012 1.2

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

R1100626

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: FRENCH VALLEY TOWNE CENTER \$2,044.00  
paid by: CK 220  
paid towards: CFG05314 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA41966  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Jan 25, 2011 09:18  
MGARDNER posting date Jan 25, 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](http://www.rctlma.org)



Agenda Item No.:  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third/Third  
Project Planner: Wendell Bugtai  
Directors Hearing: April 9, 2012

TENTATIVE PARCEL MAP NO. 36049  
E.A. Number: 41966  
Applicant: French Valley Towne Center  
Engineer/Representative: Coory Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 36049 is a Schedule H subdivision of 29.55 gross acres into one (1) parcel for future residential development and one (1) parcel for a community park/future regional detention basin.

The project site is located northerly of Benton Road, easterly of Winchester Road (SR-79), and southerly of Thompson Road in the Southwest Area Plan.

### BACKGROUND:

The proposed tentative parcel map involves parcels that were previously approved for the following developments: Tentative Tract Map No. 33170 and Conditional Use Permit No. 3467. Tentative Tract Map No. 33170 was approved by the Board of Supervisors on April 18, 2006. The Tentative Tract Map currently has a tentative expiration date of April 18, 2014.

Tentative Tract Map No. 33170 was approved for a Schedule A subdivision of 20.80 acres into 24 multi-family residential lots (Condominium/Cluster), 1 private recreation center lot, 1 greenbelt lot, 1 remainder parcel, and 1 open space lot.

The remainder parcel created by the tentative tract map is proposed Parcel 1 of this Tentative Parcel Map and is a community park/regional detention basin for the Quinta Do Lago Specific Plan.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium High Density Residential (CD: MDHR) (5-8 dwelling units per acre), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CD:CR) to the north and west, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to the north and east, and Community Development: Light Industrial (CD:LI) and Community Development: Business Park (CD:BP) to the south
3. Existing Zoning (Ex. #2): Specific Plan (SP) (SP #284 - Quinta Do Lago Specific Plan)
4. Surrounding Zoning (Ex. #2): Specific Plan (SP) to the north and east, Specific Plan (SP) and Scenic Highway Commercial (C-P-S) to the west, and Specific Plan (SP) and Manufacturing-Service commercial (M-SC) to the

*O.M.*

5. Existing Land Use (Ex. #1): south  
Vacant and mostly graded
6. Surrounding Land Use (Ex. #1): Single family residences to the north and east, a commercial shopping center to the west, a proposed commercial shopping center to the northwest, and mini-storage facility and daycare facility to the south
7. Project Data: Total Acreage: 29.55 Gross Acres  
Total Proposed Parcels: 2  
Schedule: "H"
7. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41966**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36049**, 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 High Density Residential (CD: MHDR) (5-8 Dwelling Units Per Acre), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H 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 Multiple 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 High Density Residential (CD: MDHR) (5-8 dwelling units per acre), Open Space – Recreation (OS-R) and Open Space – Conservation (OS-C) on the Southwest Area Plan.
2. The proposed map, a community park/future detention basin and multi-family residential development, are permitted uses in the Community Development: Medium High Density Residential (CD: MDHR) (5-8 dwelling units per acre), Open Space – Recreation (OS-R) and Open Space – Conservation (OS-C) designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (2-5 Dwelling Units Per Acre), Community Development: Commercial Retail (CD:CR), Community Development: Business Park (CD:BP) and Community Development: Light Industrial (CD:LI).
4. The zoning for the subject site is Specific Plan (SP) Specific Plan #284 - Quinta Do Lago Specific
5. The proposed map, Tentative Parcel Map No. 36049, is consistent with the development standards set forth in the Specific Plan (SP) zone.
6. The project site is surrounded by properties which are zoned Specific Plan (SP), Scenic Highway Commercial (C-P-S) and Manufacturing-Service Commercial (M-SC).
7. A portion of the project is located within Cell Criteria Area 5677 of the WRCMSHCP to which a Habitat Acquisition and Negotiation Strategy application (HANS 1058) was approved by the Environmental Programs Division of the Planning Department. This project fulfills those requirements.
8. Environmental Assessment No. 41966 identified the following potentially significant impacts:
  - a. Air Quality
  - b. Biological Resources

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain; or,
  - b. An Alquist Priolo fault hazard zone;
  - c. March Joint Powers Authority Jurisdiction;
  - d. Indian Tribal Land;
  - e. A General Plan Policy Overlay Area;
  - f. A Zoning Overlay Area;
  - g. An Agricultural Preserve;
  - h. A Redevelopment Area;
  - i. A High Fire Area or State Responsibility Area;
  - j. A County Service Area.

3. The project site is located within:
  - a. The City of Temecula sphere of influence;
  - b. The boundaries of the Temecula Valley Unified School District;
  - c. The Valley-Wide Recreation and Parks District;
  - d. The Stephens Kangaroo Rat Fee Area;
  - e. The Lake Skinner dam inundation area;
  - f. The French Valley Airport Influence Area;
  - g. The French Valley Airport Compatibility Zone C and D;
  - h. The Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP);
  - i. An area of Low Liquefaction Potential;
  - j. An area susceptible to Subsidence;
  - k. An area of Low Paleontological Sensitivity;
  - l. Zone B of Lighting Ordinance No. 655; 21.74 miles from Mt. Palomar Observatory;
  - m. The Highway 79 Policy Area; and,
  - n. Planning Area Nos. 5 & 6, and the 1.5 acre greenbelt area identified in Specific Plan No. 284.
  
4. The subject site is currently designated as Assessor's Parcel Numbers 963-060-021, 963-100-003, and 963-100-004.

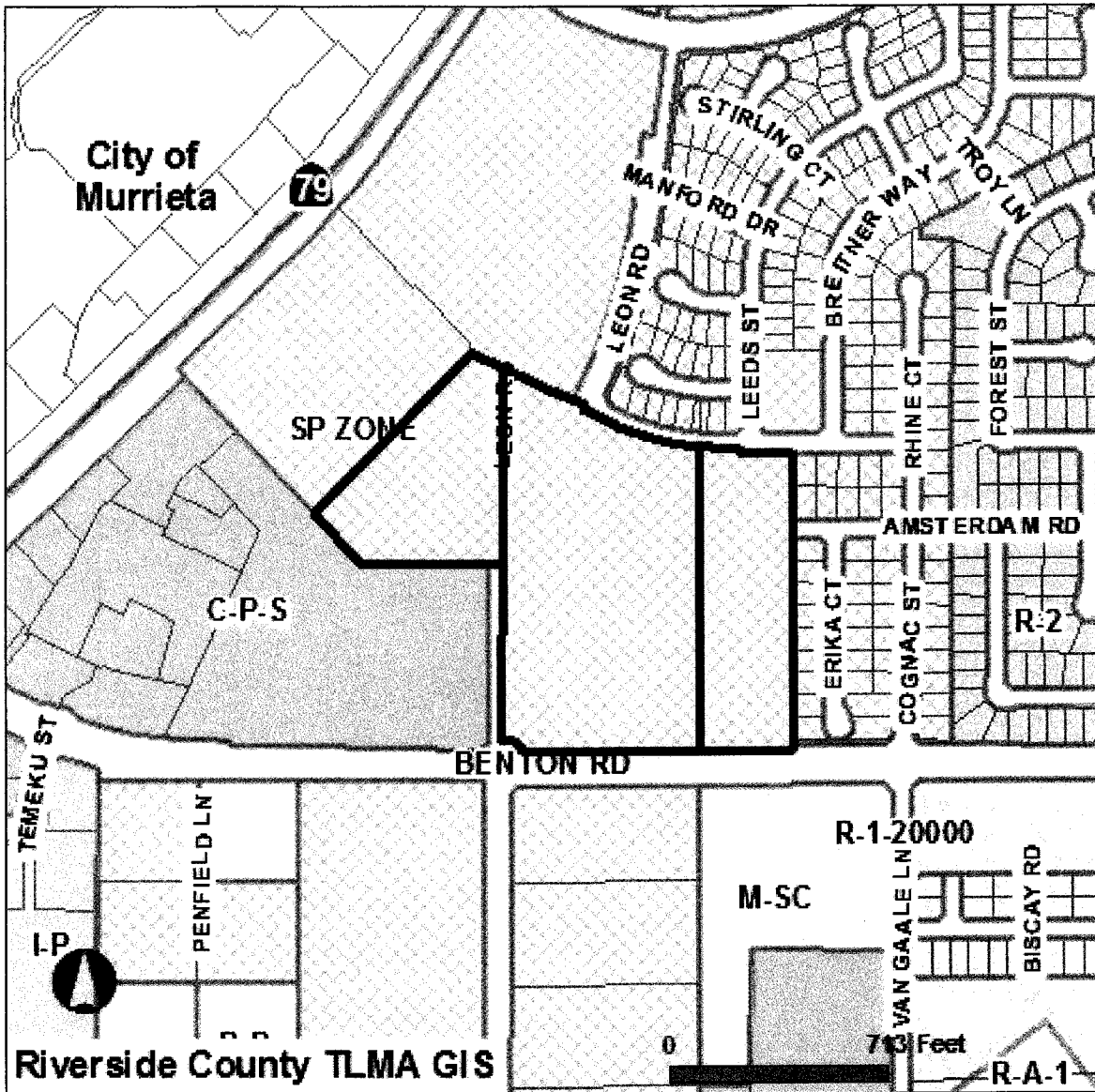
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Date Prepared: 12/15/08

Date Revised: 03/12/12

RIVERSIDE COUNTY GIS



ZONING

CASE	INTERSTATES	HIGHWAYS	CITY
PARCELS	ZONING BOUNDARY	C-P-S	I-P
M-SC	R-1, R-1-20000	R-2	R-A-1
R-R	SP ZONE		

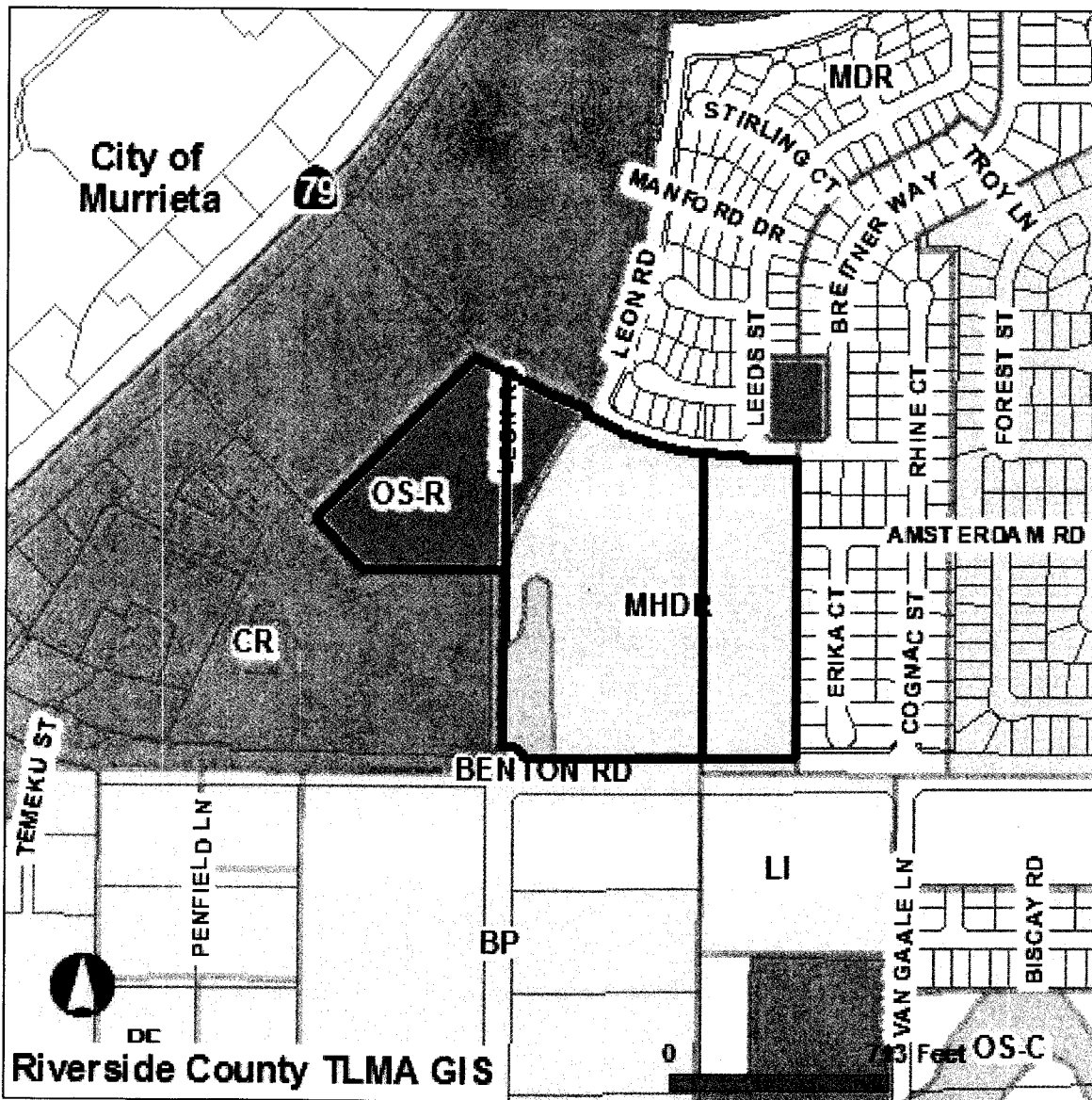
**\*IMPORTANT\***

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

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Version 120118

RIVERSIDE COUNTY GIS



LAND USE

CASE	INTERSTATES	HIGHWAYS	CITY
PARCELS	BP - BUSINESS PARK	CR - COMMERCIAL RETAIL	LI - LIGHT INDUSTRIAL
MDR - MEDIUM DENSITY RESIDENTIAL	MHDR - MEDIUM HIGH DENSITY RESIDENTIAL	OS-C - CONSERVATION	OS-R - OPEN SPACE RECREATION
PF - PUBLIC FACILITIES	VLDL - VERY LOW DENSITY RESIDENTIAL		

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RIVERSIDE COUNTY GIS



LEGEND

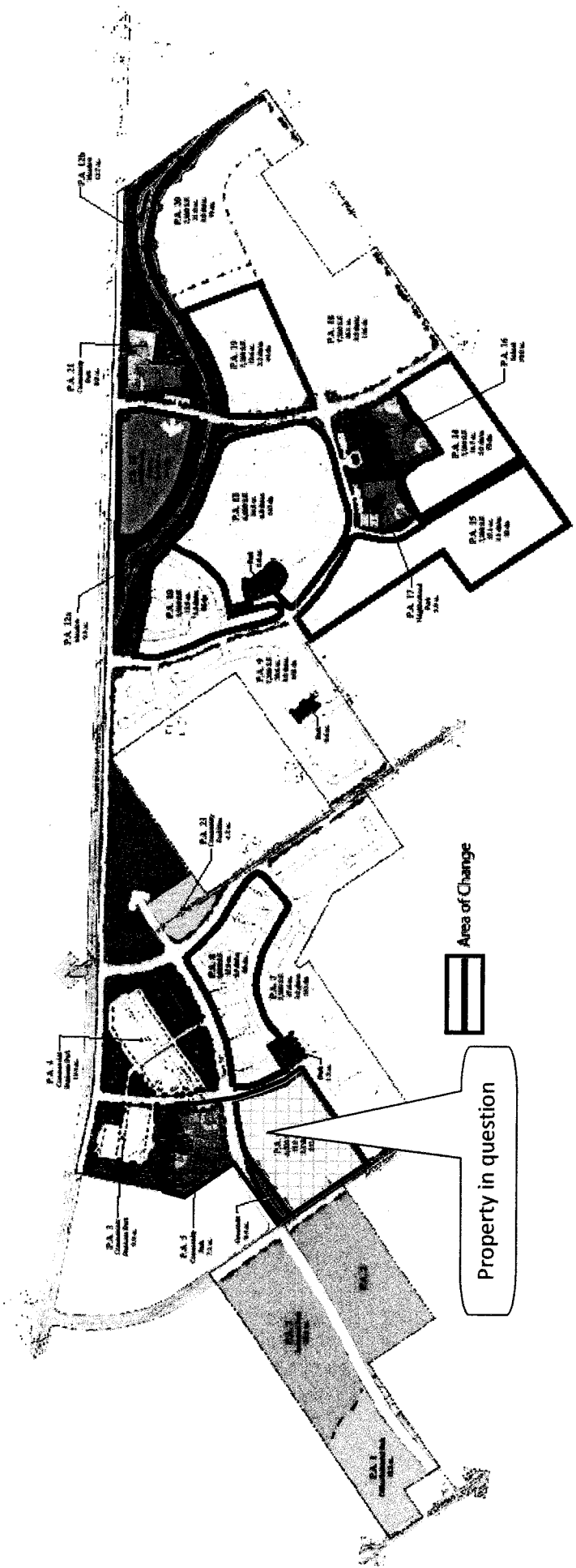
- CASE
- CITY
-  INTERSTATES
-  HIGHWAYS
- PARCELS

**\*IMPORTANT\***

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

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Version 120118



**STATISTICAL ABSTRACT**

LAND USE	ACREAGE	DU/AC	DU
MEDIUM DENSITY RESIDENTIAL	184.7	3.6	665
MEDIUM DENSITY RESIDENTIAL	34.5	4.3	147
MEDIUM-HIGH DENSITY RESIDENTIAL	33.0	5.6	185
MEDIUM-HIGH DENSITY RESIDENTIAL	18.0	7.8	140
HIGH DENSITY RESIDENTIAL	11.9	13.4	147
<b>TOTAL RESIDENTIAL</b>	<b>282.1</b>	<b>4.6</b>	<b>1,284</b>

LAND USE	ACREAGE	DU/AC	DU
COMMERCIAL/BUSINESS PARK	45.3		
INDUSTRIAL PARK	38.8		
OFFICE/INDUSTRIAL PARK	12.2		
COMMUNITY FACILITIES	4.2		
PARKS	23.7		
MEADOWS/GREENBELT	22.4		
SCHOOL	10.0		
MAJOR ROADS	32.3		
<b>NON-RESIDENTIAL TOTAL</b>	<b>189.9</b>		
<b>PROJECT TOTAL</b>	<b>472.1</b>	<b>2.7</b>	<b>1,284</b>

**FIGURE III-1**  
**SPECIFIC LAND USE PLAN**  
**QUINTA DO LAGO**  
 Prepared for: The Botzko Land Company and Southern California District Partners (Richard Arday)

**T&B PLANNING CONSULTANTS**  
 11111 WILSON AVENUE, SUITE 100  
 WESTLAKE, CALIFORNIA 91361  
 www.tbplanning.com  
 Tel: 310.407.1111  
 Fax: 310.407.1112





# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41966  
**Project Case Type (s) and Number(s):** Tentative Parcel Map No. 36049  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, 9<sup>th</sup> Floor, P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Wendell Bugtai, Project Planner  
**Telephone Number:** (951) 955-2419  
**Applicant's Name:** French Valley Towne Center  
**Applicant's Address:** PO Box 1175, San Juan Capistrano, CA 92693  
**Engineer's Name:** Coory Engineering  
**Engineer's Address:** 12631 E. Imperial Highway, Suite F-124, Santa Fe Springs, CA 90670

### I. PROJECT INFORMATION

#### A. Project Description:

**Tentative Parcel Map No. 36049** is a Schedule H subdivision of 29.55 gross acres into one (1) parcel for future residential development and one (1) parcel for a future regional detention basin.

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

**C. Total Project Area:** 29.55 Gross Acres

<b>Residential Acres:</b> 29.55	<b>Lots:</b> 2	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** 963-060-021, 963-100-003, and 963-100-004

**E. Street References:** The project site is located northerly of Benton Road, easterly of Winchester Road (SR-79), and southerly of Thompson Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 5 & 6, Township 7 South, Range 2 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is relatively flat with the exception of two interim detention basins, one located at proposed Parcel 1 and one located in the central portion of proposed Parcel 2. Surrounding land uses include single family residences to the north and east, a commercial shopping center to the west, a proposed commercial shopping center to the northwest, and vacant land and a business to the south.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The proposed project is consistent with the Community Development: Medium High Density Residential (CD: MDHR) (5-8 dwelling units per acre) and Open Space –

Recreation (OS-R) land use designation. The proposed project meets all other applicable Land Use policies.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** A portion of the project site is located within Criteria Area Cell No. 5677 of the Multi-Species Habitat Conservation Plan (MSHCP). Therefore, per section 6.6.2 of the MSHCP, that portion underwent the HANS and JPR review process under a previously approved project, Conditional Use Permit No. 3467. The conditional use permit will result in a direct impact to 0.33 acre of riparian/riverine areas and 0.95 acre of vernal pool habitat; however, through the conservation of superior functions and values within riparian habitat at the Southwestern Riverside County Multiple Species Conservation area along Tualota Creek and the Barry Jones/Skunk Hollow Mitigation Bank, the proposed project would result in biologically superior or equivalent conservation of functions and values. Riparian habitat within the project site does not provide suitable habitat for covered species and would not contribute to a loss of riparian linkages and function of the MSHCP Conservation Area. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed project meets all applicable Noise Element policies.
6. **Housing:** The project does not impact housing.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Medium High Density Residential (CD: MDHR) (5-8 dwelling units per acre), Open Space – Recreation (OS-R)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** Highway 79 Policy Area

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest Area Plan

2. **Foundation Component(s):** Community Development

- 3. **Land Use Designation(s):** Business Park (BP) to the south, Medium Density Residential (MDR) and Commercial Retail (CR) to the north, Medium Density Residential (MDR) to the east, and Commercial Retail (CR) to the west.
- 4. **Overlay(s):** N/A
- 5. **Policy Area(s), if any:** Highway 79 Policy Area

**H. Adopted Specific Plan Information**

- 1. **Name and Number of Specific Plan, if any:** Quinta Do Lago Specific Plan No. 284
- 2. **Specific Plan Planning Area, and Policies, if any:** Planning Areas 5 & 6

**I. Existing Zoning:** Specific Plan (SP)

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** Specific Plan (SP) to the north and east, Scenic Highway Commercial (C-P-S) to the west, and Specific Plan (SP) and Manufacturing-Service Commercial (M-SC) to the south.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

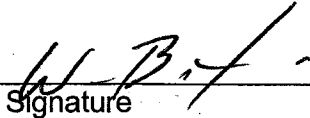
- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant

effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

  
Signature

November 23, 2009

Date

Wendell Bugtai  
Printed Name

For Carolyn Syms Luna, Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact: According to the Southwest Area Plan, portions of Interstate 215 (I-215) and State Route 79 (SR 79) that pass through the Southwest planning area are Eligible Scenic Highways. Interstate 15 (I-15) is designated as an Eligible State Scenic Highway as well. Because the property is only in proximity to eligible scenic highway SR 79, impacts are considered less than significant.

The proposed project will not obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to the public view. Adherence to the Countywide Design Standards and Guidelines will ensure that the proposed development is not aesthetically offensive. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

a) Findings of Fact: The proposed project is located within the Mt. Palomar nighttime lighting policy area of the Southwest Area Plan. Development in the area will be required to adhere to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lighting requirements (i.e. lighting time limits, shielding, type of light bulbs, etc.) specified in the County Ordinance No. 655 for Zone B standards that are intended to limit light leakage and spillage that may interfere with the operation of the Mount Palomar Observatory. The proposed project will adhere to the Countywide Design Standards and Guidelines and will not result in significant impact to the observatory. No adverse impacts to the Mt. Palomar Observatory will occur, and potential impacts are less than significant. The proposed project will be required to comply with all pertinent lighting requirements for projects located within Zone B and 24.74 miles from the Mt. Palomar Special Lighting Area. (COA 50.PLANNING.23) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) This project proposes one single family residence. All standards of Ordinance 655 shall be observed.

b) This project proposes only one single family residence. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and 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)?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

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

Findings of Fact: The project site is not located within an area mapped as Prime Farmland, or Farmland of Statewide Importance; but is designated as Farmland of Local Importance. According to Section 21060.1 of the California Environmental Quality Act (CEQA), "agricultural land" is defined as land that meets the definitions of "prime farmland," "farmland of statewide importance," or "unique farmland." The proposed project will not result in the conversion of Prime or Unique Farmland, or Farmland of Statewide Importance. The project site is not located within an agricultural preserve. The site is not designated for long-term agricultural use by Riverside County's General Plan. Therefore, impacts are considered less than significant.

The proposed project will not be within 300 feet of agriculturally-zoned property. However, in the event that any property within 300-feet of the site becomes zoned for agricultural uses, Riverside County Ordinance No. 625 (Right to farm) shall apply. Because the proposed project would not develop non-agricultural uses within 300-feet of an agriculturally-zoned property, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AIR QUALITY** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality



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Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP.

For the proposed project, short term impacts to air quality will result from construction activities. Air pollutants will be emitted by construction equipment and fugitive dust will be generated during grading. Mitigation for short-term NOx and PM10 emissions will be required as specified in Certified EIR No. 371.

Mitigation: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.6, page II-14; included in Attachment A.

Monitoring: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.6, page II-14; included in Attachment A.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation	<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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policy or ordinance?

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact: The property is not located within the MSHCP Criteria Area and is not designated for open space preservation under the Southwest Area Plan. Riverside County approved the MSHCP on June 17, 2003. An Implementation Agreement (IA) between the US Fish and Wildlife Service (USFWS), the California Department of Fish and Game (CDFG), and the County of Riverside was executed and associated 10(a)(1)(B) Permit No. TE-088609 was issued on June 22, 2004. Because the project site is not located in the MSHCP Criteria Area, pursuant to Permit No. TE-088609, incidental take of "Covered Species Adequately Conserved" listed in Attachment 2 of the Permit is authorized.

According to the MSHCP, the site must be assessed for the potential to support four criteria area species (Coulter's goldfields, smooth tarplant, round-leaved filaree, and little mousetail), two narrow endemic plant species (Munz's onion and California orcutt grass) and the burrowing owl. Sensitive plant focused surveys were conducted in April 2004 and burrowing owl surveys were conducted in May 2004, both with negative results. In addition, the site supports riparian habitat and water-holding basin habitat. Additionally, the project applicant will be required to comply with Riverside County Ordinance No. 810.2 which requires payment of a MSHCP mitigation fee in order to assist in providing revenue to acquire and conserve lands necessary to implement the MSHCP.

Mitigation: The County of Riverside has adopted the MSHCP subsequent to the adoption of Quinta do Lago EIR No. 371. The proposed project will comply with all mitigation requirements set forth in the MSHCP as a condition of project approval. Additionally, no mitigation/monitoring beyond those included in Quinta do Lago EIR No. 371, Section B.11, page II-18; included in Attachment A are required.

Monitoring: The County of Riverside has adopted the MSHCP subsequent to the adoption of Quinta do Lago EIR No. 371. The proposed project will comply with all mitigation requirements set forth in the MSHCP as a condition of project approval. Additionally, no mitigation/monitoring beyond those included in Quinta do Lago EIR No. 371, Section B.11, page II-18; included in Attachment A are required.

**CULTURAL RESOURCES** Would the project

<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact: No historic resources were observed within the project area. However, several historic structures were recorded within 1 mile of the property, and it is possible that structures such as foundations, walls and/or wells, may be buried under the thick vegetation cover.

Mitigation: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.15, page II-20; included in Attachment A.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.15, page II-20; included in Attachment A.

<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: No prehistoric or historical archaeological resources were identified during the survey or known from previous records. However, the dense ground cover limited visibility. The high density of previously-recorded sites within the 1-mile radius of the project area indicates potential for surface or subsurface archaeological resources.

Mitigation: Additional mitigation requirements can be found in Quinta do Lago EIR No. 371, Section B.15, page II-20; included in Attachment A. Also, the project will be conditioned to comply with requirements found in (10.PLANNING.21).

Monitoring: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.15, page II-20; included in Attachment A.

<b>9. Paleontological Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The project site spans an area determined to be Low sensitivity for paleontological resources, based upon the County General Plan Paleontological Sensitivity Map. The map identifies the sensitivity of lands within Riverside County in relation to the potential for finding paleontological resources. No previously recorded fossil site is recorded as occurring in the parcel. However, a fossil bone fragment of a large but otherwise unidentified Pleistocene land mammal was recovered at a depth approximately 15 to 18 feet below previous grade and approximately ¼ mile north-northeast of the northeastern corner of the parcel. The fossil occurrence suggests that there is a potential for Pleistocene fossil land mammal remains being encountered by earth moving associated with development of the site, requiring mitigation.

Mitigation: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.15, page II-20; included in Attachment A.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.15, page II-20; included in Attachment A.

**GEOLOGY AND SOILS** Would the project

**10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

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

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

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

**Findings of Fact:** The project site is not located within an Alquist-Priolo Fault Zone or a County Fault Hazard Zone. No active faults have been mapped within the site.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**11. Liquefaction Potential Zone**

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

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction"

**Findings of Fact:** Liquefaction is a phenomenon where a sudden large decrease of shearing resistance takes place in fine-grained cohesionless and/or low plasticity cohesive soils due to the cyclic stresses produced by earthquakes causing a sudden, but temporary, increase in porewater pressure. According to the Southwest Area Plan, the project site is located in an area mapped as having a low potential for liquefaction and low susceptible sediments. According to the geotechnical report prepared for the Quinta Do Lago Specific Plan EIR No. 371, the liquefaction potential on the site is considered to be low due to the dense nature of the subsurface soils.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**12. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: Given the project's location in Southern California, and the common occurrence of earthquake faults in the region, the project may experience strong seismic groundshaking from a local or regional earthquake of large magnitude. However, the project will follow engineering and design parameters in accordance with the most recent edition of the CBC 2001 and/or the Structural Engineers Association of California parameters, as required in standard County conditions of approval. Meeting CBC 2001 codes and incorporating the recommendations listed in the Geotechnical report for EIR 371 that address issues such as how houses are constructed, how deep foundations have to be, how close to hillsides the house can be, etc...would reduce the potential for strong seismic groundshaking to result in substantial adverse effects to people or structures. Therefore, groundshaking events are expected to cause less than significant impacts to the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: The project site does not contain steep slopes and is documented in the Southwest Area Plan as an area containing slopes less than 15%. Evidence of ancient landslides or slope instabilities at this site was not observed during field investigations; thus, the potential for landslides is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**14. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Resolution No. 94-125

Findings of Fact: See response to Item 11 above for a discussion on liquefaction potential. Secondary effects (other than liquefaction) of seismic activity include various types of ground failure. The probability of occurrence of each type of ground failure depends on the severity of the earthquake, the distance of the site from the zone of maximum energy release of the quake, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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topography of the site, the site's subsurface materials, and groundwater conditions beneath the site, besides other factors. As stated in the geotechnical report, no active faults are on the site, and therefore the probability of hazards due to fault ground rupture is considered low with incorporation of UBC guidelines and the recommendations listed in the geotechnical report.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: No known active volcanoes are located in Southern California. The possibility of mudflow does not exist locally, as there are no steep slopes. The project site lies approximately 2.5 miles west of Lake Skinner. Assuming that the dam and reservoir were designed with respect to the seismic forces expected to act upon it, impacts from earthquake-induced flooding and seiche are considered less than significant.

Mitigation: The project will be required to prepare an Environmental Constraints Sheet (ECS) detailing the project vicinity of the Lake Skinner Dam. (COA 50.PLANNING.14)

Monitoring: Conditions of approval will be monitored by the Department of Building and Safety through the building plan check process.

**16. Slopes**

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riv. Co. 800 Scale Slope Maps, Project Application Materials

Findings of Fact: Proposed grading will have a less than significant impact on existing topography and ground surface relief features. The property is flat and contains no measurable slopes or distinct landform features. Cut and fill slopes constructed with the on-site soils are anticipated to be stable with respect to deep seated and surficial instability to heights of up to 10 feet and at an inclination of 2:1.

According to the project's geotechnical report, development of the proposed project will not involve the formation of fill slopes greater than 2:1 (horizontal to vertical) or higher than 10 feet. Cut slopes will not be steeper than 2:1 (horizontal to vertical); however, if steeper cut slopes are needed during

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction, this will require slope stability analysis to verify stability. Therefore, impacts are considered less than significant.

No subsurface sewage disposal systems are currently on-site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. 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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact: Grading will take place over the entire project boundary; however, with incorporation of standard best management practices for reducing fugitive dust, erosions and sedimentation, impacts are considered less than significant.

The project's geotechnical report performed Expansion Index testing on a representative near-surface sample. Testing was performed in general accordance with ASTM Test Method D4829. The results indicate an Expansion Index (EI) of 65 for the soil tested. This is considered a medium expansion potential in accordance with Table 18-1-B of the 2001 CBC. All grading procedures shall be in compliance with the Riverside County Grading Standards including requirements for erosion control during rainy months. The majority of on-site soils possess either no or very low potential for expansion. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**18. 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: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: The project's proposed storm drain system will be a part of the system proposed for the adjacent properties that are within the Quinta do Lago Specific Plan, which will discharge most storm water runoff into the Murrieta Creek channel. The proposed project's individual contribution to the storm water runoff discharge into the receiving waters is considered an insignificant amount that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will not, in and of itself, change the disposition, siltation or erosion rate. Impacts are considered less than significant.

During construction, the potential for on-site water-induced erosion is considerably higher than pre-construction and post-construction. After construction is complete and the site is covered with impervious surfaces, the potential for off-site (downstream) erosion is considerably higher. With implementation of construction-phase and operational-phase standard best management practices for reducing erosion through standard County conditions of approval, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>19. Wind Erosion and Blowsand from project either on or off site.</b>                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? |                          |                          |                                     |                          |

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

Findings of Fact: The project site is not located within the boundaries of the Riverside County's Agricultural Dust Control Areas, as established by Ordinance No. 484.2. The Ordinance prohibits the disturbance of land without sufficient protection to prevent the soil from being eroded by wind, and blown onto a public road(s) or other public or private property.

The project site is located within an area with a Moderate Wind Erodibility Rating, as outlined in the Wind Erosion Susceptibility Map of the Safety Element of the County General Plan.

During construction, the potential for wind-induced erosion and blowsand is considerably higher than after construction is completed. All grading on the project site will be required by existing regulations, such as the NPDES construction storm water permit, to use Best Management Practices (BMPs) to prevent wind erosion. Examples of BMPs incorporated on the site could be frequent watering and use of soil stabilizers. Use of these BMPs will reduce any wind erosion and/or blowsand impacts to less than significant levels caused by project implementation. After construction is complete, wind-induced erosion and blowsand are not expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>20. Hazards and Hazardous Materials</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? |                          |                          |                                     |                          |
| b) Create a significant hazard to the public or the   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: Land uses proposed for the project are residential development on 20.8 acres. Residential uses have little potential for storage of toxic substances with the exception of household chemicals. Common household chemicals are of such low concentration and volume that they pose no significant impacts to human health and safety. Implementation of the objectives contained in the County General Plan with regard to toxic substances requires that the safe handling, disposal, and clean-up of toxic substances be implemented in compliance with federal, state, regional programs and regulations.

During construction, the proposed project will maintain access for local residents and emergency access for emergency vehicles. Impacts are considered less than significant.

There are no existing schools within three-quarter mile of the project site. One elementary school is proposed within the Quinta do Lago Specific Plan No. 284 to partially alleviate impacts to the Murrieta Valley Unified School District (MVUSD) as a result of surrounding development. However, this action has not been finalized at this time. Because the proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, impacts are considered less than significant.

Mitigation: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.8, page II-16; included in Attachment A.

Monitoring: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.8, page II-16; included in Attachment A.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Materials, SB 97, State CEQA Guidelines Revisions (State adopted Jan. 1, 2010)

**Findings of Fact:**

- a) The project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Given the project is proposing a two (2) lot subdivision, there will less than significant impact as it related to greenhouse gases.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**22. 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:** The project site is located north of the French Valley County Airport and within the French Valley Airport Influence Area. The project site is proposed within Area III of the Airport-Influence Area. The project site uses are permitted provided that future housing be soundproofed to achieve interior annual noise levels not to exceed 45dB CNEL in any habitable room with windows closed. The project has been reviewed by the Airport Land Use Commission and found consistent with the Comprehensive Land Use Plan (2007) of the French Valley Airport.

**Mitigation:** No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.27, page II-31; included in Attachment A.

**Monitoring:** No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.27, page II-31; included in Attachment A.

**23. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residences are intermixed with wildlands?

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

Findings of Fact: The project site is not located within a hazardous fire area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**24. Water Quality Impacts**

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

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

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

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

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

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

g) Otherwise substantially degrade water quality?

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

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

Findings of Fact:

a) Implementation of the proposed project could result in short-term erosion and sedimentation impacts during project grading, creating the potential for erosion and sedimentation of local drainage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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courses. However, since only one single family residence and one detention basin are being proposed, the impact is considered less than significant.

b) Because only single family residences and one detention basin are being proposed, no violation of any water quality standards or waste discharge requirements is anticipated. Therefore, the impact is considered less than significant.

c-d) Because only single family residences are being proposed, impacts from increased flow rates from the project are considered less than significant. Increased site runoff will be accommodated by the adopted Quinta do Lago Storm Drain Master Plan.

e-f) The proposed project is not within a 100-year or 500-year floodplain area.

g) The proposed project will not otherwise substantially degrade water quality.

h) New or retrofitted stormwater Treatment Control Best management Practices (BMP's) are not anticipated to result in significant environmental effects.

**Mitigation:** No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.4 on page II-12 and Section B.7 on page II-15; included in Attachment A.

**Monitoring:** No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.4 on page II-12 and Section B.7 on page II-15; included in Attachment A.

## 25. Floodplains

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**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:** The proposed project will not significantly increase the general coefficient of runoff; however TPM No. 36049 will increase the area of imperviousness. This will result in increased runoff

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and decreased absorption into the soil onsite. The storm water drainage system for the proposed project will be interconnected with the adjacent developments to be constructed pursuant to Specific Plan No. 284 (Quinta do Lago). The proposed project's contribution to this storm drain system is considered insignificant compared to the overall runoff generated by the Quinta do Lago Specific Plan projects.

The project site is approximately 2.5 miles west of Lake Skinner and the site is located within a "dam hazard zone" as shown in the Southwest Area Plan. The project will be required to prepare an ECS detailing the project's vicinity to the Lake Skinner Dam. Impacts are considered less than significant.

Since the area of imperviousness will increase, the amount of runoff into the project's receiving water will increase as well. The storm water drainage system for the proposed project will be interconnected with the neighboring developments to be constructed pursuant to Specific Plan No. 284 (Quinta do Lago). The proposed project's contribution to this storm drain system is considered insignificant compared to the overall runoff generated by the Quinta do Lago Specific Plan projects.

Mitigation: The project will be required to prepare an Environmental Constraints Sheet (ECS) detailing the project vicinity of the Lake Skinner Dam. (COA 50.PLANNING.14)

Monitoring: Conditions of approval will be monitored by the Department of Building and Safety through the building plan check process.

**LAND USE/PLANNING** Would the project

<b>26. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact: The proposed project will result in an alteration of the present land use of the project site. However, since only one single family residence and one detention basin are proposed, the proposed project will not result in a substantial alteration of the planned land use. Therefore, the impact is considered less than significant.

The project site is located within the sphere of influence of the City of Temecula. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>27. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is currently zoned SP (Specific Plan) with the land use designation of Medium High Density Residential (5-8 du/ac); however, However, only one single family residence and one detention basin are proposed. Impacts from land use designation changes are not expected.

b) Properties to the north and east are zoned for Specific Plan No. 284 with the exception of property located adjacent to the southwest. This property is zoned Scenic Highway Commercial (C-P-S) under the Dutch Village Specific Plan. However, this property is similarly designated as commercial properties to the north and east. Furthermore, this residentially designated property is separated from all commercially and industrially designated properties by either street frontage or landscaped/recreational buffers.

c) Properties to the north and east are designated Medium Density Residential and Medium High Density Residential respectfully. Properties to the west and south are zoned for Specific Plan No. 284, Commercial/Business Park and Industrial Park. Therefore, impacts from zoning inconsistencies are not expected.

d) All properties surrounding the project site are being developed for the Quinta do Lago Specific Plan No. 284, therefore the project is compatible with planned land uses and impacts are considered less than significant. The proposed project is consistent with the land use designation for the Southwest Area Plan and surrounding Quinta do Lago Specific Plan (No. 284/EIR No. 371).

e) The project site lies on the northeast edge of the designated "Urban Area" adjacent to Highway 79. Since the project will be developed within the approved Quinta do Lago Specific Plan, which proposes the development of approximately 470 acres. However, since only one single family residence and one detention basin are proposed, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project

<b>28. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:** The project site is mapped as MRZ-3 and is not located within an area of known mineral resources. The project is consistent with the approved Southwest Area Plan's land use designation for the property; thus, implementation of the project would be consistent with the finding of "less than significant impact" previously disclosed in the County General Plan EIR for mineral resources.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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

<b>29. Airport Noise</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/>				

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

**Findings of Fact:** The project site is located within the French Valley Airport Influence Policy Area. Based on Policy Area maps and the Acoustical Analysis, the project is located approximately 0.5 mile from the 60 CNEL Noise Contour boundary and is considerably less than 65 dBA CNEL. However, aircraft activity over the site may occur from time to time.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**30. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact: There is no railroad within 8 miles of the site. This is not expected to change; therefore, the project will not be impacted by railroad noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: Interstate 215 (I-215) is located approximately 3.2 miles west of the project site. Therefore the project site is not subject to highway noise. However, The expected future roadway noise impact was projected using the Federal Highway Administration's Highway Noise Prediction Model (FHWA RD-77-108) together with several roadway and site parameters. The calculations yield a design noise level of 76.4 dBA CNEL at 50 feet from the centerline of each road. Table 3 and Exhibit 3 of the Acoustical Analysis, prepared by Gordon Bricken and Associates, illustrates the nearest residential development is approximately 69 feet from the closest roadway centerline and at 75 dBA CNEL. Vehicular traffic on these roadways, as well as on interior roadways of the project, may significantly impact proposed residences by exceeding the County's noise requirements of 65 CNEL exterior and 45 CNEL interior.

Mitigation: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.5, page II-13; included in Attachment A.

Monitoring: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.5, page II-13; included in Attachment A.

**32. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact: Short-term construction related noise impacts may occur during project grading and construction.

Mitigation: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.5, page II-13; included in Attachment A.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.5, page II-13; included in Attachment A.

**33. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: The change in land use designation from Medium High Residential to Medium High Density-Multi-Family-Residential development will have a less than significant ambient noise increase. The project will not cause exposure of persons to or generation of noise levels or vibration levels in excess of standards established by the County of Riverside.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**POPULATION AND HOUSING** Would the project

**34. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact: The proposed project is located on unoccupied property. The proposed development will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

The proposed project is a single family residence and a detention basin; therefore it will not create a demand for additional housing.

There are no known redevelopment project areas in proximity to the project site.

The project is located in the Southwest Area Plan and is consistent with the Area Plan land use designation of Medium High Density-Multi-Family-Residential (5-8 du/ac). The TPM No. 34049 and PP No. 19962 proposal would not generate a population or population growth beyond that envisioned to occur by the approved Southwest Area Plan. The project is therefore consistent with the finding of "less than significant impact" previously disclosed in County General Plan EIR for population and housing.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

<b>35. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project is not located within an identified high fire hazard area. Buildout of the project will result in an increase in population and residential structures, increasing the need for fire emergency services and facilities.

Mitigation: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.18, page II-23; included in Attachment A.

Monitoring: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.18, page II-23; included in Attachment A.

<b>36. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** Law enforcement services to the project area are primarily provided by the Riverside County Sheriff's Department. Buildout of the project will result in an increase in population, increasing the need for sheriff services and facilities. The need for additional Sheriff services would not create service impacts beyond those previously disclosed in the County General Plan EIR (Impact 4.15.2). Prior to the issuance of occupancy permits, the applicant shall comply with the provisions of the County Development Impact Fee (DIF) Ordinance No. 659, which requires a fee payment that the County applies to funding of public facilities, including Sheriff facilities.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**37. Schools**

**Source:** Temecula Valley Unified School District correspondence, GIS database

**Findings of Fact:** The proposed project site is located within the jurisdictional boundaries of the Temecula Valley Unified School District (TVUSD). Buildout of the project will result in an increase in school age population, increasing the need for school services and facilities. The need for additional school services would not create service impacts beyond those previously disclosed in the County General Plan EIR (Impact 4.15.5).

**Mitigation:** No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.20, page II-25; included in Attachment A.

**Monitoring:** No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.20, page II-25; included in Attachment A.

**38. Libraries**

**Source:** RCIP

**Findings of Fact:** The project site is located within the Riverside County Public Library service area. Buildout of the project will result in an increase in population, increasing the need for public library services and facilities. The need for additional library services and facilities would not create service impacts beyond those previously disclosed in the County General Plan EIR (Impact 4.15.6). Prior to the issuance of occupancy permits, the applicant shall comply with the provisions of the County Development Impact Fee (DIF) Ordinance No. 659, which requires a fee payment that the County applies to funding of public facilities, including library facilities.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**39. Health Services**

**Source:** RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** Buildout of the project will result in an increase in population, increasing the need for medical services and facilities. The need for additional medical facilities would not create service impacts beyond those previously disclosed in the County General Plan EIR (Impact 4.15.7). The project lies within the service area of the Riverside County Fire Department for emergency first aid and rescue. Ambulance transportation is provided by a private ambulance company. Riverside County conducts periodic medical needs assessments and funds the construction and/or expansion of medical facilities according to the level of medical demand.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**RECREATION**

**40. 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:** Only one single family residence and one detention basin are being proposed. No recreational facilities are being proposed or expanded. Therefore, there is no impact.

**Mitigation:** No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.21, page II-26; included in Attachment A.

**Monitoring:** No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.21, page II-26; included in Attachment A.

**41. Recreational Trails**

**Source:** Project Materials

**Findings of Fact:** According to the Trails and Bikeway System plan, a Regional Trail is located adjacent to the western boundary of the project site and a Class I Bike Path is located within 0.5 mile northwest of the project site. The project proponent will implement this RCIP Regional Trail along the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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eastern boundary of Leon Road pursuant to Riverside County Open Space and Parks District. No recreational trails are proposed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>42. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a-j) Because only one single family residence and one detention basin are being proposed, the impact is less than significant.

Mitigation: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.16, page II-21; included in Attachment A.

Monitoring: No additional requirements beyond those included in Quinta do Lago EIR No. 371, Section B.16, page II-21; included in Attachment A.

<b>43. Bike Trails</b>	<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: RCIP

Findings of Fact: According to the Bikeways and Trail Plan, a Regional Trail is located within 0.5 mile northwest of the project site and a Class I Bike Path is located directly adjacent to the western boundary of the project site. Bicycle trails are not planned by the County to cross the project site. The project proponent will implement this RCIP Regional Trail along the eastern boundary of Leon Road pursuant to Riverside County Open Space and Parks District.

Mitigation: The project proposal will construct a Class I Bikeway as shown on the approved trail plan. Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside county Park and Open Space District. (COA.90.Parks.1)

Monitoring: Conditions of approval will be monitored by the Riverside County Building and Safety Department and the Riverside County Open Space and Parks District during the building plan check process.

**UTILITY AND SERVICE SYSTEMS** Would the project

**44. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact: Potable water will be provided to the proposed project by the Eastern Municipal Water District (EMWD). Since most of EMWD's water sources do not require treatment prior to distribution, the project is not expected to cause a need for new, or expanded water treatment facilities. Impacts are considered less than significant.

The proposed project is a portion of EMWD's Assessment District No. 6. The District has existing water lines within surrounding roads adjacent to the project site. Additionally, a 2.1 million gallon reservoir is located east of the project site. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>45. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: Only one single family residence and one detention basin are being proposed. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>46. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a) Solid waste services will be managed by the Riverside County Waste Management Department. Only one single family residence and one detention basin are proposed. Therefore, the impact is considered less than significant.

b) This project will comply with federal, state and local statutes and regulations related to solid wastes (including the County Integrated Waste Management Plan) and the recommendations in the letter dated July 7, 2008, from Riverside County Waste Management Department. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**47. Utilities**

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

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

Source: RCIP

Findings of Fact: Electricity will be provided by Southern California Edison Company. Gas will be provided by Southern California Gas Company. The proposed project would not be regarded as an energy intensive land use. Energy consumption levels would not be expected to exceed typical requirements for similar residential development, and service providers have indicated an ability to serve the project without significantly affecting the provision of energy resources. The project will be conditioned to comply with Titles 20 and 24 of the California Code of Regulations.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**OTHER**

48. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review of application materials.

Findings of Fact: No other specific issues have been identified for evaluation.

Mitigation:

Monitoring:

**MANDATORY FINDINGS OF SIGNIFICANCE**

49. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of	<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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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. The project proposed one single family dwelling and one detention basin. Therefore, the impact is considered less than significant.

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. Only one single family residence and one detention basin are proposed. Therefore, the impact is considered less than significant.

51. 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. Only one single family dwelling and one detention basin are proposed. Therefore, the impact is considered less than significant.

The preceding assessment does not identify the potential for any substantial adverse effects on human beings. The County's procedures for implementing CEQA provide a mechanism for reevaluation of this finding in the event that the specific nature of the site's future use presents the potential for substantial adverse impacts on humans.

**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:

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. Riverside County Integrated Project General Plan Program EIR, Certified October 7, 2003.
2. Southwest Area Plan, adopted October 2003.
3. Quinta do Lago Specific Plan No. 284/EIR No. 371, adopted August 26, 1994.

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

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

Y:\Planning Case Files-Riverside office\PM36049\PM36049 - EA41966 - 12-14-10.doc  
Revised: 02/27/12

PARCEL MAP Parcel Map #: PM36049

Parcel: 963-100-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36049 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36049, Amended No. 4, dated 11/8/10.

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

10. EVERY. 1 SP - Hold Harmless

INEFFECT

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division is a Schedule H subdivision of 29.55 gross acres into one 19.28 acre parcel for future residential development and one 7.57 acre parcel for a future community park/regional detention basin.

10. EVERY. 2 SPA - Amendment Description

INEFFECT

This Specific Plan Amendment alters the target density and housing type product for Planning Area No. 6 and update the Specific Plan Requirements and Design Guidelines due to the 10 year life span and for Highway 79 consistency of Specific Plan No. 284 (Qunita Do Lago).

PARCEL MAP Parcel Map #: PM36049

Parcel: 963-100-004

10. GENERAL CONDITIONS

10. EVERY. 3 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 or FINAL MAP, which action is brought within the time period provided for in California Government Code Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP 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.

10. EVERY. 3 SPA - Replace all previous

INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future

CEL MAP Parcel Map #: PM36049

Parcel: 963-100-004

10. GENERAL CONDITIONS

10. EVERY. 3 SPA - Replace all previous (cont.) INEFFECT

land development applications comply with the following conditions:

10. EVERY. 4 SP - SP Document INEFFECT

Specific Plan No. 284A2 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution and all resolutions for prior amendments to the Specific Plan.
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.
7. Specific Plan Design Guidelines and General Plan Consistency portion of the Specific Plan.

b. Environmental Impact Report No. 371 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices
8. Addendum Document to EIR 371 prepared for the Specific Plan Amendment (including the Initial Study and all related technical studies (i.e. Biological, Geological, Traffic, ALUC, etc.)

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

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10. GENERAL CONDITIONS

10. EVERY. 5                      SP - Definitions                      INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 284A2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 284, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 07061.

GPA = Comprehensive General Plan Amendment No. 301.

EIR = Environmental Impact Report No. 371.

10. EVERY. 6                      SP - Ordinance Requirements                      INEFFECT

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

10. EVERY. 7                      SP - Limits of SP DOCUMENT                      INEFFECT

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

BS GRADE DEPARTMENT

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

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

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

All grading shall be performed in accordance with the recommendations of the included -County approved-

CEL MAP Parcel Map #: PM36049

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10. GENERAL CONDITIONS

10.BS GRADE. 3                    SP-GSP-2 GEO/SOIL TO BE OBEYED (cont.)                    INEFFECT  
geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4                    SP-ALL CLEARNC'S REQ'D B-4 PMT                    INEFFECT  
Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5                    SP-NO GRADING & SUBDIVIDING                    INEFFECT  
If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

10.BS GRADE. 6                    MAP - NO GRADING PERMITS                    RECOMMND  
NO GRADING PERMITS SHALL BE ISSUED FOR ANY PARCEL OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED BY THE PLANNING DEPARTMENT.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    SP - SCREEN CHECK NO. 1                    INEFFECT  
The Department of Environmental Health (DEH) has received and reviewed the Screen Check No. 1 dated 12-22-04 and has no objections.

Any pools or spas in such compounds will require a plan check submittal to DEH prior to Building and Safety permits.

10.E HEALTH. 2                    EMWD WATER AND SEWER                    RECOMMND  
All lots under Parcel Map#36049 are proposing Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot

PARCEL MAP Parcel Map #: PM36049

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10. GENERAL CONDITIONS

10.E HEALTH. 2 EMWD WATER AND SEWER (cont.) RECOMMND

are met with EMWD, as well as, all other applicable agencies.

Any existing septic system(s) and/or well(s) must be 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-#13-HYDRANT SPACING RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP DRAINAGE SYS MAINTENANCE INEFFECT

Routine maintenance of the rest of the proposed drainage system would not be performed by the District. The proposed rectangular channel across the industrial park could be maintained by a commercial entity. Facilities in street right of way should be maintained by the County Transportation Department.

10.FLOOD RI. 2 SP RETENTION FACILITIES INEFFECT

A hydrology report dated December 1998 was reviewed and approved by the District. The study was based on the concept of regional detention basins. To date (Feb 2005) none of the regional basins have been constructed. Unless and until the regional basins are constructed, each project within the specific plan shall include detention facilities that attenuate post development flows to pre-development flow rates.



CEL MAP Parcel Map #: PM36049

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10. GENERAL CONDITIONS

10.FLOOD RI. 3

SP GREENBELT DRAINAGE

INEFFECT

The proposed greenbelt drainage system and detention facilities are critical elements of the entire specific plan. Their final size, location, and schedule of implementation are crucial in the development of this site. Even though the applicant believes that the final engineering of these facilities will result in a design that will "fit" the land use plan, the applicant shall complete and the District shall approve such final engineering prior to the approval of any further development proposals within Specific Plan 284, including, but not limited to, the approval of a parcel map processed for financing purposes.

It is possible that the engineered plan may require the alteration of planning areas set aside for residential dwellings and even the deletion of lots from those areas. If such alterations are determined by the Planning Director to be significant, the applicant shall prepare, submit and process for approval a specific plan amendment.

10.FLOOD RI. 4

SP FLOOD CONTROL FACILITIES

INEFFECT

The flood control facilities will require maintenance by a public agency, preferably a park district for the greenbelt park drainage system, or a guarantee of such maintenance by a public agency in the event responsible private parties fail to meet their maintenance obligation. The proposed greenbelt facilities have little regional benefit and are required mainly for the applicant's convenience. Maintenance expenses for the greenbelt park drainage system in particular will be high. Unless a park district maintains them, the District must ensure that the public is not unduly burdened for future costs. If this is the case, the District will require that concurrent with the submittal of any development application or prior to the issuance of any grading permit within Specific Plan No.284, whichever occurs first, the developer shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the specific plan. Said agreement shall be acceptable to both the District and County Counsel and shall include, but not necessarily be limited to, the following:

a. A precise description of the facilities to be maintained and the acceptable level of that maintenance.

05/31/12  
14:05

Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.FLOOD RI. 4

SP FLOOD CONTROL FACILITIES (cont.)

INEFFECT

b. The right of the District to review and approve the design and any future modifications to the drainage facilities covered by the agreement.

c. A clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.

d. An establishment of time frames and procedures for noticing and compliance.

e. A provision whereby the primary maintenance responsibility for the drainage facilities will fall to Developer/Homeowners Association (DHOA). The District will assume maintenance responsibility only if DHOA fails to do so. If the District is forced to assume the maintenance responsibility a method for reimbursement will result in the District having the ability to place liens against the property(s) of Developer or individuals of the DHOA.

f. A requirement for the developer to establish an automatically renewable Letter of Credit (LOC) (or other acceptable alternate) in favor of the District, which can be drawn upon by the District in the event, the DHOA income is insufficient to meet the required maintenance costs. This LOC must have a life span from 50 to 99 years.

g. A guarantee that each year the DHOA will submit to the District a maintenance status report for all facilities covered under this agreement. This report must be certified by a Civil Engineer, licensed in the State of California and previously approved by the District. If DHOA fails to submit said report, the District shall commission the report and invoice DHOA.

h. A stipulation that the DHOA would be responsible for obtaining and maintaining in perpetuity, all licenses, permits and other rights required for the proper maintenance of the drainage facilities.

i. The right of the District to approve any contractor hired by the DHOA to perform maintenance on the drainage facilities.

j. A clause providing that if the District is forced to

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 SP FLOOD CONTROL FACILITIES (cont.) (cont.) INEFFECT

assume the maintenance responsibility for the drainage facilities, ownership of the facilities will fall to the District.

k. DHOA must agree to indemnify, hold harmless and defend the District and the County of Riverside against any claims or liability resulting from the construction, operation, maintenance and all other use of the drainage facilities.

l. An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of many park features.

m. Access rights for the District for inspection purposes.

n. A provision that gives the District the right to review and approve the C.C.& R's.

o. The right for the District to review and approve the methodology used by developer to determine the monthly fee to individual homeowners and the minimum balance available

10.FLOOD RI. 5 SP BLUE LINE WATERCOURSE INEFFECT

Any impact to blue-line watercourses identified on the USGS map requires application for an Army Corps of Engineer 404 Permit. In addition, a 1603 or 1601 permit from the California Department of Fish and Game would be required since this project involves construction within a natural stream course.

10.FLOOD RI. 6 SP NPDES REGULATIONS INEFFECT

This project disturbs more than five acres and will require a National Pollutant Discharge Elimination System (NPDES) Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the District or the Department of Building and Safety has determined that the project has been granted a permit or is shown to be exempt. This should be stated in the specific plan in the Water Quality Subsection.

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10. GENERAL CONDITIONS

10.FLOOD RI. 7                    SP ADP FEES                    INEFFECT

This site is located within the bounds of the Murrieta Creek, Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for projects within this SP. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment.

10.FLOOD RI. 8                    SP ONSITE STORM DRAINS                    INEFFECT

Design of the rectangular channel and onsite storm drain system should provide for adequate inlets and outlets onsite.

10.FLOOD RI. 9                    MAP FLOOD HAZARD REPORT                    RECOMMND

Tentative Parcel Map No. 36049 is a proposal for Schedule H subdivision of 29.55 acres into one (1) parcel for future development and one (1) parcel for a future regional detention basin. The site is located in the Southwest Area Plan north of Benton Road, south of Brussels Street, east of Leon Road and west of Erica Court. This site falls within the boundaries of Specific Plan 284.

This site receives a significant amount of storm runoff from the north and concentrated runoff from the development to the east. The existing detention basin located on Parcel 1 was intended to be part of a regional basin under a proposed greenbelt drainage system per the specific plan.

The proposed greenbelt drainage system and detention facilities are critical elements of the entire specific plan. As stated in the specific plan the District will not maintain this detention basin.

This proposal is mainly to subdivide the lot for the construction of the regional basin. The calculations submitted to support the design of the regional basin do not appear to have been performed using the District's criteria but it appears that there is enough area on parcel 1 to enlarge the basin if needed.

The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for

CEL MAP Parcel Map #: PM36049

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10. GENERAL CONDITIONS

10.FLOOD RI. 9                    MAP FLOOD HAZARD REPORT (cont.)                    RECOMMND

Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 13                    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. 14                    MAP COORDINATE DRAINAGE DESIGN                    RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1                    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 H, unless modified by the conditions listed herein.

10.PLANNING. 1                    SP - MAINTAIN AREAS & PHASES                    INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or

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10. GENERAL CONDITIONS

10.PLANNING. 1                    SP - MAINTAIN AREAS & PHASES (cont.)                    INEFFECT

specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 2                    MAP - FEES FOR REVIEW                    RECOMMND

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

10.PLANNING. 2                    SP - NO P.A. DENSITY TRANSPER                    INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process or Specific Plan Substantial Conformance process, as determined by the Planning Department.

10.PLANNING. 4                    MAP - LANDSCAPE MAINTENANCE                    RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 6                    MAP - TRAIL MAINTENANCE                    RECOMMND

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

10.PLANNING. 8                    MAP - ZONING STANDARDS                    RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Quinto Do Lago Specific Plan, Planning Areas 5 & 6 (SP284, PAs 5 & 6) zone.

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

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

10.PLANNING. 14 MAP - ORD NO. 659 (DIF) RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

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

10.PLANNING. 19 MAP - M/M PROGRAM (GENERAL)

RECOMMND

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

10.PLANNING. 20 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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



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10. GENERAL CONDITIONS

10.PLANNING. 21

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

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

10.PLANNING. 22

MAP - LOW PALEO

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 22

MAP - LOW PALEO (cont.)

RECOMMND

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 23            USE - LC LANDSCAPE REQUIREMENT            RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

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

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

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

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

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

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

10.PLANNING. 24            MAP - LOW PALEO            RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low

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10. GENERAL CONDITIONS

10. PLANNING. 24 MAP - LOW PALEO (cont.)

RECOMMND

potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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

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

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

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

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data

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10. GENERAL CONDITIONS

10.PLANNING. 24                   MAP - LOW PALEO (cont.) (cont.)                   RECOMMND

will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

TRANS DEPARTMENT

10.TRANS. 1                       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. 2                       MAP - DRAINAGE 1   RECOMMND

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

10.TRANS. 3                       MAP - DRAINAGE 2   RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 4                      MAP - STD INTRO 3 (ORD 460/461)                      RECOMMND

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

10.TRANS. 5                      MAP - COUNTY WEB SITE                      RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                      SP - 90 DAYS TO PROTEST                      INEFFECT

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

20.PLANNING. 2                      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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.) RECOMMND

originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 SP - BURROWING OWL PRECONST MET

THE PROJECT WILL BE CONDITIONED FOR A PRECONSTRUCTION SURVEY

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) MET

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

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

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS NOTAPPLY

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

"A land division filed for the purposes of phasing or

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS (cont.)

NOTAPPLY

financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

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

30.PLANNING. 3 SP - DURATION OF SP VALIDITY

NOTAPPLY

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1,027th building permit. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

30.PLANNING. 4 SP- SUBMIT FINAL DOCUMENTS

MET

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

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall



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30. PRIOR TO ANY PROJECT APPROVAL

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

include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control and Water Conservation	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
City of Murrieta	1 copy
City of Temecula	1 copy
Riverside County Planning Department Murrieta	2 copies
Executive Office - CSA Administrator	2 copies
Clerk of the Board of Supervisors	1 copy

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

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

30.PLANNING. 5                    SP- PROJECT LOCATION EXHIBIT                    MET

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

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

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

30.PLANNING. 6                    SP- ACOUSTICAL STUDY REQD                    NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6

SP- ACOUSTICAL STUDY REQD (cont.)

NOTAPPLY

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

30.PLANNING. 7

SP- AIR QUALITY STUDY REQD

NOTAPPLY

Prior to the approval of any implementing project within planning areas 1, 2, 3 and 4 of the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.)and that includes, but is not limited to the following criteria, the following criteria: Dry Cleaning, Heavy Industrial, Textiles, Manufacturing, Warehousing, Distribution, Gasoline or Petroleum uses, or as approved by the Planning Department; the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department for review and approval.

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8

SP- ARCHAEO STUDY REQD

NOTAPPLY

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

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

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

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

30.PLANNING. 10

SP- ADDENDUM EIR

NOTAPPLY

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - EA REQUIRED

MET

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

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

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

30.PLANNING. 12 SP- SUPPLEMENT TO EIR

NOTAPPLY

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13

SP- SUBSEQUENT EIR

NOTAPPLY

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

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

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

30.PLANNING. 14

SP - COMPLETE CASE APPROVALS

MET

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

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

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

30.PLANNING. 15

SP - AMENDMENT REQUIRED

NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - AMENDMENT REQUIRED (cont.)

NOTAPPLY

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

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

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

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

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

30.PLANNING. 16 SP - PARK AGENCY REQUIRED

DEFERRED

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16            SP - PARK AGENCY REQUIRED (cont.)            DEFERRED

This condition shall be considered as NOT APPLICABLE if Valley Wide Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 17            SP - AG/DAIRY NOTIFICATION            NOTAPPLY

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

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

30.PLANNING. 18            SP - PA PROCEDURES            MET

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

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

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - PA PROCEDURES (cont.)

MET

division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 19 SP - COMMON AREA MAINTENANCE

NOTAPPLY

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

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

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

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 3, 12A, 12B, 17, 21, and all other public recreation areas."



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

SP - CC&R RES PUB COMMON AREA

NOTAPPLY

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

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

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

NOTAPPLY

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) (cont.) NOTAPPLY

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

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA NOTAPPLY

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

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

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

NOTAPPLY

association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM

NOTAPPLY

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

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

30.PLANNING. 23 SP - PALEO M/M PROGRAM

NOTAPPLY

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

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

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

NOTAPPLY

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - GENERIC M/M PROGRAM (cont.) NOTAPPLY

mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 27 SP - SKR FEE CONDITION NOTAPPLY

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

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

30.PLANNING. 28 SP - ENTRY MONUMENTATION NOTAPPLY

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

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

1. An entry monument shall be shown on the Exhibit \_\_\_.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area \_\_\_ of the SPECIFIC PLAN, as shown on pages \_\_\_ to \_\_\_."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29                    SP - POST GRADING REPORT                    NOTAPPLY

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 30                    SP - SCHOOL MITIGATION                    NOTAPPLY

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

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

30.PLANNING. 31                    SP - GEO STUDY REQUIRED                    NOTAPPLY

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36

SP - ARCHAEOLOGIST RETAINED

DEFERRED

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

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, 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 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, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 37

SP - IF HUMAN REMAINS FOUND

DEFERRED

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

If human remains are encountered, State Health and Safety



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37                    SP - IF HUMAN REMAINS FOUND (cont.)                    DEFERRED

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

TRANS DEPARTMENT

30.TRANS. 1                    SP - CONDITIONS                    MET

Prior to any project approval the development standards of Specific Plan No. 284A2 shall be reviewed and complied with.

30.TRANS. 3                    SP - AGENCY COMPLIANCE                    NOTAPPLY

Prior to the issuance of any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans and Congestion Management Program:

- a. Caltrans, District 8
- b. The South Coast Air Quality Management District (SCAQMD)
- c. The Riverside Transit Agency (RTA)
- d. The Riverside County Transportation Commission (RCTC)

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4 SP - TRAFFIC GEN/ATTRACTOR

NOTAPPLY

The proposed project will be a substantial traffic attractor/generator. As such, the project proponent shall incorporate such demand management programs as may be appropriate to comply with the goals and objectives of the Regional Mobility Plan, Air Quality Management Plan, and Congestion Management Plan, including:

- a. The establishment of a Transportation Management District.
- b. The provision of on-site Park and Ride Facilities.
- c. Design provisions to accommodate transit services.

All as approved and confirmed by the Transportation Department.

30.TRANS. 5 SP - ACCESS

NOTAPPLY

Access is a concern regarding portions of this proposal, particularly with regard to Winchester Road. The project proponent shall obtain Transportation Department approval for all access on to Highway 79 except for "D" Street, "E" Street and Thompson Road as shown on Exhibit AA of the Specific Plan Traffic Study.

30.TRANS. 6 SP - SW AREA ROAD AND BRIDGE

DEFERRED

The proposed project is within the boundaries of the Southwest Area Road and Bridge Benefit District. A substantial fee shall be required prior to the issuance of building permits, based upon the fee schedule in effect at that time.

30.TRANS. 7 SP - BUS TURNOUTS

NOTAPPLY

Bus turnouts on Winchester Road must be approved by Caltrans.

30.TRANS. 10 SP - TS/REGIONAL COOR

NOTAPPLY

Prior to the issuance of any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans and Congestion Management Program:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 10                      SP - TS/REGIONAL COOR (cont.)                      NOTAPPLY

- a. Caltrans, District 8
- b. The South Coast Air Quality Management District (SCAQMD)
- c. The Riverside Transit Agency (RTA)
- d. The Riverside County Transportation Commission (RCTC)

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.

30.TRANS. 11                      SP - PAVED ACCESS                      NOTAPPLY

Access is a concern regarding portions of this proposal, particularly with regard to Winchester Road. The project proponent shall obtain Transportation Department approval for all access on to Highway 79 except for "D" Street, "E" Street and Thompson Road as shown on Exhibit AA of the Specific Plan Traffic Study.

30.TRANS. 18                      SP - ROAD IMPROV PER GEN PLAN                      DEFERRED

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

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 per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3                    MAP-#53-ECS-WTR PRIOR/COMBUS                    RECOMMND

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

50.FIRE. 4                    MAP-#59-ECS-HYDR REQUIR                    RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, within 250 of any portion of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

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. 8                    MAP WARM SPRINGS ADP FEES                    RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8                    MAP WARM SPRINGS ADP FEES (cont.)                    RECOMMND

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Warm Springs Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 9                    MAP SUBMIT ECS & FINAL MAP                    RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

PLANNING DEPARTMENT

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

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2                    MAP - SURVEYOR CHECK LIST                    RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2                    MAP - SURVEYOR CHECK LIST (cont.)                    RECOMMND

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 4,500 square feet.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 12                    MAP - SP PA LEGAL DESCRIPTION                    RECOMMND

The planning areas for which this land division application is located must be legally defined. The following procedure will be used in order to legally define Planning Area Nos. 5 & 6 of Specific Plan No. 284:

The project proponent shall file a change of zone application along with a legal description defining the boundaries of the Planning Areas affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected Planning Areas. The change of zone must be approved and adopted by the Board of Supervisors before the final map can record.

50.PLANNING. 13                    MAP - FINAL MAP PREPARER                    RECOMMND

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

50.PLANNING. 14                    MAP - ECS SHALL BE PREPARED                    RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

CEL MAP Parcel Map #: PM36049

Parcel: 963-100-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 20                   MAP - FEE BALANCE                   RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 23                   MAP - ECS NOTE MT PALOMAR LIGH                   RECOMMND

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

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

TRANS DEPARTMENT

50.TRANS. 1                       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. 2                       MAP - ACCESS RESTRICTION                   RECOMMND

The location of lot access for parcel 2, future development, shall be determined as approved by the Director of Transportation.

50.TRANS. 3                       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. 4                       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.

PARCEL MAP Parcel Map #: PM36049

Parcel: 963-100-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 5                      MAP-MAP CORNER CUT-BACK I/SUR                      RECOMMND

All corner cutbacks shall be applied per Amended No. 4 exhibit of PM36049.

50.TRANS. 6                      MAP - ASSESSMENT DIST 1                      RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 7                      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. 8                      MAP - R-O-W DEDICATED 1/SUR                      RECOMMND

Sufficient public street right-of-way along Benton Road shall be dedicated for public use to provide for a 81' to 94' foot half-width right-of-way per Amended No. 4 exhibit and County Standard No. 91, Ordinance 461.

Sufficient public street right-of-way along Brussels Street shall be dedicated for public use to provide for a 37 foot half-width right-of-way per County Standard No. 103, Ordinance 461.

Sufficient public street right-of-way along Leon Road shall be dedicated for public use to provide for a 69' half-width to 128 foot full-width right-of-way per Amended No. 4 exhibit and County Standard No. 93, Ordinance 461.



CEL MAP Parcel Map #: PM36049

Parcel: 963-100-004

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP- NO GRADING PERMITS                      RECOMMND

NO GRADING PERMITS SHALL BE ISSUED FOR ANY PARCEL OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED BY THE PLANNING DEPARTMENT.

EPD DEPARTMENT

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

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                              MAP SUBMIT PLANS                              RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit

PARCEL MAP Parcel Map #: PM36049

Parcel: 963-100-004

60. PRIOR TO GRADING PRMT ISSUANCE

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

Based Fee Worksheet and the appropriate plan check fee deposit.

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

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 7                      MAP WARM SPRINGS ADP FEES                      RECOMMND

PM 36049 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.FLOOD RI. 8                      MAP CONST.BASIN PRIOR TO GRAD                      RECOMMND

Unless constructed by others, this development shall construct the ultimate regional basin and the outlet to the culvert under Winchester Road. The basin shall also be designed to accept storm flows from the smaller storm drain at Leon Road and Brussels Street. A letter of permission for this offsite construction per Ordinance 460 3.2j, dated February 20, 2006 was submitted to the District.

PARKS DEPARTMENT

60.PARKS. 1                      MAP - TRAIL PLAN                      RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This

CEL MAP Parcel Map #: PM36049

Parcel: 963-100-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PARKS. 1                      MAP - TRAIL PLAN (cont.)                      RECOMMND

trails plan shall show the Class I bikeway with all topography, cross-sections, grading, fencing, signage, street crossings, and landscaping. If you have any questions, Dan Nove can be reached at (951) 955-6998.

PLANNING DEPARTMENT

60.PLANNING. 25                      MAP - NO GRADING PERMITS                      RECOMMND

No grading permits shall be issued for any parcel of this subdivision unless an appropriate land use permit has also been issued by the Planning Department.

60.PLANNING. 26                      GEN - CULTURAL RESOURCES PROFE                      RECOMMND

As a result of archaeological investigation and tribal information, archaeological monitoring is required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

PARCEL MAP Parcel Map #: PM36049

Parcel: 963-100-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 GEN - CULTURAL RESOURCES PROFE (cont.) RECOMMND

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

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

60.PLANNING. 27 GEN- TRIBAL MONITOR RECOMMND

As a result of tribal request from the Pechanga Band of Luiseno Indians, tribal observation of earth-disturbing activities is required for this project. This is a condition of approval rather than a mitigation measure.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for

CEL MAP Parcel Map #: PM36049

Parcel: 963-100-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 GEN- TRIBAL MONITOR (cont.)

RECOMMND

implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2) Tribal monitoring does not replace any required Cultural Resources monitoring determined to be a CEQA mitigation measurer, but rather serves as a supplement for consultation and advisory purposes for tribal interests only.

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

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribal group(s) has not been met.

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

PARCEL MAP Parcel Map #: PM36049

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 MAP WARM SPRINGS ADP FEES

RECOMMND

PM 36049 is located within the limits of the Murrieta Creek/Warm Springs Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 11 USE - NO BUILDING PERMITS

RECOMMND

No building permits shall be issued for any parcel of this subdivision unless an appropriate land use permit has also been issued by the Planning Department.

80.PLANNING. 12 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

CEL MAP Parcel Map #: PM36049

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 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

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CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM36049

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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. 13 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 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.



CEL MAP Parcel Map #: PM36049

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14            MAP - SP REQ'D FOR PAR.1 CONST            RECOMMND

No construction on Parcel 1 shall commence until a specific plan amendment application is submitted, reviewed and approved by the Planning Department.

90. PRIOR TO BLDG FINAL INSPECTION

PARKS DEPARTMENT

90.PARKS. 1            MAP - TRAIL CONSTRUCTION            RECOMMND

Prior to the final inscpection of the proposed detention basin, the applicant shall build the Class I Bikeway as shown on the approved trail plan. Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Spce District. If you have questions, Dan Nove can be reached at (951) 955-6998.

PLANNING DEPARTMENT

90.PLANNING. 8            USE - NO BUILDING PERMITS            RECOMMND

No building permits shall be issued for any parcel of this subdivision unless an appropriate land use permit has also been issued by the Planning Department.

90.PLANNING. 9            GEN - CULTURAL RESOURCES RPT            RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 10            USE - LC LNDSCP INSPECT DEPOST            RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of

PARCEL MAP Parcel Map #: PM36049

Parcel: 963-100-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

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. 11 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance No. 460 and No. 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. Or a letter should be obtained from the

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Riverside County LMS  
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CEL MAP Parcel Map #: PM36049

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2                      MAP - UTILITY INSTALL (cont.)                      RECOMMND

pertinent utility company and submitted to the Department  
of Transportation as proof of completion.

90.TRANS. 3                      MAP - R & B B D                      RECOMMND

Prior to the time of issuance of a Certificate of Occupancy  
or upon final inspection, whichever occurs first, the  
project proponent shall pay fees in accordance with  
Zone D of the Southwest Road and Bridge Benefit District.

NOTE: The project gross acreage is 29.55 acres.

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

DATE: June 18, 2008

TO:

Transportation Dept.-Jim Knutson  
Environmental Health Dept.  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe  
Archeology  
Riv. Transit Agency  
Riv. Sheriffs Dept.

Riv. Waste Management Dept.  
Riv. ALUC-John Guerin  
French Valley Airport  
Supervisor Stone  
Commissioner Petty  
City of Temecula  
Temecula Valley Unified School Dist.  
EMWD  
SCE  
Southern California Gas  
EIC "Attachment A"  
Pechanga

**TENTATIVE PARCEL MAP NO. 36049** – EA41966 – Applicant: French Valley Towne Center, LLC – Engineer/Representative: Coory Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units Per Acre), Open Space: Conservation (OS-C), and Open Space: Recreation (OS-R) – Location: Northerly of Benton Road, Southerly of Brussels Street, Easterly of Leon Road, and Westerly of Erica Court – 29.55 Gross Acres - Zoning: Specific Plan (SP 284) - **REQUEST:** The parcel map propose Schedule H subdivision of 29.55 acres into one (1) parcel for future residential development and one (1) parcel for a future regional detention basin – APN: 963-060-021, 963-100-003, and 004

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on July 10, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Alisa Krizek**, Project Planner, at (951) 955-9075 or email at [akrizek@RCTLMA.org](mailto: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.*

**LAND DEVELOPMENT COMMITTEE**  
**2ND CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: November 24, 2008

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 PARCEL MAP NO. 36049, AMENDED NO. 1 – EA41966 – Applicant:** French Valley Towne Center, LLC – **Engineer/Representative:** Coory Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units Per Acre), Open Space: Conservation (OS-C), and Open Space: Recreation (OS-R) – **Location:** Northerly of Benton Road, southerly of Brussels Street, easterly of Leon Road, and westerly of Erica Court – 29.55 Gross Acres - **Zoning:** Specific Plan (SP 284) - **REQUEST:** The parcel map is a Schedule H subdivision of 29.55 acres into one (1) parcel for future residential development and one (1) parcel for a future regional detention basin – APN: 963-060-021, 963-100-003, and 004

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 **December 18, 2008 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 / 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.*

**LAND DEVELOPMENT COMMITTEE**  
**3<sup>rd</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: July 10, 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

**TENTATIVE PARCEL MAP NO. 36049, AMENDED NO. 2 – EA41966 – Applicant:** French Valley Towne Center, LLC – **Engineer/Representative:** Coory Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units Per Acre), Open Space: Conservation (OS-C), and Open Space: Recreation (OS-R) – **Location:** Northerly of Benton Road, southerly of Brussels Street, easterly of Leon Road, and westerly of Erica Court – 29.55 Gross Acres - **Zoning:** Specific Plan (SP 284) - **REQUEST:** The parcel map is a Schedule H subdivision of 29.55 acres into two lots, one (1) future residential development and one (1) for a future regional detention basin – APN: 963-060-021, 963-100-003, and 004

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 **August 6, 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 **Wendell Bugtai**, Project Planner (951) 955-2402, or e-mail at [wbugtai@rctlma.org](mailto:wbugtai@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.*

**LAND DEVELOPMENT COMMITTEE**  
**4th CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: June 17, 2010

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. Trails Section-J. Jolliffe

**TENTATIVE PARCEL MAP NO. 36049, AMENDED NO. 3 – EA41966 – Applicant:** French Valley Towne Center, LLC – **Engineer/Representative:** Coory Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units Per Acre), Open Space: Conservation (OS-C), and Open Space: Recreation (OS-R) – **Location:** Northerly of Benton Road, southerly of Brussels Street, easterly of Leon Road, and westerly of Erica Court – 29.55 Gross Acres - Zoning: Specific Plan (SP 284) - **REQUEST:** The parcel map is a Schedule H subdivision of 29.55 acres into three lots, one (1) future residential development and one (1) for a future regional detention basin and one (1) future trail easement to be dedicated – APN: 963-060-021, 963-100-003, and 004 **NOTE: THIS WAS ORIGINALLY REVIEWED AS TWO (2) LOTS AND THE APPLICANT HAS SINCE REVISED THE MAP TO INCLUDE PARCEL 3 (TRAIL AREA) FOR PURPOSES OF DEDICATION.** The addition of Parcel 3 has NOT increased the total map area which remains 29.55 Gross Acres. **Only the following departments shall review this map: ENVIRONMENTAL HEALTH, TRANSPORTATION, FLOOD, FIRE, PARKS, BUILDING AND SAFETY, GEOLOGIST, EPD**

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 **July 22, 2010 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 **Wendell Bugtai**, Project Planner, at **(951) 955-2419**, or e-mail at **WBUGTAI@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.*

**LAND DEVELOPMENT COMMITTEE**  
**5th CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: November 9, 2010

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

**TENTATIVE PARCEL MAP NO. 36049, AMENDED NO. 4 – EA41966 – Applicant:** French Valley Towne Center, LLC – Engineer/Representative: Coory Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units Per Acre), Open Space: Conservation (OS-C), and Open Space: Recreation (OS-R) – Location: Northerly of Benton Road, southerly of Brussels Street, easterly of Leon Road, and westerly of Erica Court – 29.55 Gross Acres - Zoning: Specific Plan (SP 284) - **REQUEST:** The parcel map is a Schedule H subdivision of 29.55 acres into two lots, one (1) future residential development and one (1) for a future regional detention basin. – APN: 963-060-021, 963-100-003, and 004 **NOTE: THIS WAS ORIGINALLY REVIEWED AS TWO (2) LOTS (APPROVED BY ALL DEPARTMENTS) THE APPLICANT HAD REVISED THE MAP TO INCLUDE PARCEL 3 (TRAIL AREA) FOR PURPOSES OF DEDICATION ON JUNE 15, 2010. THE APPLICANT HAS REVERTED BACK TO THE ORIGINALLY APPROVED TWO LOTS.** Only the following departments shall review this map: ENVIRONMENTAL HEALTH, TRANSPORTATION, FLOOD, FIRE, PARKS, BUILDING AND SAFETY, GEOLOGIST, EPD

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 **December 9, 2010 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 **Wendell Bugtai, Project Planner**, at (951) 955-2419, or e-mail at [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org) / **MAILSTOP #: 1070**

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

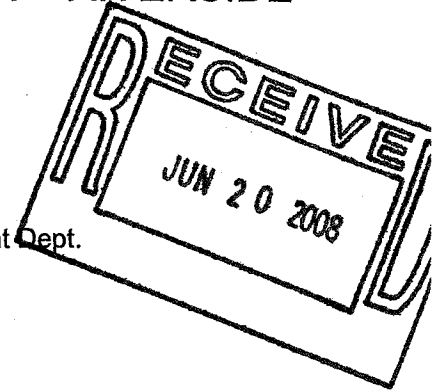
PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

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.*



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



DATE: June 18, 2008

**TO:**

Transportation Dept.-Jim Knutson  
Environmental Health Dept.  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe  
Archeology  
Riv. Transit Agency  
Riv. Sheriffs Dept.


Riv. Waste Management Dept.  
Riv. ALUC-John Guerin  
French Valley Airport  
Supervisor Stone  
Commissioner Petty  
City of Temecula  
Temecula Valley Unified School Dist.  
EMWD  
SCE  
Southern California Gas  
EIC "Attachment A"  
Pechanga

**TENTATIVE PARCEL MAP NO. 36049** – EA41966 – Applicant: French Valley Towne Center, LLC – Engineer/Representative: Coory Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units Per Acre), Open Space: Conservation (OS-C), and Open Space: Recreation (OS-R) – Location: Northerly of Benton Road, Southerly of Brussels Street, Easterly of Leon Road, and Westerly of Erica Court – 29.55 Gross Acres - Zoning: Specific Plan (SP 284) - **REQUEST:** The parcel map proposes a Schedule H subdivision of 29.55 acres into one (1) parcel for future residential development and one (1) parcel for a future regional detention basin – APN: 963-060-021, 963-100-003, and 004

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on July 10, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Alisa Krizek**, Project Planner, at **(951) 955-9075** or email at [akrizek@RCTLMA.org](mailto:akrizek@RCTLMA.org) / **MAILSTOP# 1070**.

**COMMENTS:** The City of Temecula has no comments at this time.

DATE: 07/10/08 SIGNATURE:   
PLEASE PRINT NAME AND TITLE: Stephen Brown, Principal Planner  
TELEPHONE: (951) 694-6400

*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.*

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> TRACT MAP             | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP           | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Pm 36049 DATE SUBMITTED: 6-9-08

**APPLICATION INFORMATION**

Applicant's Name: FRENCH VALLEY TOWNE CENTER E-Mail: elgurajb@cox.net

Mailing Address: P.O. Box 1175  
SAN JUAN CAPISTRANO, CALIFORNIA 92693  
City State ZIP

Daytime Phone No: (949) 300-9664 Fax No: (949) 496-2170

Engineer/Representative's Name: COORY ENGINEERING E-Mail: SKHOURY@COORYENGINEERING.CO

Mailing Address: 12631 E. IMPERIAL HWY., F-124  
SANTA FE SPRINGS, CALIFORNIA 90670  
City State ZIP

Daytime Phone No: (562) 868-8266 Fax No: (562) 868-0721

Property Owner's Name: DOUBLE R INVESTMENTS, LLC E-Mail: ronmcamis@aol.com

Mailing Address: 205 W. BRISTOL LANE  
ORANGE, CALIFORNIA 92865  
City State ZIP

Daytime Phone No: (714) 401-1001 Fax No: (714) 974-0149

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

Ea 41966

CFG 05314

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

\_\_\_\_\_  
PRINTED NAME OF APPLICANT

\_\_\_\_\_  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

DOUBLE R INVESTMENTS  
PRINTED NAME OF PROPERTY OWNER(S)

BY   
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owners signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 963-060-21, 963-100-003, 963-100-004

Section: 6 Township: 7 SOUTH Range: 2 WEST

Approximate Gross Acreage: 29.555 ACRES

General location (cross streets, etc.): North of BENTON ROAD, South of BRUSSELS STREET, East of LEON ROAD, West of ERICA COURT

Thomas Brothers map, edition year, page number, and coordinates: 929 - C1 & C2

# NOTICE OF PUBLIC HEARING

and

## INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460 before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

**TENTATIVE PARCEL MAP NO. 36049 – Intent to Adopt a Mitigated Negative Declaration – Applicant: French Valley Towne Center, LLC – Engineer/Representative: Coory Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units Per Acre), Open Space: Conservation (OS-C), and Open Space: Recreation (OS-R) – Location: Northerly of Benton Road, southerly of Brussels Street, easterly of Leon Road, and westerly of Erica Court – 29.55 Gross Acres - Zoning: Specific Plan (SP 284) Planning Area No. 5 & 6 and Greenbelt - REQUEST: The tentative parcel map is a Schedule H subdivision of 29.55 acres into two parcels, one (1) future residential development and one (1) for a future community park/regional detention basin.  
(Quasi-Judicial)**

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: April 9, 2012  
PLACE OF HEARING: County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Conference Room 2A  
Riverside, CA 92502

For further information regarding this project, please contact project planner, Wendell Bugtai at (951) 955-2419 or e-mail [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/dh.html](http://www.tlma.co.riverside.ca.us/planning/dh.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 12th 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 Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: Wendell Bugtai  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 2/8/2012,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers Pm 36049 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

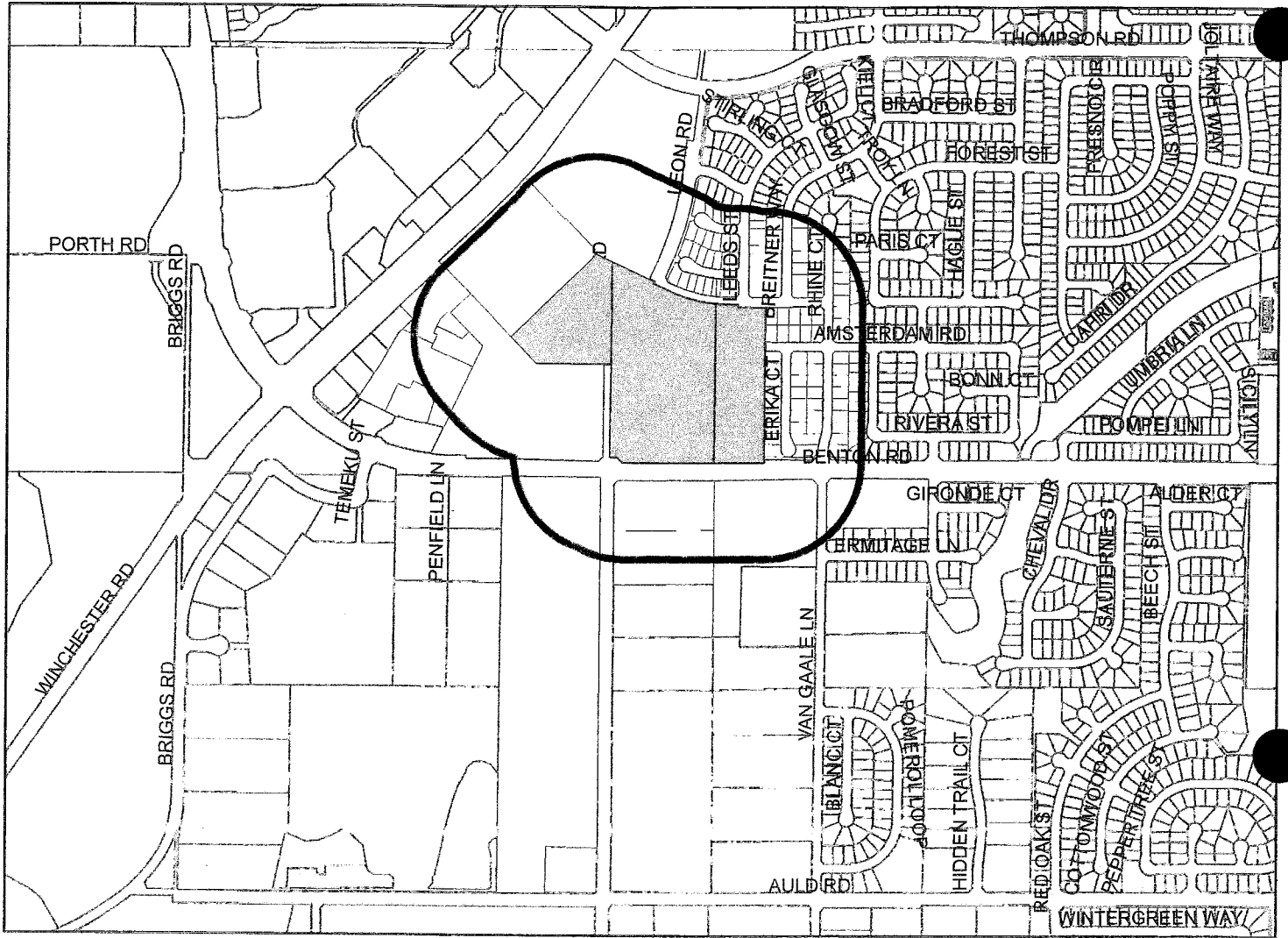
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

*2/8/12 P.M.  
Expires 8/8/12*

# PM36049 (600 feet buffer)



## Selected Parcels

963-221-020	963-150-010	963-142-012	963-221-006	963-152-006	963-221-045	963-141-012	963-151-022	963-151-021	963-221-039
963-221-033	963-142-001	963-122-006	963-151-018	963-142-016	963-261-002	963-150-003	963-150-009	963-221-037	963-221-038
963-151-010	963-221-044	963-122-009	963-151-012	963-151-007	963-152-003	963-060-021	963-100-003	963-100-004	963-020-009
963-142-018	963-142-017	963-142-022	963-221-040	963-153-003	963-142-005	963-220-003	963-130-014	963-060-051	963-060-052
963-142-040	963-152-009	963-151-005	963-221-029	963-221-019	963-221-008	963-150-007	963-122-008	963-221-030	963-153-001
963-220-006	963-151-017	963-020-008	963-153-002	963-221-018	963-142-019	963-130-011	963-142-015	963-151-013	963-220-001
963-221-001	963-150-005	963-142-004	963-152-002	963-151-019	963-122-005	963-151-003	963-151-024	963-150-001	963-122-010
963-122-004	963-122-003	963-130-012	963-151-023	963-142-023	963-221-015	963-142-003	963-221-036	963-151-011	963-150-004
963-141-011	963-151-004	963-221-013	963-152-007	963-142-002	963-142-041	963-141-010	963-221-012	963-221-049	963-221-050

at 90 parcels shown



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: 963010002, APN: 963010002  
FRENCH VALLEY TOWNE CENTER, ETAL  
C/O JIRIES S EL QURA  
31401 CAM CAPISTRANO NO 1  
SAN JUAN CAPO CA 92675

ASMT: 963020008, APN: 963020008  
IRENE SANDERS  
32705 SEA ISLAND DR  
DANA POINT CA 92629

ASMT: 963020009, APN: 963020009  
DUTCH MILL TRADING CO INC  
36687 VAN GAALE LN  
WINCHESTER CA 92596

ASMT: 963060032, APN: 963060032  
W DEV PARTNERS, ETAL  
C/O W DEV PARTNERS  
505 SANSOME ST STE 1400  
SAN FRANCISCO CA 94111

ASMT: 963060052, APN: 963060052  
FRENCH VALLEY TOWNE CENTER  
C/O JIRIES ELQURA  
P O BOX 1175  
SAN JUAN CAPO CA 92693

ASMT: 963070024, APN: 963070024  
SCRIPPS WILSHIRE GREENEWAY  
C/O SCRIPPS INV & LOANS INC  
484 PROSPECT ST  
LA JOLLA CA 92037

ASMT: 963100004, APN: 963100004  
DOUBLE R INV  
205 W BRISTOL LN  
ORANGE CA 92865

ASMT: 963122001, APN: 963122001  
COLLEEN GOTTULA, ETAL  
36403 ROTTERDAM ST  
WINCHESTER, CA. 92596

ASMT: 963122002, APN: 963122002  
DAWN CARMICHAEL, ETAL  
36413 ROTTERDAM ST  
WINCHESTER, CA. 92596

ASMT: 963122003, APN: 963122003  
MORAYMA RODRIGUEZ, ETAL  
36423 ROTTERDAM ST  
WINCHESTER CA 92596

ASMT: 963122004, APN: 963122004  
MARY KEMPER, ETAL  
36433 ROTTERDAM ST  
WINCHESTER, CA. 92596

ASMT: 963122005, APN: 963122005  
GLORIA RODRIGUEZ, ETAL  
36443 ROTTERDAM ST  
WINCHESTER, CA. 92596

ASMT: 963122006, APN: 963122006  
BURT FJELLSTROM  
36453 ROTTERDAM ST  
WINCHESTER, CA. 92596

ASMT: 963122007, APN: 963122007  
SHERI HOWELL, ETAL  
36463 ROTTERDAM ST  
WINCHESTER, CA. 92596



ASMT: 963122008, APN: 963122008  
 GREG BREWER  
 36473 ROTTERDAM ST  
 WINCHESTER, CA. 92596

ASMT: 963141009, APN: 963141009  
 VICTOR CLAYTON  
 36283 BREITNER WAY  
 WINCHESTER, CA. 92596

ASMT: 963122009, APN: 963122009  
 MARTHA TAYLOR, ETAL  
 36483 ROTTERDAM ST  
 WINCHESTER, CA. 92596

ASMT: 963141010, APN: 963141010  
 YESENIA RUBALCAVA, ETAL  
 4764 MAYTEN CT  
 OCEANSIDE CA 92057

ASMT: 963122010, APN: 963122010  
 KATHLEEN ALVAREZ  
 31339 RIVERA ST  
 WINCHESTER, CA. 92596

ASMT: 963141011, APN: 963141011  
 ROSA F FAMILY TRUST, ETAL  
 C/O JOSE S LOPEZ  
 36303 BREITNER WAY  
 WINCHESTER, CA. 92596

ASMT: 963130011, APN: 963130011  
 JAYME POBLANO  
 36307 FOREST ST  
 WINCHESTER, CA. 92596

ASMT: 963141012, APN: 963141012  
 REBECCA DOIRON, ETAL  
 36313 BREITNER WAY  
 WINCHESTER, CA. 92596

ASMT: 963130012, APN: 963130012  
 JEANNE MAGRINI, ETAL  
 39727 WESTCHESTER CT  
 TEMECULA CA 92591

ASMT: 963142001, APN: 963142001  
 KATHLEEN DUNN, ETAL  
 3700 S WESTPORT NO 1278  
 SIOUX FALLS SD 57106

ASMT: 963130013, APN: 963130013  
 KRISTINE ROBERTS, ETAL  
 36327 FOREST ST  
 WINCHESTER, CA. 92596

ASMT: 963142002, APN: 963142002  
 ELVIRA REYES, ETAL  
 36338 RHINE CT  
 WINCHESTER, CA. 92596

ASMT: 963130014, APN: 963130014  
 FRENCH VALLEY LANDSCAPE MAINTENANCE  
 10670 CIVIC CENTER DR  
 RANCHO CUCAMONGA CA 91730

ASMT: 963142003, APN: 963142003  
 JAN DENNIS, ETAL  
 36328 RHINE CT  
 WINCHESTER, CA. 92596





ASMT: 963142004, APN: 963142004  
JOSE CORONA  
36318 RHINE CT  
WINCHESTER, CA. 92596

ASMT: 963142015, APN: 963142015  
ALICE KINCAID, ETAL  
36345 RHINE CT  
WINCHESTER, CA. 92596

ASMT: 963142005, APN: 963142005  
JOY MARIANI, ETAL  
36308 RHINE CT  
WINCHESTER, CA. 92596

ASMT: 963142016, APN: 963142016  
TERESA DYDZYK, ETAL  
36355 RHINE CT  
WINCHESTER, CA. 92596

ASMT: 963142010, APN: 963142010  
SONAL SMALLWOOD, ETAL  
108 HIDDEN STREAM DR  
APEX NC 27539

ASMT: 963142017, APN: 963142017  
VIRGINIA DIPPLE PEARO, ETAL  
36350 BREITNER WAY  
WINCHESTER CA 92596

ASMT: 963142011, APN: 963142011  
SHERRI ANDERSON, ETAL  
36305 RHINE CT  
WINCHESTER, CA. 92596

ASMT: 963142018, APN: 963142018  
MARY HYDE, ETAL  
36340 BREITNER WAY  
WINCHESTER CA 92596

ASMT: 963142012, APN: 963142012  
ALBERT LEHOULLIER  
36315 RHINE CT  
WINCHESTER, CA. 92596

ASMT: 963142019, APN: 963142019  
SHIRLEY BELKNAP, ETAL  
36330 BREITNER WAY  
WINCHESTER CA 92596

ASMT: 963142013, APN: 963142013  
MICHAEL CALASCIBETTA, ETAL  
36325 RHINE CT  
WINCHESTER, CA. 92596

ASMT: 963142020, APN: 963142020  
MICHAEL WEISE  
P O BOX 3789  
TURLOCK CA 95381

ASMT: 963142014, APN: 963142014  
SHARON BOSTON  
36335 RHINE CT  
WINCHESTER, CA. 92596

ASMT: 963142021, APN: 963142021  
ASUCENA MORENO, ETAL  
36310 BREITNER WAY  
WINCHESTER, CA. 92596



ASMT: 963142022, APN: 963142022  
JULIE JARAMILLO, ETAL  
36300 BREITNER WAY  
WINCHESTER, CA. 92596

ASMT: 963150004, APN: 963150004  
KARIN REV TRUST, ETAL  
C/O ALEX R LIZARDO  
31187 BRUSSELS ST  
WINCHESTER, CA. 92596

ASMT: 963142023, APN: 963142023  
PAMELA WHITE, ETAL  
36290 BREITNER WAY  
WINCHESTER, CA. 92596

ASMT: 963150005, APN: 963150005  
MARY POTTER, ETAL  
31207 BRUSSELS ST  
WINCHESTER, CA. 92596

ASMT: 963142040, APN: 963142040  
GARY BARBER  
P O BOX 890581  
TEMECULA CA 92589

ASMT: 963150006, APN: 963150006  
JUDY DYE, ETAL  
31202 AMSTERDAM RD  
WINCHESTER, CA. 92596

ASMT: 963142041, APN: 963142041  
DOLORES BOCANEGRA, ETAL  
36297 FOREST ST  
WINCHESTER CA 92596

ASMT: 963150007, APN: 963150007  
GOSHAWK PROP  
P O BOX 891000  
TEMECULA CA 92589

ASMT: 963150001, APN: 963150001  
KAARYN MCKEIRNAN  
31127 BRUSSELS ST  
WINCHESTER, CA. 92596

ASMT: 963150008, APN: 963150008  
PARKER 215  
31162 AMSTERDAM RD  
WINCHESTER, CA. 92596

ASMT: 963150002, APN: 963150002  
ALMA E MCCLUNG TRUST, ETAL  
31147 BRUSSELS ST  
WINCHESTER, CA. 92596

ASMT: 963150009, APN: 963150009  
PHYLLIS ROBUCK, ETAL  
31142 AMSTERDAM RD  
WINCHESTER, CA. 92596

ASMT: 963150003, APN: 963150003  
JUDY WILLIAMS, ETAL  
31167 BRUSSELS ST  
WINCHESTER, CA. 92596

ASMT: 963150010, APN: 963150010  
PEDRO MANCERA, ETAL  
31122 AMSTERDAM RD  
WINCHESTER, CA. 92596

ASMT: 963151001, APN: 963151001  
IKUKO THOMAS, ETAL  
36401 ERICA CT  
WINCHESTER, CA. 92596

ASMT: 963151008, APN: 963151008  
NATHAN GARDNER  
36471 ERICA CT  
WINCHESTER, CA. 92596

ASMT: 963151002, APN: 963151002  
MARILYN JOSEPH, ETAL  
36411 ERICA CT  
WINCHESTER, CA. 92596

ASMT: 963151009, APN: 963151009  
SANDRA GIBSON, ETAL  
36481 ERICA CT  
WINCHESTER, CA. 92596

ASMT: 963151003, APN: 963151003  
CHIN LAM, ETAL  
36421 ERICA CT  
WINCHESTER, CA. 92596

ASMT: 963151010, APN: 963151010  
KRISTA CHAICH, ETAL  
36484 ERICA CT  
WINCHESTER, CA. 92596

ASMT: 963151004, APN: 963151004  
MARIA CARRASCO, ETAL  
36431 ERICA CT  
WINCHESTER CA 92596

ASMT: 963151011, APN: 963151011  
SARA ANGEL, ETAL  
36474 ERICA CT  
WINCHESTER CA 92596

ASMT: 963151005, APN: 963151005  
CINDY MINEN, ETAL  
PMB 113  
10029 HWY 92 STE 100  
WOODSTOCK GA 30188

ASMT: 963151012, APN: 963151012  
AUTUMN NEGRON, ETAL  
36464 ERICA CT  
WINCHESTER, CA. 92596

ASMT: 963151006, APN: 963151006  
LISA CARRASCO, ETAL  
36451 ERICA CT  
WINCHESTER, CA. 92596

ASMT: 963151013, APN: 963151013  
KELLY HARREL, ETAL  
36454 ERICA CT  
WINCHESTER CA 92596

ASMT: 963151007, APN: 963151007  
TERRI GIFFORD, ETAL  
36461 ERICA CT  
WINCHESTER CA 92596

ASMT: 963151014, APN: 963151014  
SHARON MILLARD, ETAL  
36444 ERICA CT  
WINCHESTER CA 92596



ASMT: 963151015, APN: 963151015  
PEDRO CHAIDEZ  
36434 ERICA CT  
WINCHESTER, CA. 92596

ASMT: 963151022, APN: 963151022  
AMELIA OLIVIERI RAMIREZ, ETAL  
31041 QUAIL GARDEN CT  
WINCHESTER CA 92596

ASMT: 963151016, APN: 963151016  
DANIEL SHAPER, ETAL  
36424 ERIKA CT  
WINCHESTER, CA. 92596

ASMT: 963151023, APN: 963151023  
BARBARA MULHERN, ETAL  
36445 COGNAC ST  
WINCHESTER, CA. 92596

ASMT: 963151017, APN: 963151017  
INLAND EMPIRE RESCUE MISSION  
C/O JIM PALMER  
1 HOPE DR  
TUSTIN CA 92782

ASMT: 963151024, APN: 963151024  
MELANIE ROBERTS, ETAL  
36455 COGNAC  
WINCHESTER CA 92596

ASMT: 963151018, APN: 963151018  
DANA EDWARDS HUGHES, ETAL  
36404 ERICA CT  
WINCHESTER, CA. 92596

ASMT: 963151025, APN: 963151025  
TAMMY HOLT  
36465 COGNAC ST  
WINCHESTER, CA. 92596

ASMT: 963151019, APN: 963151019  
SABRINA RANKIN, ETAL  
36405 COGNAC ST  
WINCHESTER, CA. 92596

ASMT: 963152001, APN: 963152001  
MESKEREM HABTEMARIAM  
36488 COGNAC ST  
WINCHESTER, CA. 92596

ASMT: 963151020, APN: 963151020  
ALYSSA ALBERS, ETAL  
36415 COGNAC ST  
WINCHESTER, CA. 92596

ASMT: 963152002, APN: 963152002  
JOSHUA LENAHAN  
2894 WOODRIDGE CIR  
CARLSBAD CA 92008

ASMT: 963151021, APN: 963151021  
ARACELI ANGUIANO  
PSC 559 BOX 6568  
FPO AP 96377

ASMT: 963152003, APN: 963152003  
MARIA TURNER, ETAL  
36468 COGNAC  
WINCHESTER CA 92596

ASMT: 963152004, APN: 963152004  
 VONDA ROGERS, ETAL  
 36458 COGNAC ST  
 WINCHESTER, CA. 92596

ASMT: 963153001, APN: 963153001  
 MICHAEL CHAMBERLAND, ETAL  
 C/O MICHAEL CHAMBERLAND  
 36388 RHINE CT  
 WINCHESTER, CA. 92596

ASMT: 963152005, APN: 963152005  
 THOMAS MILLER  
 16756 CALLADO CT  
 SAN DIEGO CA 92128

ASMT: 963153002, APN: 963153002  
 LONI PETERSON, ETAL  
 36378 RHINE CT  
 WINCHESTER, CA. 92596

ASMT: 963152006, APN: 963152006  
 JOSEFINA SASANO, ETAL  
 36438 COGNAC ST  
 WINCHESTER CA 92596

ASMT: 963153003, APN: 963153003  
 MARIA SNYDER, ETAL  
 36368 RHINE CT  
 WINCHESTER, CA. 92596

ASMT: 963152007, APN: 963152007  
 CHIYOKO GRILLI, ETAL  
 36428 COGNAC ST  
 WINCHESTER CA 92596

ASMT: 963153004, APN: 963153004  
 MONROE WASHINGTON  
 36358 RHINE CT  
 WINCHESTER, CA. 92596

ASMT: 963152008, APN: 963152008  
 CARMEL BUENAVENTURA, ETAL  
 36418 COGNAC ST  
 WINCHESTER, CA. 92596

ASMT: 963220001, APN: 963220001  
 ESMERALDA TORRES, ETAL  
 31920 PEPPER TREE ST  
 WINCHESTER CA 92596

ASMT: 963152009, APN: 963152009  
 TRACY CROCKETT, ETAL  
 36408 COGNAC ST  
 WINCHESTER, CA. 92596

ASMT: 963220002, APN: 963220002  
 ROWENA BAUTISTA, ETAL  
 36268 LEEDS ST  
 WINCHESTER, CA. 92596

ASMT: 963152010, APN: 963152010  
 REMBRANDT HOMEOWNERS ASSN  
 C/O SHIRLEY MATSON  
 5950 PRIESTLY DR  
 CARLSBAD CA 92008

ASMT: 963220003, APN: 963220003  
 FRANCISCO VELAZQUEZ  
 36258 LEEDS ST  
 WINCHESTER, CA. 92596



ASMT: 963220004, APN: 963220004  
ALEJANDRA GALVAN, ETAL  
36248 LEEDS ST  
WINCHESTER, CA. 92596

ASMT: 963221012, APN: 963221012  
MICHELLE ABBE, ETAL  
31070 FLORENCE CT  
WINCHESTER, CA. 92596

ASMT: 963220005, APN: 963220005  
WILHELMINA AUGUSTINE, ETAL  
36238 LEEDS ST  
WINCHESTER, CA. 92596

ASMT: 963221013, APN: 963221013  
LORI BROOKS  
31065 FLORENCE CT  
WINCHESTER, CA. 92596

ASMT: 963220006, APN: 963220006  
NANCY SAPP, ETAL  
3031 GOLF CREST RIDGE RD  
EL CAJON CA 92019

ASMT: 963221014, APN: 963221014  
MICHELLE MCCALL  
31075 FLORENCE CT  
WINCHESTER, CA. 92596

ASMT: 963221001, APN: 963221001  
LORI PETTY, ETAL  
31073 MANFORD DR  
WINCHESTER, CA. 92596

ASMT: 963221015, APN: 963221015  
KONDAUR CAPITAL CORP  
1 CITY BLV W STE 1900  
ORANGE CA 92868

ASMT: 963221006, APN: 963221006  
CHERECE APPEL, ETAL  
31113 MANFORD DR  
WINCHESTER, CA. 92596

ASMT: 963221018, APN: 963221018  
TODD HAMEL, ETAL  
45 105 PUPELE PL  
KAREOKE HI 96744

ASMT: 963221007, APN: 963221007  
JENNIFER PITTSLEY, ETAL  
31110 FLORENCE CT  
WINCHESTER, CA. 92596

ASMT: 963221019, APN: 963221019  
GLORIA ROGERS  
27050 PUMPKIN ST  
MURRIETA CA 92562

ASMT: 963221011, APN: 963221011  
LOUISE KAIL, ETAL  
31080 FLORENCE CT  
WINCHESTER, CA. 92596

ASMT: 963221020, APN: 963221020  
BRENDA KOREERAT, ETAL  
31112 HUNTSMAN CT  
WINCHESTER, CA. 92596



ASMT: 963221021, APN: 963221021  
 MARIVIC JACKSON, ETAL  
 31102 HUNTSMAN CT  
 WINCHESTER, CA. 92596

ASMT: 963221038, APN: 963221038  
 MAUREEN CARR, ETAL  
 31097 HUNTSMAN CT  
 WINCHESTER, CA. 92596

ASMT: 963221029, APN: 963221029  
 GERALD EVANS, ETAL  
 31062 HUNTSMAN CT  
 WINCHESTER, CA. 92596

ASMT: 963221039, APN: 963221039  
 BENJAMIN HOLMES  
 31107 HUNTSMAN CT  
 WINCHESTER, CA. 92596

ASMT: 963221030, APN: 963221030  
 LILIANFLOR MORENO, ETAL  
 31052 HUNTSMAN CT  
 WINCHESTER, CA. 92596

ASMT: 963221040, APN: 963221040  
 DEANNA VILLANUEVA, ETAL  
 31117 HUNTSMAN CT  
 WINCHESTER, CA. 92596

ASMT: 963221033, APN: 963221033  
 BOBBIE GARZA  
 31057 HUNTSMAN CT  
 WINCHESTER, CA. 92596

ASMT: 963221043, APN: 963221043  
 CATHERINE SMYTH, ETAL  
 44005 NORTHGATE AVE  
 TEMECULA CA 92592

ASMT: 963221034, APN: 963221034  
 MICHELE POPIELA  
 31067 HUNTSMAN CT  
 WINCHESTER, CA. 92596

ASMT: 963221044, APN: 963221044  
 DEBORAH MOODIE  
 31095 FLORENCE CT  
 WINCHESTER CA 92596

ASMT: 963221035, APN: 963221035  
 TERKEL SORENSEN  
 31077 HUNTSMAN CT  
 WINCHESTER, CA. 92596

ASMT: 963221045, APN: 963221045  
 RYAN NEUMANN, ETAL  
 31072 HUNTSMAN CT  
 WINCHESTER CA 92596

ASMT: 963221036, APN: 963221036  
 EVA OTTOSSON, ETAL  
 260 OAK ST APT A1  
 RIDGEWOOD NJ 7450

ASMT: 963221046, APN: 963221046  
 PARK DIST, ETAL  
 30627 MENIFEE RD  
 MENIFEE CA 92584



ASMT: 963221048, APN: 963221048  
GLORIA IJAMES, ETAL  
31092 HUNTSMAN CT  
WINCHESTER CA 92596

ASMT: 963221049, APN: 963221049  
MARIA TIRADO  
31082 HUNTSMAN CT  
WINCHESTER CA 92596

ASMT: 963221050, APN: 963221050  
MARK SRYNIAWSKI  
31047 HUNTSMAN CT  
WINCHESTER, CA. 92596

ASMT: 963261002, APN: 963261002  
SHEILA JEFFERS, ETAL  
36607 BRISON RD  
WINCHESTER, CA. 92596

ASMT: 963440010, APN: 963440010  
REGENCY CENTERS  
C/O PROPERTY TAX DEPT  
P O BOX 790830  
SAN ANTONIO TX 78279





**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**TENTATIVE PARCEL MAP NO. 36049 – Intent to Adopt a Mitigated Negative Declaration – Applicant: French Valley Towne Center, LLC – Engineer/Representative: Coory Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units Per Acre), Open Space: Conservation (OS-C), and Open Space: Recreation (OS-R) – Location: Northerly of Benton Road, southerly of Brussels Street, easterly of Leon Road, and westerly of Erica Court – 29.55 Gross Acres - Zoning: Specific Plan (SP 284) Planning Area No. 5 & 6 and Greenbelt - REQUEST: The tentative parcel map is a Schedule H subdivision of 29.55 acres into two parcels, one (1) future residential development and one (1) for a future community park/regional detention basin.**  
(Quasi-Judicial)

**TIME OF HEARING:** 1:30 p.m. or as soon as possible thereafter.  
**DATE OF HEARING:** April 9, 2012  
**PLACE OF HEARING:** County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Conference Room 2A  
Riverside, CA 92502

For further information regarding this project, please contact project planner, Wendell Bugtai at (951) 955-2419 or e-mail [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/dh.html](http://www.tlma.co.riverside.ca.us/planning/dh.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 12th 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 Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: Wendell Bugtai  
P.O. Box 1409, Riverside, CA 92502-1409



# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/8/2012

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers Pm 36049 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

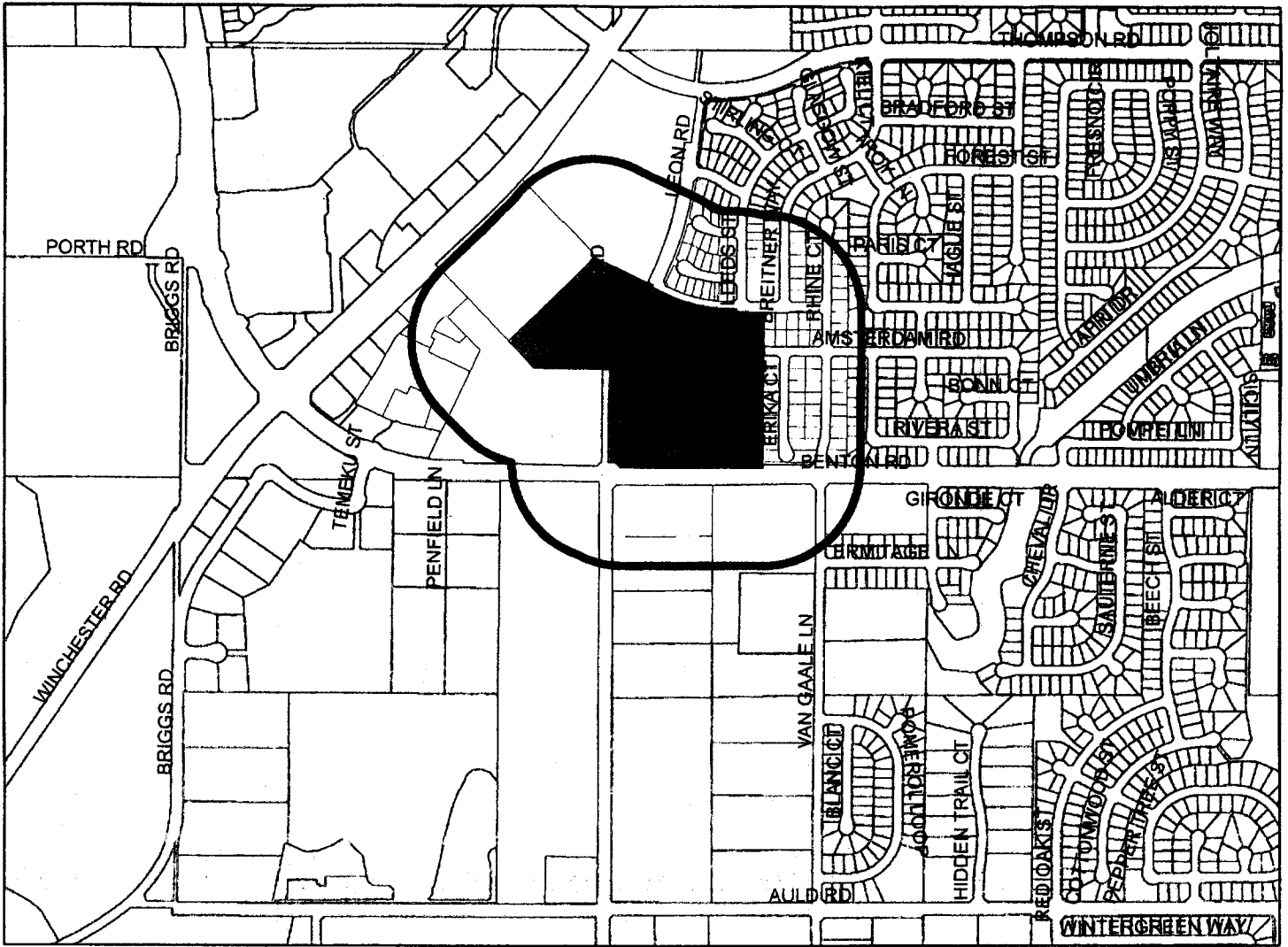
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

*2/8/12 P.M.  
Expires 8/8/12*



# PM36049 (600 feet buffer)



## Selected Parcels

963-221-020	963-150-010	963-142-012	963-221-006	963-152-006	963-221-045	963-141-012	963-151-022	963-151-021	963-221-039
963-221-033	963-142-001	963-122-006	963-151-018	963-142-016	963-261-002	963-150-003	963-150-009	963-221-037	963-221-038
963-151-010	963-221-044	963-122-009	963-151-012	963-151-007	963-152-003	963-060-021	963-100-003	963-100-004	963-020-009
963-142-018	963-142-017	963-142-022	963-221-040	963-153-003	963-142-005	963-220-003	963-130-014	963-060-051	963-060-052
963-142-040	963-152-009	963-151-005	963-221-029	963-221-019	963-221-008	963-150-007	963-122-008	963-221-030	963-153-001
963-220-006	963-151-017	963-020-008	963-153-002	963-221-018	963-142-019	963-130-011	963-142-015	963-151-013	963-220-001
963-221-001	963-150-005	963-142-004	963-152-002	963-151-019	963-122-005	963-151-003	963-151-024	963-150-001	963-122-010
963-122-004	963-122-003	963-130-012	963-151-023	963-142-023	963-221-015	963-142-003	963-221-036	963-151-011	963-150-004
963-141-011	963-151-004	963-221-013	963-152-007	963-142-002	963-142-041	963-141-010	963-221-012	963-221-049	963-221-050

at 90 parcels shown



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.