

12/11/12

This is in regards to the property at Keller + Hwy 79 in Winchester.

I am against development. There ~~are~~^{or} is already too much noise + traffic. It is no longer dark at night due to too many lights - it is hard to star gaze. I worry about the water in my well. I moved here to be in the country.

This area is supposed to be left as horse country with 2 1/2 + acres + ranch style homes (single story homes).

There are already many strip malls with vacant stores. There are also vacant homes/apartments near by.

I want a no vote to the project.

Thank you -

Donna Richards
Winchester, CT

16.1
12/11/12

Board Of Supervisors Dec 11, 1012

Keller Crossing Item 16.1

Final Environmental Impact Report

SCH No. 2010011068, GPA No. 951, SP No. 380,
CZ No. 7723, EIR No. 525

County Supervisors, thank you for this time before you and allowing me to speak!

I have been before you on numerous times regarding SLUDGE/BIOSOLIDS!

I want to make you all aware that the issue is not going away, it is getting worse! Especially as the building grows. Maybe you do not see what I am talking about, so follow me on this.

When you apply Sludge/Biosolids to the land it does not matter if it is CLASS A or B - It contains heavy metals, and the metals accumulate over the years. When you apply pesticides/herbicides you get even more reaction within the soil. Gram negative, and gram positive bacteria tend to chew on each other and go inert (become gas) just add water.

In this particular situation the 160 Acres cultivated for the last 37 years (Keller Crossing). I have personally watched the Sludge trucks dump on this property numerous times within the last 6 years. My question to you - and the Department of Environmental Health is - Why was their no mention of the application of

Marc Miller

16.1 12/11/12

SLUDGE/BIOSOLIDS in the Environmental Impact Report?

The Department of Environmental Health gets money to monitor the application of the Sludge , they have no equipment to test the soil, and yet they can walk into the field (not less than 10 feet) and come back and tell you it is manure! I have experienced the Environmental Health Department do this on numerous occasions!

What is even more upsetting is I can sit at a BLUE RIBBON COMMITTEE FOR BIOSOLIDS AND LISTEN TO A FARMER STATE "WE GO 10 FEET AROUND THE OUTSIDE OF THE FIELD WITH MANURE, AND PUT THE HOT STUFF IN THE MIDDLE!"

I have asked you in the past for a form that the public could fill out identifying issues that I believe are associated with sludge. Dr. Feldman responded with a MORBIDITY REPORT? Not the right answer!

The National Academy of Science took public testimony in Irvine from people that were exposed to Sludge/Biosolids in the year 2001 I spoke before them, (they did this across the country). In 2002 the Academy came out with the results of the testimony "we have the same symptoms that everyone else has that has been exposed to sludge"

Their recommendations "we need to be watched, or studied for that matter". The Riverside County Department of Environmental Health received a copy

of the report and said nothing! When I asked Dr. Feldman about an 800 number, or a form to fill out - while attending the BIOSOLIDS BLUE RIBBON COMMITTEE he said he had no money!

Dr. Feldman also stated that there was no research to prove that Sludge was a danger to the public! Lets see - no forms? No numbers to call? No Information!!

Dr. David Lewis Microbiologist EPA 28 years came out to Menifee in 2001 and toured our area, he stated "Worse than Love Canal, you will have cancer clusters in five years"! So far I have lost 4 immediate neighbors to cancer in the last two years all just across the street in 3 different homes.

I have record that the Riverside County Department of Environmental Health was receiving money from Synagro Technologies for monitoring fees in 2001! Riverside County Department of Environmental Health -PUBLIC SAFETY?? Yet no money for information?

About this project - Keller Crossing 160 acres of farmland. Take Keller East from Leon to Pouroy Road left all the way to end of the road next to the hills. I followed the trucks, and watched them dump on numerous occasions. I can assure you the neighbors have smelled the odors, smacked the flies, and watched the affluent (when raining) flow through the streams in their back yard. (Item 12)

How long has it been dumped on? Since 1996 when the dumping started? What about the tipping fees

that the Waste Management had to pay to the dumps? Where does that money go?

My question to you as Supervisors - where are the monitoring reports as required under the Class A Ordinance? Where is the information necessary from the Department of Environmental Health as required under the ORDINANCE?

How can you notify the proper Agencies to do an Environmental Impact Report when you do not provide them with adequate information to make an informed decision?

The lead Agency "COUNTY OF RIVERSIDE" should have a listing of the Departments, as well as what they do! They should also have a list of issues as relating to FARMLAND to be developed. How could that be overlooked?

Department of Toxic Substances "DTSC" does not report any information on APPLICATIONS OF BIOSOLIDS" NO INFORMATION! RTC - 10

They do mention the use of pesticides and availability of clean-up of pesticide residuals. What about the Heavy Metals?, Industrial Waste??

South Coast Air Quality Management District comments about the Automobile Traffic, No comment about the TOXIC METALS in the soil! See RTC - 17 I also question the Cumulative Impacts of Traffic - or the dates which the project is completed? What happens when an old Specific Plan comes to life and

the cumulative traffic totals are not considered?? Los D, to Los F? LOS X or LOS Z??

The EIR does not address the use of SLUDGE/BIOSOLIDS/HEAVY METALS on the property!

The Pechanga Cultural Resources as well as other Groups/Agencies will be walking the grounds looking for artifacts, using equipment etc., I am sure they would all want to know of the danger (toxic exposure). Their is also issues relating to compacting of soil due sludge/biosolids!

Based upon the facts, PHASE II testing is required to determine the volume of the "CONTAMINATION" done to the property due to the exposure to the heavy metals, pesticides, and industrial waste.

The property will be soaked thoroughly 3 times a day to prevent dust. The water will be washing the soil, including the heavy metals and pesticides into the Santa Margarita Watershed (as it has been the last 6 years).

The workers will be exposed to heavy metals mixing with pesticides creating inert gasses. TOXIC !

That is just my observation of the situation. I know the SLUDGE is their I seen it being dumped on numerous occasions! The land needs testing to assure the safety of the workers as well as the local residents.

BLASTING will be conducted on site!
AREA PRIMARY WATER SOURCE IS WELLS -
WE ARE ON FRACTURED ROCK!
This could be very hazardous to the RURAL
LIFESTYLE! (ES 30) 118

ES16 HAZ-1 An agriculture chemical residue survey will performed by a registered environmental accessor. The survey and any necessary remedial actions will be conducted under the oversight of and approved by the County of Riverside Department of Environmental Health.

Once again "What about the SLUDGE?"

Could you take a good look at this project and the fact the closest density is Large Lots 2 ½ acres or more immediately west, and south of the proposed project. If you drive further ½ mile south is a dense housing development, 1 mile north from the proposed project is a specific plan (more dense housing) - HABITAT LAND is the buffer zone from this project and the project proposed 1 mile to the north (Domnegoini-Barton). This area is part of a migration path for Habitat - the space is needed!

The biggest issue I have is when the Blasting, and Grading begin. The Endotoxins, Amine Gasses, ETC., will effect the residents for a minimum of two miles in every direction! Not to mention the possible loss of water due to the wells (our only source of

water). You are opening Pandoras Box! I suggest you as Supervisors get a grip on the history of BIOSOLIDS in the area, especially when it involves farmland and Specific Plans! Knowledge of the problem and remediation will assure the public safety!

The Project is inconsistent with proposed growth as identified under the RCIP and the people's vision for future growth! We do not need mixed use development within the Rural Area -

Another question arises: "Farmland Compromise"

Farmers to develop 7% of their land over 2 ½ year period. (Californian Jun 4 2001)

Thank you for your time!

Respectfully,
Marc Miller
951 764 -4518

CONFIDENTIAL MORBIDITY REPORT

NOTE: For STD, Hepatitis, or TB, complete appropriate section below.

DISEASE BEING REPORTED:		SOURCE OF SPECIMEN		DATE																																																		
Patient's Last Name		Social Security Number		Ethnicity (✓ One) <input type="checkbox"/> Hispanic/Latino <input type="checkbox"/> Non-Hispanic/Non-Latino																																																		
First Name/Middle Name (or Initial)		Birth Date: Month Day Year		Race (✓ One) <input type="checkbox"/> African-American/Black <input type="checkbox"/> Asian/Pacific Islander (✓ One) <input type="checkbox"/> Asian-Indian <input type="checkbox"/> Japanese <input type="checkbox"/> Cambodian <input type="checkbox"/> Korean <input type="checkbox"/> Chinese <input type="checkbox"/> Laotian <input type="checkbox"/> Filipino <input type="checkbox"/> Samoan <input type="checkbox"/> Guamanian <input type="checkbox"/> Vietnamese <input type="checkbox"/> Hawaiian <input type="checkbox"/> Other																																																		
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City/Town		State Zip Code		<input type="checkbox"/> Native American/Alaskan Native <input type="checkbox"/> White <input type="checkbox"/> Other																																																		
Area Code - Home Telephone		Gender: <input type="checkbox"/> M <input type="checkbox"/> F <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Oth		Patient's Occupation/Setting <input type="checkbox"/> Food Service <input type="checkbox"/> Day Care <input type="checkbox"/> Correctional Facility <input type="checkbox"/> Health Care <input type="checkbox"/> School <input type="checkbox"/> Other																																																		
Area Code - Work Telephone		Estimated Delivery Date: Month Day Year																																																				
DATE OF ONSET Month Day Year	Reporting Health Care Provider		REPORT TO WESTERN COUNTY RIVERSIDE County of Riverside CEA Phone: (951) 388-3266 Department of Public Health FAX: (951) 388-5123 Disease Control P.O. Box 7600 Riverside, CA 92513-7600 EASTERN COUNTY INDIO Disease Control Branch Phone: (760) 863-8448 47-923 Oak FAX: (760) 863-8283 Indio, CA 92201 NIGHT AND WEEKEND EMERGENCY (951) 388-8248 (Obtain additional forms from your local health department.)																																																			
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County settles key growth issues in new general plan

ROB O'DELL
STAFF WRITER

RIVERSIDE — The county Board of Supervisors hammered out the final policy kinks Tuesday in its growth plan for the future, paving the way for it to be approved later this month.

The supervisors gave their final policy direction for the

county's new general plan and its Multiple Species Habitat Conservation Plan, both of which are key components of the \$35 million Riverside County Integrated Project.

The moves sets the stage for the supervisors to approve the long-awaited plans later this month, although county

► COUNTY, B4

► COUNTY

A compromise has been reached over the farmland issue

Continued from B-1

officials again moved back the timeline for approval. Officials said Tuesday that the habitat plan — which aims to set aside 153,000 acres of private property as plant and animal habitat — could be approved at either its June 17 or June 24 meeting.

The general plan, which is intended to serve as a development guide for the next several decades, could be approved at either the June 24 or July 1 supervisors' meeting, officials said.

The board's most important decision was settling the lingering question of whether farmland should be treated the same as other land in the county's new general plan.

Environmentalists and

landowners have recently been holding meetings on whether farmers should have the right to develop parts of their land in the first five years after the county general plan is adopted. One of the key elements of the plan will prohibit any wholesale changes to major land uses for that period.

Landowners contend that farmers need the right to develop part of their land as a way to secure loans, but the two sides clashed over how much and how fast land could be developed.

Ultimately, the two groups came to a compromise which the Board of Supervisors approved unanimously Tuesday.

The compromise will allow farmers to develop 7 percent of their land over a 2 1/2-year period.

The issue had been a major sticking point for the two sides before they came to compromise at a private meeting last week.

For its multiple species habitat plan, the supervisors came to the following agree-

ments on the policies of the new plan:

■ Hold a workshop June 9 to determine which governmental entity should serve as the new regional conservation authority to purchase the 153,000 acres of private property.

■ Recommit itself to the four-year process for the county to acquire the private property from landowners. The process has been criticized by property owners for keeping owners in limbo until the county officially buys the land.

■ Voted to protect all the 146 original species proposed in the habitat plan.

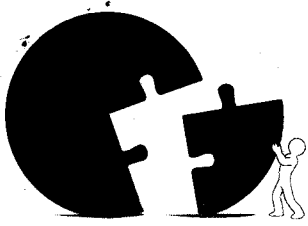
The county was considering dropping species such as the jackrabbit, bobcat and coyote, which have little chance of ever being considered endangered. The county had considered dropping these animals amid criticism that some of the species in the plan were not classified as threatened or endangered.

Contact staff writer Rob O'Dell at (909) 676-4315, Ext 2626, or rodell@californian.com.

► COLONY

week which will slash green fees in half any time the tem-

"I'm very happy with the way things are going now and



Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: December 11, 2012
TO: The Board of Supervisors
FROM: Matt Straite, Planning Staff
RE: **Agenda Item 16.1 Additional Information**

Since the submittal of the Form 11 additional lets have been submitted to the Planning Department. Staff is providing the following attached letters and email for your review and consideration:

- Lynn Penny 12/9/12
- Victoria Hough 12/9/12
- Wade Hough 12/9/12
- Endangered Habitats League 12/11/12

Y:\Planning Case Files-Riverside office\SP00380\DH-PC-BOS Hearings\BOS\memo\Memo to BOS.docx

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

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

Penny 12-11-12.txt

From: Lynn Penny [lynnpenny2010@yahoo.com]
Sent: Sunday, December 09, 2012 12:21 PM
To: Straite, Matt
Subject: Specific Plan 380 hearing 12-11-12

Categories: Blue Category

December 8, 2012

Attn: Matt Straite

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Re: Specific Plan 380
December 11, 2010 Board of Supervisors Hearing

The comments herein are meant to be a part of the public record.

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while development in current rural areas is a given fact, planning must address and give thorough consideration to the needs and concerns of the existing rural property residents.

The current plans for the Hanna project/Specific Plan 380 include two water detention basins for drainage.

Considering that the underground water table can be found at approximately thirty-five feet below ground level those basins are a major concern. The detention basins will collect runoff containing oil, gas, fertilizers, animal feces, and other biohazards. Certainly not the best scenario for the existing wells from which residents draw their water.

The ideal solution would be directing that runoff via a sewer system through to Winchester Road. That approach is more costly. However, the rural residents deserve that protection.

Another area of concern is access to the large commercial area fronting Winchester Road.

Currently access is planned via Keller Road and C Street. A conservative estimate of that access is 20,000 trips per day which will have a direct impact and negative effect on the rural residents currently living off of Winchester Road on Keller Road, and Keller Flat Court. A fair solution would be to add another access at the north end of the site off of Winchester Road.

There are remaining issues related to this proposed project and they will be addressed by others that believe that rural lifestyles must be preserved and protected. Do understand that I am not opposed to suburban or commercial development. However, it is incumbent on those who make land use decisions to uphold and protect the rights of rural residents to the quiet enjoyment of their property and the use of uncontaminated well water.

Sincerely,

Lynn Penny, Member of
Rural Residents and Friends For balanced Growth

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SP #380 Property Development Letter

Dec 9, 2012

To: Jeff Stone.

I am very disappointed in the actions and sincerity of the developer of the Keller road/ Winchester Road area.

This plan, that is unacceptable to me is about to be approved and the developer and his agents have not yet even talked to me face to face. Additionally, I have been a resident here for approximately 2 years, and they continue to send information and notices to my previous address that I sold two years ago. I cannot imagine why they would not be able to contact me, unless they don't want to talk to me.

I work for a large international engineering firm, that develops projects for oil and gas, power generation, infrastructure, and environmental, these projects range from a few million dollars to a few billion dollars in cost, in fact, several years ago, my company was involved in the planning and design of Diamond Valley Lake in this area. If my company were to plan and develop projects without carefully considering and resolving the issues impacting the near residents of a project, we would not be in business.

It is very apparent that this proposed development plan has not considered or resolved any issues impacting the near residents. Here is an example: The new proposed routing of Keller road winds though the planned development and does not join the existing Keller road at the West boundary of the proposed development, instead it just dead ends on Pourroy Road some distance North of the intersection of Pourroy and Keller. This dead end situation is located along my East property boundary. So either the developer is not concerned with any negative impacts that are located outside the boundary of his plan or he intends to push the new routing of Keller Road through my property. If this is the case, assuming that you could now convince me to allow it, the road would go right through a grove of approximately 50 Eucalyptus trees, some close to 80 feet tall, and then, **the road would have to go right over my water well.** I would have thought this situation would at least warrant a face to face discussion. The traffic created by this development will make Keller Road which is (just a dirt road) a dusty air quality hazard for me and my family as well as others in the area, just another unresolved issue.

I am also aware that what is approved for this development will set precedence for other development plans in the area, I have heard that the property on the North and West sides of my property is waiting to see what happens here so he can proceed with his plans. For this reason, it is very important to use some common sense and not place densely populated areas right beside rural areas, a gradual transition would only seem to make sense, like perhaps starting with a 5 acre parcel layer, then 2 acres, and then

½ acre lots and so on. I am not opposed to developing the area, but I am opposed to developing the area using a plan that does not address the impacts of the residents that live here.

We have our life savings invested in an area that according to the Riverside County Integrated Plan would be developed with some stability and logic applied. What happened?

The target of this development should be not just to make money, but to have a win-win situation, a win for the current residents and a win for the investors of the development. This is at very best a win-lose situation, in fact it is not out of the range of possibility that this could end up being a lose-lose situation based on how poorly this development has been represented in the area of impact resolution. I would be happy to be a neighbor of a well thought out and prepared development that considers me and the rest of my rural community as important, valued neighbors.



Wade Hough

33975 Pourroy Road,

Winchester CA.

December 9, 2012

To: Jeff Stone and the Board of Supervisors

Re: SP#380

It is inevitable that the project will go forward. It would be honorable to consider me and my husband's concerns addressed in our letters, as well as our neighbor's concerns. Again I'll mention that **my husband and I have not received any notifications of the hearings by mail. The SP#380 doesn't show how the new Keller Rd. exits West to intersect with Pourroy Rd.** This is not fair to us.

The West/South corner of the project significantly impacts our property where the new Keller Rd. intersects Pourroy Rd. If the plan is to proceed with intersecting the new Keller Rd. and Pourroy Rd. it will damage our well which provides our water supply. Water is life, so the message I get is "who cares about your life".

Why does the new Keller Road have to exit West?

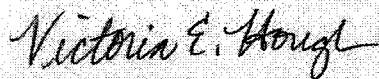
Why can't the entrance and exit to the new development be from Winchester Rd?

Scott Rd. is nearly a half mile North of the new development, seconds to get to Scott Rd. and it is already being used as a main access to Winchester Rd.

It is an unacceptable plan to impede on our property, depreciate the value of our property, and damage our well. Not including the significant traffic noise and pollution that will be unhealthy, not including that we have many other concerns. Also with a significant high volume of traffic I can't see how my husband and I can safely cross a busy intersection to enter and exit our property, this is unsafe to us. Presently Pourroy Rd. and Keller Rd. is a four way stop intersection, and usually when stopped at this intersection you're the only car crossing.

Please physically take a look at the area to see for yourself how our property is presently situated and you'll see why my husband and I have concerns. We've spent our life savings on our property, we plan to retire here, and we would like to continue to enjoy it as much as we can, as well as our family and friends that come to visit us.

Sincerely,



Victoria E. Hough
33975 Pourroy Rd.
Winchester, CA 92596

December 6, 2012

BY ELECTRONIC MAIL ONLY

The Hon. John Tavaglione
Riverside County Board of Supervisors
County of Riverside
4080 Lemon St., 3rd Floor
Riverside, CA 92501

**RE: Item 16.1: SPECIFIC PLAN NO. 380, GENERAL PLAN AMENDMENT
NO. 951 (Dec. 11, 2012) – *Recommendation for DENIAL***

Dear Chairman Tavaglione and Board Members:

The Endangered Habitats League (EHL) recommends denial of this ill-conceived General Plan amendment. As you know, EHL is a long-term stakeholder in County planning efforts.

We wish to raise compelling objections to this project:

1. Lack of a basic planning justification,
2. Inconsistency with the General Plan Certainty System,
3. Inconsistency with Community Separators policies, and
4. Potential inconsistency with an adopted regional plan.

Planning justification

The County of Riverside currently has a surfeit of housing capacity in its General Plan, with no need for additional units over a multi-decade horizon. Adding even more surplus capacity surely exceeds the limits on how far out any of us anticipate future needs. With so much surplus capacity, it is impossible to rationally allocate constrained transportation infrastructure and service dollars.

General Plan inconsistency

According to Section 2.5 of Zoning Code:

g. FINDINGS. A Planning Commission resolution recommending approval of a regular Foundation Component Amendment and a Board of Supervisors resolution approving a regular Foundation Component Amendment shall include findings, based on substantial evidence, that new conditions or circumstances

disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan. The foregoing requirement for findings shall not apply to any amendment to the Riverside County Vision.

In this case, what is the substantial evidence that new conditions have arisen to justify a Foundation change? Surely, there is no regional lack of land designated as Community Development.

Community Separators

Furthermore, the General Plan calls for "Community Separators" of Rural lands that prevent urban communities from simply merging into each other, as in the Los Angeles basin:

"Our communities maintain their individual distinctive qualities and character, surrounded in most cases by open space or non-intensive uses to contribute to their sense of unique identity. Community centers, gathering places, and special focal points unique to each community also aid this identity."

"We are proud of the distinctive identities that our communities now possess and cherish the sense of place that results from them. We want this sense of place and distinctiveness maintained and enhanced in our planning and development activities."

- RCIP Vision

This section is intended to focus on the desired aspects, at a community or neighborhood level, that help achieve the RCIP Vision and General Plan Principles. The RCIP Principles state that, *"The General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas."* At this scale, policies focus on achieving compact, transit adaptive development, identifying open space separators to provide edges between communities, and enhancing or creating the distinctiveness of each community. (Emphasis added.)

LU 3.2 Use open space, greenways, recreational lands, and watercourses as community separators. (AI 25, 40, 60, 61)

LU 8.3 Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life. (AI 9, 28)

Rural areas in the French Valley serve the function of defining existing communities, and this project *contravenes* these many important aspects of the General Plan.

Regional plans

Finally, the Southern California Association of Governments has just adopted a Sustainable Community Strategy (SCS) under SB 375. How is this sprawl-type project consistent with the GHG reduction targets of the adopted SCS?

We acknowledge that the project proposes to set aside appropriate lands for the MSHCP, specifically portions of Constrained Linkage 17. However, MSHCP conformance does *not* serve as a surrogate for overall land use planning. We urge you to exert planning discipline and *deny* this proposed amendment to the General Plan.

Sincerely,

Dan Silver, MD
Executive Director

Honorable Board of supervisors

my name is Steve Rush. Our address is 32265 Keller Rd. That is directly across the street from specific plan 380. We bought our five acre parcel in 1983 as bare land. In September 1984 we moved into our home. We chose this area because of the open space, views of the hills and rural atmosphere. We have enjoyed living here for 29 years. Now everything seems so uncertain. What will this project do to our quality of life? What will happen to our property values? I am very concerned about our well, what will our water quality be what will the water quantity be? Will blasting destroy it? Will detention basins within 100' of our well destroy the water quality? Will automotive chemicals such as oil, transmission fluid and coolant leaking on the asphalt, along with pesticides, herbicides and fertilizer used in landscape maintenance end up in the detention basins? Their drainage plan shows the entire run off storm water going into the detention basins and when they are full overflowing into water courses on our properties. That water should be drained into culvert pipe and routed around our properties. Street C appears to almost line up to my driveway. With the elevation of street C 20' - 30' higher than my driveway, that will create a river during storms that could flood our property. Street C will create the same problem for my neighbors. Keller Rd. is a long established road that this specific plan is trying to take from our neighborhood. We are told that it is only for realignment to Winchester road. There are other options that would leave our road mostly intact. For us having to access our properties through their new development is unacceptable. How can this be considered good planning with only one entrance to a development that at build out will have 20,000 traffic trips per day that will be gridlock? Their needs to be more ingress from Winchester rd. on the north end of the development. The question of what happens at Keller and pouroy road intersection is still unanswered, we need to see that intersection on paper. How can a plan be a plan when there is no plan? I am aware that all of the issues I have brought up are addressed in the E. I. R. that was paid for by the developer. The question I have is would the developer choose to hire a company who is not going to find their project favorable. I appreciate supervisor Stone and his staff meeting with us and listening to our concerns about this project, and taking the time to tour the project area. I felt supervisor Stone see's the need for better buffers and transitions between existing rural residential and this project. We were presented with a proposed land use plan drawn at the direction of supervisor Stone. Even though that proposal is not perfect to me it a much more acceptable option than the original plan. I would like to thank all of the supervisors for their considerations of this specific plan. I would like to also thank all of my neighbors and members of our group rural residents and friends for balanced growth for your dedication and hard work.

Respectfully

Steve A Rush

December 11, 2012

My name is Jana Rush; I live on Keller Rd. closest to the Hanna project. My husband and I bought and developed our property in 1983 and were able to move onto it in 1984, we have loved living there since. When we first moved there it was so peaceful, we could ride our horses all over the hills and we felt like we lived in paradise, at night we could see billions of stars from our back porch now we look out at thousands of red tile roofs and street lights. I hate to think of what the Hanna group wants to do in front of our home, for 29 years we have looked out our front window at beautiful rolling hills, its going to be horrible if they are allowed to bulldoze them down and flatted them out. I always understood that when that land was to be developed that it would be five acre parcels like ours, with horse trails and a real country feel, not a housing tract with commercial and mixed use with who knows what in it. It's bad enough that over a thousand acres has already been rezoned with thousands of homes, shopping centers and a golf course. What we need is a little bit of a buffer and area with a rural feel, a place where people can raise their family or raise their horses or cows or sheep or chickens or what ever they want. It's so beautiful out here why would you want to ruin it with another commercial development. I could go on and on about the environmental impact report, but I think I will leave that one to the attorneys. I just pray that you really think about it before you make your decision because once you bulldoze those beautiful hills down you can never put them back up. Please do the right thing and think about our rural residents and friends and balance the growth.

Thanks for listening

Jana L. Rush
32265 Keller Road
Winchester, CA 92596

My name is Michael Gurling I live at 34119 Keller flat ct. I live there with my Mother, my Father and my Sister. We have lived here for almost 4 years and love the rural life style.

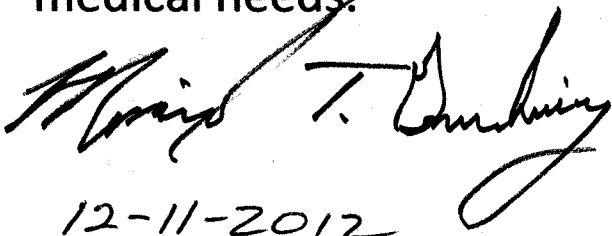
I purchased my home in 2009 and because of the condition of the economy, was able to buy the home of my dreams. This home isn't just beautiful, it sits on 2 ½ acres, has swimming pool, and a second house that we rent out to help pay for our property taxes and home insurance. We also have a well that produces great tasting water and allows us to landscape without a traditional water bill.

All of our surrounding neighbors have 2 1/2 acres or more giving everyone some room to breathe, but also not too far from town. Coupled with horses, wild life and nights that aren't polluted by street lights or car lights, this area seemed to be the perfect place to live. Like most home owners I bought thinking of future investment possibilities. However, my investment purpose is very different than most and the way SP 380 is being proposed has dire consequences on my life.

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Now I need to put things into perspective so you understand why I am very concerned about what's happening on Keller Rd. Twenty-four years ago I was a passenger in an auto accident that left me a high level quadriplegic. With the loss of feeling and the loss of body function from the shoulders down also the loss of hand function, it would be near impossible to find a way to support myself. But by the grace of god I was lucky to receive a small settlement from the accident and with the help from my family, as a team, and through real-estate have been able to make my settlement grow. I want you to understand that I paid cash for this house and have my entire savings invested in it. This investment has the potential ability to afford nursing care for the rest of my life. This is important because the window of opportunity for my parents to take care of me is now closed due to their age and I do not qualify for state aide.

Please, do not approve SP 380 as proposed. It will lower our property values and inhibit future appreciation. This will end my ability to pay for my ongoing and future medical needs.


12-11-2012

Date: December 10, 2012

From: Victor and Elizabeth Cantu

Subject: Objection to Proposed Commercial Project at Keller Road

To Whom It May Concern:

Our names are Victor and Elizabeth Cantu, and we live near the disputed proposed project. We would like to say that we are totally against any major improvements near our residence. We are afraid if this project moves forward that the increase of traffic on Keller Road will become tremendously overwhelming. People will use this road as a shortcut to the proposed commercial area and have little consideration for the residents of this area.


We moved to this area to enjoy the pleasures of living in a rural environment and it seems that we can't get away from the progress of construction. Homes were built very quickly in the Murrieta area and it became very apparent that we had to find a getaway that took us away from the everyday hustle and bustle of traffic and noise. We finally found our peace and serenity and now we find out that major construction has been proposed near our residence.

We hope that the County of Riverside has taken into consideration the discomfort and inconvenience this will have on the local residents at or near the proposed project. The neighbors with equestrian will have to look at other routes to walk their horses because the traffic will not be safe for them to walk their horses. We will all have to be very careful where we walk our pets, and the dust produced from increased traffic on Keller Road will be very harmful, especially for those of us that have medical conditions like asthma.

We're sure the County has some habitat protection laws or codes that are on the books for a specific reason. The habitat will be disrupted to the point of non-existence, due to the increase of traffic and population. These laws and codes that protect our habitat must be enforced as written on the books and not be overlooked to simply convenience progress.

We bought our residence on October 2011 and it happens that our Real Estate Broker was one of the proponents of this project. She brought us a form to sign that supposedly showed our approval of an Environmental Impact Study in our area. She mentioned that it did not mean we approved or disapproved the project if we signed the form, but that it merely meant we approved of the impact study.

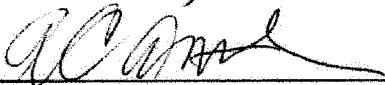
We have gotten to know some of my neighbors and support them in their concerns. My final word is that the concerns of the local residents should be heard and applied. Please accept this letter as my objection to this proposed project.



Victor Cantu Jr.

12/10/2012

Date



Elizabeth Cantu

12-10-2012

Date

12/11/12

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My name is Sharon Gurling and I am absolutely against this project. When we moved into our home, we moved into a community that had been here 25 years. It wasn't part of the mushrooming housing boom that has taken place in the last few years. All the homes in our community are on 2 ½ to 5 acre lots. We are separated now from the housing tracts by rolling hills and open space.

All of us who live here have put a lot of money, a lot of time, and a lot of sweat into our homes to live a certain lifestyle. You are telling us to give up everything we have now, dark starry nights, abundant wild life, very little crime, very little traffic, beautiful rolling hills, no air pollution, possibly our wells and especially Keller Rd. Now we get mass amounts of people, a commercial retail center, a commercial office building, stop lights, building lights, 100 house lights, street lights, security lights, detention basins, delivery truck noise and 20 thousand cars a day.

What exactly are they giving up? Fewer homes. Of course you still have 400,000 feet of commercial retail, a care facility an office building and homes on larger lots.

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We figured there would be commercial businesses along the 79 corridor but not directly in our front yard and not taking old Keller Rd. and making it little more than a dirt alley. It may still be a dirt road, but at least it was connected to State Highway 79. How many of you have a commercial office building and a commercial retail center 600 feet from your house and have to pass through it every day to get to and from your home?

Adam said that this project should be approved because progress was marching up Winchester Rd. and our rural lifestyle was ruined anyway and their project was in step with what was on its way up the Highway. That's not entirely true. We are the last group of homes on Winchester Rd. that is a community. We have hills and open spaces surrounding us that give a reasonable buffer. Of course, if he is correct, it opens the door for every ten acre & above land owner close to us to put even more houses on smaller lots and pretty soon they will tell us how many horses we can have and what farm animals are allowed. Right now we have horses, goats, chickens, geese, and an occasional llama.

Mr. Stone has proposed an alternative plan that offers some transition into our neighborhood with 2 acre lots on the west side that transition to smaller lots in the interior portions and keeps the mixed use and commercial office areas further to our north and right behind the commercial retail center which gives us an additional buffer. We understand this plan was flatly rejected by Mr. Dimond and the Hanna Group. They would lose too much money. What do they think we will lose?

When the Hanna's bought this piece of property in 1979, it was dry-farm land and zoned 5 acre rural residential and even then there were some homes in the area and Keller Rd. was here. Now there are many more homes and we are a community. Should this be a big surprise we are disgusted with this plan and don't want it here. Everyone associated with this project lives someplace else San Diego, Orange County or Temecula. This isn't in their back yard. They don't have a vested interest in what happens here once this project is approved and none of these people will lose value on

their homes, have to deal with the loss of their road, or a lifestyle we all cherish.

Please go back and look at the alternatives so that none of us feel we are the only ones losing something.

Sharon Gurling
12-11-12

Fw: Re: 380

From: **Lynn Penny** (lynnpenny2010@yahoo.com)
Sent: Sun 12/09/12 11:41 AM
To: milyundollarmike@msn.com

--- On **Sun, 12/9/12, Lynn Penny <lynnpenny2010@yahoo.com>** wrote:

From: Lynn Penny <lynnpenny2010@yahoo.com>
Subject: Re: 380
To: "Lynn Penny" <lynnpenny2010@yahoo.com>
Date: Sunday, December 9, 2012, 7:38 PM

--- On **Sun, 12/9/12, Lynn Penny <lynnpenny2010@yahoo.com>** wrote:

From: Lynn Penny <lynnpenny2010@yahoo.com>
Subject: 380
To: "Kirk Gurling" <milyundollarmike@msm.com>
Date: Sunday, December 9, 2012, 7:32 PM

Hi kirk, Hopefully I have adressed per our discusion...feedback will be appreciated.

December 8, 2012
Attn: Matt Straite

Re: Specific Plan 380

While development in current rural areas is a given fact, planning must address and give through consideration to the needs and concerns of the existing rural property residents. The current plans for the Hanna project/Specific Plan 380 include two water detention basins for drainage. Considering that the underground water table can be found at approximately thirty-five feet below ground level those basins are a major concern. The detention basins will collect runoff containing oil, gas, fertilizers, animal feces, and other biohazards. Certainly not the best scenario for the existing wells from which residents draw their water.

The ideal solution would be directing that runoff via a sewer system through to Winchester Road. That approach is more costly. However, the rural residents deserve that protection.

Another area of concern is access to the large commercial area fronting Winchester Road.

Currently access is planned via Keller Road and C Street. A conservative estimate of that access is 20,000 trips per day which will have a direct impact and negative effect on the rural residents currently living off of Winchester Road on Keller Road, and Keller

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Flat Road . A fair solution would be to add another access at the north end of the site off of Winchester Road.

There are remaining issues related to this proposed project and they will be addressed by others that believe that rural lifestyles must be preserved and protected. Do understand that I am not opposed to suburban or commercial development. However, it is incumbent on those who make land use decisions to uphold and protect the rights of rural residents to the quite enjoyment of their property and the use of uncontaminated well water.

Sincerely,

Lynn Penny, Member of
Rural Residents and Friends For balanced Growth

December 9, 2012

To: Jeff Stone and the Board of Supervisors

Re: SP#380

It is inevitable that the project will go forward. It would be honorable to consider me and my husband's concerns addressed in our letters, as well as our neighbor's concerns. Again I'll mention that **my husband and I have not received any notifications of the hearings by mail. The SP#380 doesn't show how the new Keller Rd. exits West to intersect with Pourroy Rd.** This is not fair to us.

The West/South corner of the project significantly impacts our property where the new Keller Rd. intersects Pourroy Rd. If the plan is to proceed with intersecting the new Keller Rd. and Pourroy Rd. it will damage our well which provides our water supply. Water is life, so the message I get is "who cares about your life".

Why does the new Keller Road have to exit West?

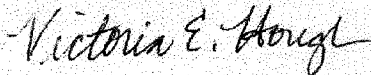
Why can't the entrance and exit to the new development be from Winchester Rd?

Scott Rd. is nearly a half mile North of the new development, seconds to get to Scott Rd. and it is already being used as a main access to Winchester Rd.

It is an unacceptable plan to impede on our property, depreciate the value of our property, and damage our well. Not including the significant traffic noise and pollution that will be unhealthy, not including that we have many other concerns. Also with a significant high volume of traffic I can't see how my husband and I can safely cross a busy intersection to enter and exit our property, this is unsafe to us. Presently Pourroy Rd. and Keller Rd. is a four way stop intersection, and usually when stopped at this intersection you're the only car crossing.

Please physically take a look at the area to see for yourself how our property is presently situated and you'll see why my husband and I have concerns. We've spent our life savings on our property, we plan to retire here, and we would like to continue to enjoy it as much as we can, as well as our family and friends that come to visit us.

Sincerely,



Victoria E. Hough
33975 Pourroy Rd.
Winchester, CA 92596

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SP #380 Property Development Letter

Dec 9, 2012

To: Jeff Stone.

I am very disappointed in the actions and sincerity of the developer of the Keller road/ Winchester Road area.

This plan, that is unacceptable to me is about to be approved and the developer and his agents have not yet even talked to me face to face. Additionally, I have been a resident here for approximately 2 years, and they continue to send information and notices to my previous address that I sold two years ago. I cannot imagine why they would not be able to contact me, unless they don't want to talk to me.

I work for a large international engineering firm, that develops projects for oil and gas, power generation, infrastructure, and environmental, these projects range from a few million dollars to a few billion dollars in cost, in fact, several years ago, my company was involved in the planning and design of Diamond Valley Lake in this area. If my company were to plan and develop projects without carefully considering and resolving the issues impacting the near residents of a project, we would not be in business.

It is very apparent that this proposed development plan has not considered or resolved any issues impacting the near residents. Here is an example: The new proposed routing of Keller road winds though the planned development and does not join the existing Keller road at the West boundary of the proposed development, instead it just dead ends on Pourroy Road some distance North of the intersection of Pourroy and Keller. This dead end situation is located along my East property boundary. So either the developer is not concerned with any negative impacts that are located outside the boundary of his plan or he intends to push the new routing of Keller Road through my property. If this is the case, assuming that you could now convince me to allow it, the road would go right through a grove of approximately 50 Eucalyptus trees, some close to 80 feet tall, and then, **the road would have to go right over my water well.** I would have thought this situation would at least warrant a face to face discussion. The traffic created by this development will make Keller Road which is (just a dirt road) a dusty air quality hazard for me and my family as well as others in the area, just another unresolved issue.

I am also aware that what is approved for this development will set precedence for other development plans in the area, I have heard that the property on the North and West sides of my property is waiting to see what happens here so he can proceed with his plans. For this reason, it is very important to use some common sense and not place densely populated areas right beside rural areas, a gradual transition would only seem to make sense, like perhaps starting with a 5 acre parcel layer, then 2 acres, and then

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½ acre lots and so on. I am not opposed to developing the area, but I am opposed to developing the area using a plan that does not address the impacts of the residents that live here.

We have our life savings invested in an area that according to the Riverside County Integrated Plan would be developed with some stability and logic applied. What happened?

The target of this development should be not just to make money, but to have a win-win situation, a win for the current residents and a win for the investors of the development. This is at very best a win-lose situation, in fact it is not out of the range of possibility that this could end up being a lose-lose situation based on how poorly this development has been represented in the area of impact resolution. I would be happy to be a neighbor of a well thought out and prepared development that considers me and the rest of my rural community as important, valued neighbors.



Wade Hough

33975 Pourroy Road,

Winchester CA.

Tuesday, December 11, 2012

Chairman Tavaglione & Supervisors.

My name is Kirk Gurling I reside at 34119 Keller Flat Court in Winchester, California. My home is accessed from Keller Rd. directly across the street from the proposed project (SP#380). I am the President of Rural Residents & Friends "People for Balanced Growth" Balanced growth to us means; sensibly managing growth while respecting existing communities by complimenting what already exists.

We moved to Temecula in June, 1988. We have since watched the growth and sea of roof tops move up the Highway 79 corridor to the north of Temecula , noting that until now all the new development occurred on vast open spaces or farms. Ours is the first rural residential neighborhood that development has encountered along this path and will encounter no more until it reaches downtown Winchester. This proposed project is proving that it doesn't care that we exist! It seeks to take our historic Keller road and access away from us and utilize it to serve the needs of their over aggressive land uses, ie; a massive commercial retail center with no direct access from Highway 79, a large commercial office complex, 21.6 acres of mixed use (allowing up to 225 housing units), a medium density residential area of 73 dwelling units on 7,200sq. ft. lots, a low density residential area of 22 dwelling units on 1/2 ac. Lots) and very low residential area of 6 one acre lots. All of this will occur with no real feathering or transitional

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buffering into the existing rural residential 5 acre minimum community. Mr. Dimond will probably tell you He's making it better by diverting the historic route of Keller Road so the traffic will be further from the current Keller Road residents. However the way we will have to access their Keller Road will require us to climb 33', negotiate multiple turns ultimately to arrive at a very busy intersection then turn East or West through their commercial areas and through traffic largely created by their project, (estimated by their own people to be 20,317 trips in & out daily) (what about the 79 policy area), we have to do this in order to access Highway 79 or to travel East. We can do the same today with occasional through traffic (maybe 6 cars per hour) with no turns and with ease. We understand the Cal-Trans requirement for a 90 degree intersection at Keller Road and Highway 79, however the extremely long radius through SP#380 is the step child of the County of Riverside if it was not proposed by the applicant, note; Cal-Trans authority ends at the Highway 79 right of way. This could easily be redesigned with a much shorter radius, like the one depicted on page 19 of SP#380's revised plan exhibits for dealing with the same condition on Keller Road on the East side of Highway 79 created as a result of the same intersection and 90 degree requirement. This would allow Keller to remain in its historic path thus serving both the current residents and the applicant without destroying the access currently serving us.

We would like to thank Mr. Stone for visiting our neighborhood and for acknowledging that we are an existing rural community. Although it's not exactly what we would like, we thank him for putting forward an alternative plan that lessens some of the negative impacts that the

applicants proposed plan will force on the residents here. We understand that Mr. Stone's alternative was flatly rejected by the Hanna Team. So much for trying to work with the community!

We also would favor the 38 acres in planning area 2&7 (the proposed Commercial Retail Center) being constructed at or near the highway elevation as most centers are, not elevated on approximately 38' of compacted fill, this would serve to reduce the overall grading of the site. The rest of the site could still be graded and balanced. Please note cut & fill are functions of each other in grading terminology, import & export are independent terms and are not required as a result of cutting and filling as previously stated by Mr Dimond of Team Hanna.

We still have major concerns regarding: Drainage & blasting as a result of density driven grading effecting our well water quality and production, commercial centers, commercial office space, density increases and resulting 24 hour traffic that will create air, light and noise pollution not to mention the likelihood of crime affecting our quality of life.

At the end of the day if our only choices are the applicants proposed plan and Mr. Stones alternate plan we would obviously chose Mr. Stones alternative plan.

What we would really prefer is; commercial & mixed use along the Highway only, at or near bordering Highway 79 elevation, approximately 800' deep, with direct Highway access at the North end of commercial planning area 7 to lessen the traffic burden on Keller Road. Multiple entrances both right in right out and full intersections within a few hundred feet of each other are

in use along Highway 79 at nearly every commercial center, many much smaller than the 38 acre site, from the I- 215 exit and Winchester Road, Northward to this community. The remaining planning areas would then be much easier for transitional buffering to occur utilizing many residential densities while protecting and enhancing the existing rural community. We would encourage the rethinking of the realignment of Keller Road to serve both the existing community as well as the applicant (not favoring one over the other).

I did not receive a public notice for this hearing!

Thank You

Kirk Rodney Gurling

A handwritten signature in black ink, appearing to read "Kirk R. Gurling", written in a cursive style.

President,

Rural Residents & Friends

"People 4 Balanced Growth"

SP #380 Property Development Letter

Dec 9, 2012

To: Jeff Stone.

I am very disappointed in the actions and sincerity of the developer of the Keller road/ Winchester Road area.

This plan, that is unacceptable to me is about to be approved and the developer and his agents have not yet even talked to me face to face. Additionally, I have been a resident here for approximately 2 years, and they continue to send information and notices to my previous address that I sold two years ago. I cannot imagine why they would not be able to contact me, unless they don't want to talk to me.

I work for a large international engineering firm, that develops projects for oil and gas, power generation, infrastructure, and environmental, these projects range from a few million dollars to a few billion dollars in cost, in fact, several years ago, my company was involved in the planning and design of Diamond Valley Lake in this area. If my company were to plan and develop projects without carefully considering and resolving the issues impacting the near residents of a project, we would not be in business.

It is very apparent that this proposed development plan has not considered or resolved any issues impacting the near residents. Here is an example: The new proposed routing of Keller road winds through the planned development and does not join the existing Keller road at the West boundary of the proposed development, instead it just dead ends on Pourroy Road some distance North of the intersection of Pourroy and Keller. This dead end situation is located along my East property boundary. So either the developer is not concerned with any negative impacts that are located outside the boundary of his plan or he intends to push the new routing of Keller Road through my property. If this is the case, assuming that you could now convince me to allow it, the road would go right through a grove of approximately 50 Eucalyptus trees, some close to 80 feet tall, and then, the road would have to go right over my water well. I would have thought this situation would at least warrant a face to face discussion. The traffic created by this development will make Keller Road which is (just a dirt road) a dusty air quality hazard for me and my family as well as others in the area, just another unresolved issue.

I am also aware that what is approved for this development will set precedence for other development plans in the area, I have heard that the property on the North and West sides of my property is waiting to see what happens here so he can proceed with his plans. For this reason, it is very important to use some common sense and not place densely populated areas right beside rural areas, a gradual transition would only seem to make sense, like perhaps starting with a 5 acre parcel layer, then 2 acres, and then

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Case No. 2013

To: [Name]

I am very disappointed in the manner in which you handled the claim of the [Name] and I believe that you have acted in an unethical manner.

This claim was submitted to me in [Date] and I have been waiting for a response ever since. I have called you several times and you have not returned my calls. I have also written you several times and you have not responded to any of my letters. I am very disappointed in the way you have handled this claim and I believe that you have acted in an unethical manner.

I have been a loyal customer of your company for many years and I have always been very satisfied with the service you have provided. However, I am very disappointed in the way you have handled this claim and I believe that you have acted in an unethical manner. I have been waiting for a response for many weeks and you have not returned my calls. I have also written you several times and you have not responded to any of my letters. I am very disappointed in the way you have handled this claim and I believe that you have acted in an unethical manner.

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½ acre lots and so on. I am not opposed to developing the area, but I am opposed to developing the area using a plan that does not address the impacts of the residents that live here.

We have our life savings invested in an area that according to the Riverside County Integrated Plan would be developed with some stability and logic applied. What happened?

The target of this development should be not just to make money, but to have a win-win situation, a win for the current residents and a win for the investors of the development. This is at very best a win-lose situation, in fact it is not out of the range of possibility that this could end up being a lose-lose situation based on how poorly this development has been represented in the area of impact resolution. I would be happy to be a neighbor of a well thought out and prepared development that considers me and the rest of my rural community as important, valued neighbors.



Wade Hough

33975 Pourroy Road,

Winchester CA.

December 9, 2012

To: Jeff Stone and the Board of Supervisors

Re: SP#380

It is inevitable that the project will go forward. It would be honorable to consider me and my husband's concerns addressed in our letters, as well as our neighbor's concerns. Again I'll mention that my husband and I have not received any notifications of the hearings by mail. The SP#380 doesn't show how the new Keller Rd. exits West to intersect with Pourroy Rd. This is not fair to us.

The West/South corner of the project significantly impacts our property where the new Keller Rd. intersects Pourroy Rd. If the plan is to proceed with intersecting the new Keller Rd. and Pourroy Rd. it will damage our well which provides our water supply. Water is life, so the message I get is "who cares about your life".

Why does the new Keller Road have to exit West?

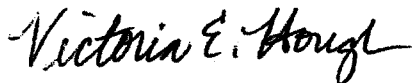
Why can't the entrance and exit to the new development be from Winchester Rd?

Scott Rd. is nearly a half mile North of the new development, seconds to get to Scott Rd. and it is already being used as a main access to Winchester Rd.

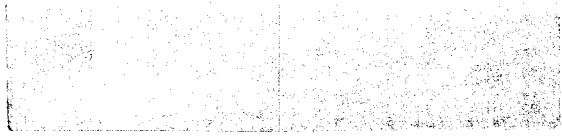
It is an unacceptable plan to impede on our property, depreciate the value of our property, and damage our well. Not including the significant traffic noise and pollution that will be unhealthy, not including that we have many other concerns. Also with a significant high volume of traffic I can't see how my husband and I can safely cross a busy intersection to enter and exit our property, this is unsafe to us. Presently Pourroy Rd. and Keller Rd. is a four way stop intersection, and usually when stopped at this intersection you're the only car crossing.

Please physically take a look at the area to see for yourself how our property is presently situated and you'll see why my husband and I have concerns. We've spent our life savings on our property, we plan to retire here, and we would like to continue to enjoy it as much as we can, as well as our family and friends that come to visit us.

Sincerely,



Victoria E. Hough
33975 Pourroy Rd.
Winchester, CA 92596



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE IN THE FRENCH VALLEY COMMUNITY – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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Please send all written correspondence to Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147.

Dated: November 27, 2012

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 of 12/11/12

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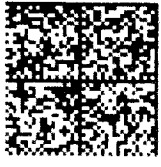
UJG
~~472-090-025
Wade Hough
9135 Gregory St
Cypress, Ca 90630~~

PUBLIC HEARING NOTICE
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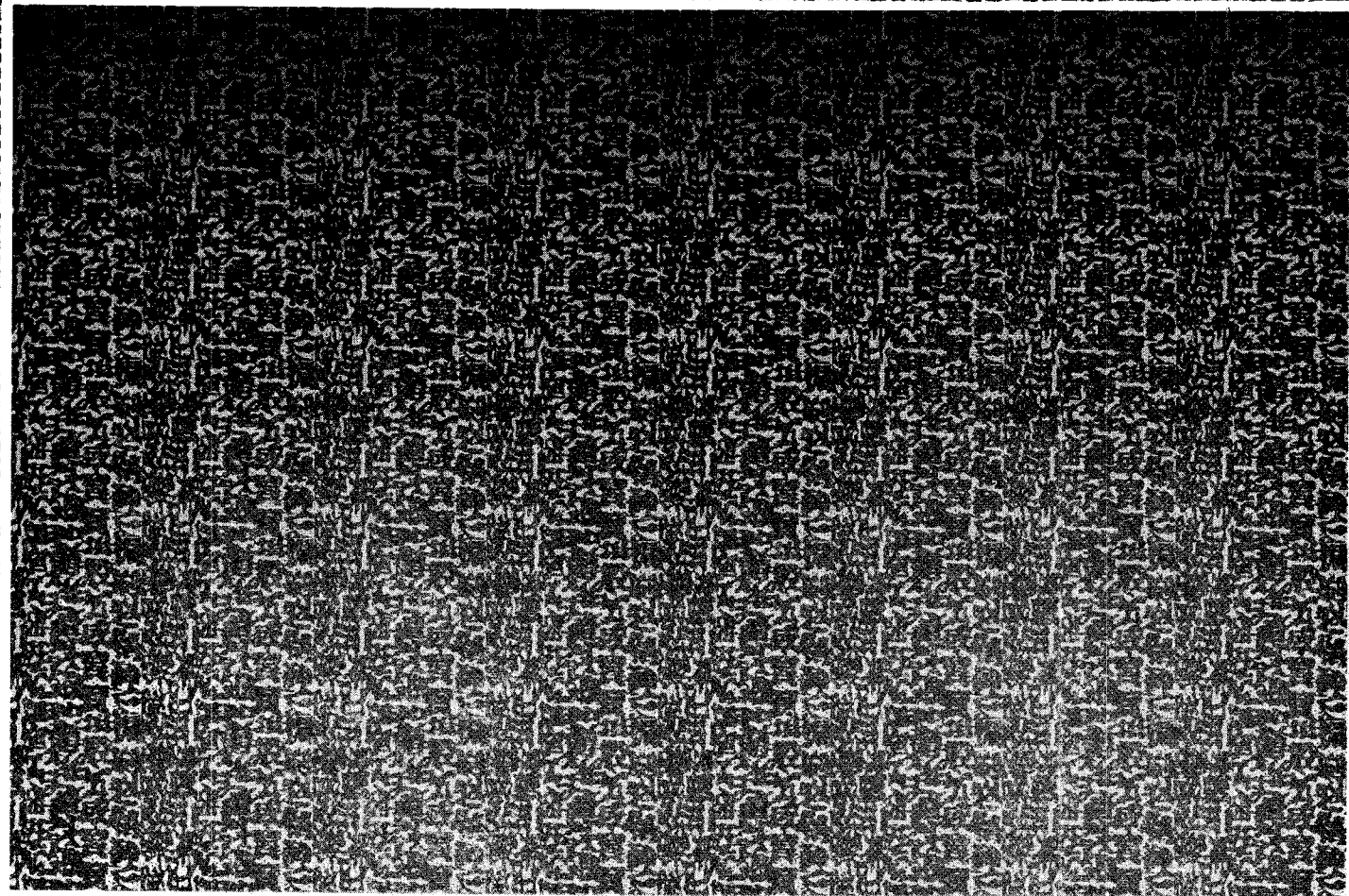
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE IN THE FRENCH VALLEY COMMUNITY – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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Dated: November 27, 2012

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 of 12/11/12

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476-010-008
Michael Curling
36781 Pebley Ct
Winchester, Ca 92596

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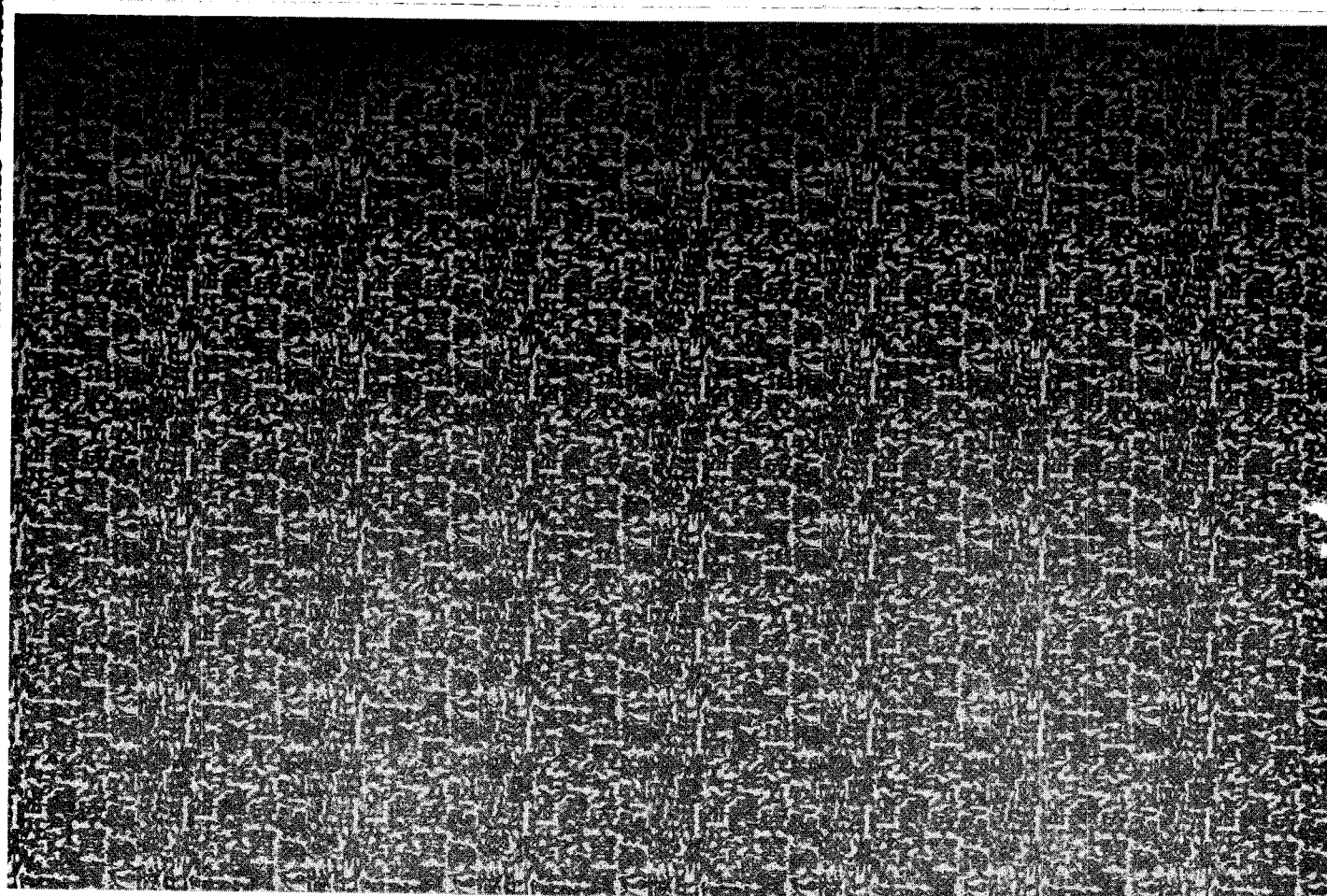
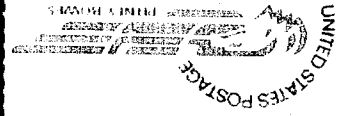
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



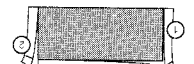
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Dated: November 27, 2012

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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Seattle, Wa 98101

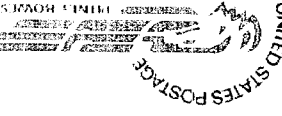
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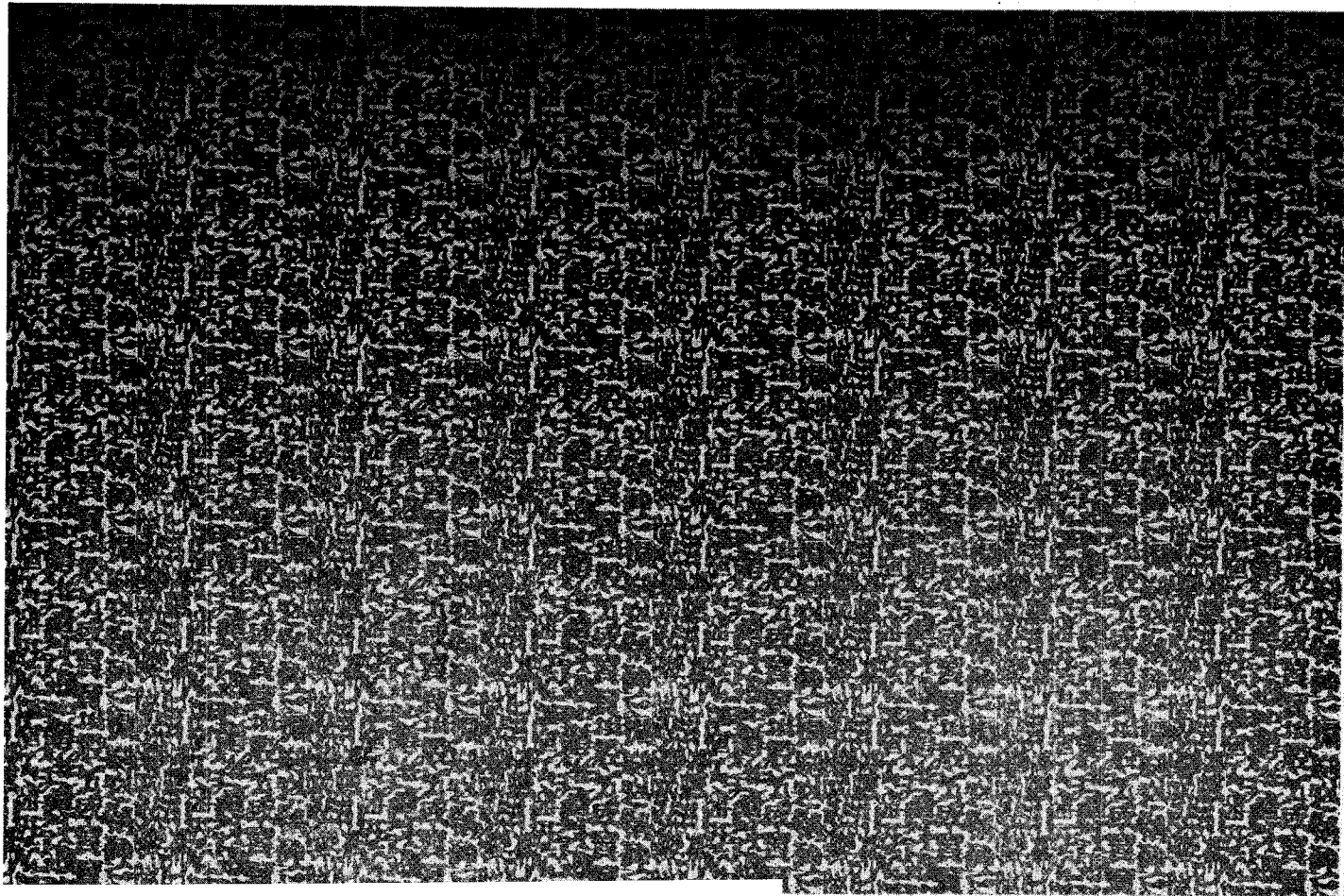


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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE IN THE FRENCH VALLEY COMMUNITY – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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Dated: November 27, 2012

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16.1 of 12/11/12



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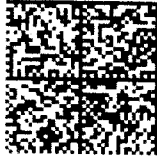
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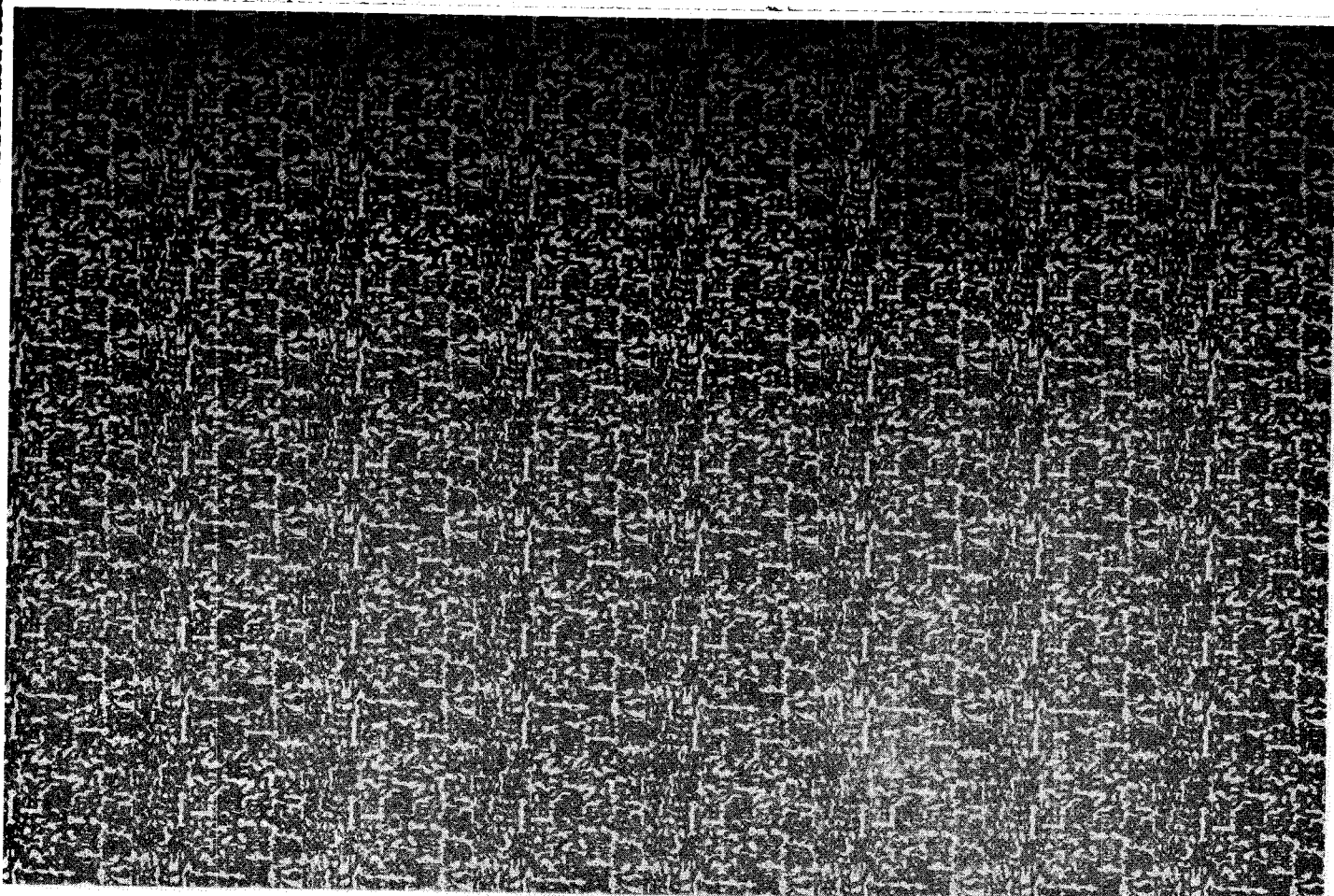
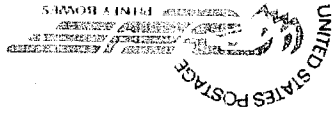
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County Administrative Center
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Order Placed by: Cecilia Gil

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Planning
16.1 of 12/11/12
ZC 7723

Legal Advertising Invoice

BALANCE
\$289.90

SALES CONTACT INFORMATION		ADVERTISER INFORMATION			
1	25	6	7	2	7
BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME		
Maria Tinajero 951-368-9225	11/30/2012 - 11/30/2012	100141323	100141323	BOARD OF SUPERVISORS	

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BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NUMBER
11/30/2012 - 11/30/2012	100141323	100141323	100141323
23	24	3	3
BALANCE	INVOICE NUMBER	TERMS OF PAYMENT	TERMS OF PAYMENT
\$289.90	I00942005-11302012	DUE UPON RECEIPT	DUE UPON RECEIPT

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

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

Enterprise Media
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Riverside, CA 92501-3878
951-684-1200
951-368-9018 FAX

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: / SP380 GPA951 ZC7723

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

11/30/2012

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

Date: November 30, 2012
At: Riverside, California

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

Ad Number: 0000942005-01

P.O. Number: SP380 GPA951 ZC7723

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE IN THE FRENCH VALLEY COMMUNITY - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 11, 2012 at 11:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Hanna Marital Trust - Jack Dimond, on Specific Plan No. 380, which proposes eight (8) land use Planning Areas, ranging from 8.8 acres to 61.1 acres, and also proposes up to 400,000 square feet of commercial retail uses and up to 200,000 square feet of commercial office uses on 13.9 acres, medium density residential uses (up to 73 dwelling units with a minimum lot size of 5,000 sq. ft.) low density residential uses (up to 22 dwelling units with 1/2 acre minimum lot sizes) on 36.4 acres, 21.6 acres for mixed use (up to an additional 225 housing units within a Continuing Care Retirement Community), 61.1 acres for open space conservation, and 20.2 acres for master plan roadways. **General Plan Amendment No. 951**, which proposes to change the site's foundation component from Rural to Community Development, and amend the land use designation from Rural Residential (R:RR) to Community Development Specific Plan (CD:SP) with Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Very Low Density Residential (CD:VLDR) as reflected in the Specific Plan Land Use Plan; and, **Change of Zone No. 7723**, which proposes to change the zoning from Rural Residential (R:R) to Specific Plan (SP) zone and establish legal boundaries for each of the 8 Planning Areas, or such other zones as the Board may find appropriate ("the project"). The project is located northerly of Keller Road, easterly of Pourroy Road, on the southerly of foothills that are approximately 1/2 mile south of Scott Road and westerly of State Highway 79 in the French Valley Community - Southwest Area Plan, Third Supervisorial District. The Planning Commission approved the project, found that the environmental effects have been addressed and recommended the certification of **Environmental Impact Report No. 525**. The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors, 1ST Floor, and at the Riverside County Planning Department, 12th Floor, at 4080 Lemon Street, Riverside, California 92501. **FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT STRAITE PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstraite@rcilma.org.** Any person wishing to testify in support of or in op-

any in support or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments. In addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed. Please send all written correspondence to Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147.
Dated: November 27, 2012
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant 11/30



RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2012 DEC -6 PM 1:24

Order Confirmation

Account Number: 1219291
 Customer: RIV CO BOARD OF SUPERVISORS
 P.O. BOX 1147
 ATTN: CECILIA GIL
 RIVERSIDE, CA 925021147

Ad Number: 0010691619
 PO Number: CZ 7723
 Date Ordered: 11/27/2012
 Orderer: CECILIA GIL
 Order Status: Expired
 Queue: Expired
 Colors: <NONE>
 Prod Colors:

Telephone: (951) 955-1060
 Fax:
 EMail:

Total Amount: \$237.40
 Payment Method:
 Payment Amount: \$0.00
 Amount Due: \$237.40

Sales Rep: TAMMI SWENSON
 Telephone: (951) 676-4315
 EMail: TAMMI.SWENSON@UTSANDIEGO.COM

Production Method: AdBooker
 Ad Size: 3.22 x 8.09
 Columns: 2.00 Inches: 8.09

Product	Zone	Placement	Position	Start Date	End Date	Insertions
NCTimes	Full Run	NCT Legals	NCT Legals	11/30/2012	11/30/2012	1
NCTimes Mobile	Full Run	NCT Legals	NCT Legals	11/30/2012	11/30/2012	1
The Californian	Full Run	NCT Legals	NCT Legals	11/30/2012	11/30/2012	1

Ad Content

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE IN THE FRENCH VALLEY COMMUNITY - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, December 11, 2012 at 11:00 A.M. or as soon as possible thereafter, to consider the application submitted by Hanna Marital Trust - Jack Dimond, on Specific Plan No. 380, which proposes eight (8) land use Planning Areas, ranging from 8.8 acres to 61.1 acres, and also proposes up to 400,000 square feet of commercial retail uses and up to 200,000 square feet of commercial office uses (up to 22 dwelling units with acre minimum lot sizes) on 36.4 acres, 21.6 acres for mixed use (up to an additional 225 housing units within a Continuing Care Retirement Community), 61.1 acres for open space conservation, and 20.2 acres for master plan roadways; General Plan Amendment No. 951, which proposes to change the site's foundation component from Rural to Community Development, and amend the land use designation from Rural Residential (R:RR) to Community Development Specific Plan (CD:SP) with Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Very Low Density Residential (CD:VLDR) as reflected in the Specific Plan Land Use Plan; and, Change of Zone No. 7723, which proposes to change the zoning from Rural Resident

Printed: 11/30/2012 5:29 pm
 350 Camino de la Reina
 P.O. Box 120191, San Diego, CA 92112-0191
 619-299-3131

Page 1 of 3
 Planning
 16.1 of 12/11/12

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA County of Riverside

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

THE CALIFORNIAN

An Edition of the North County Times

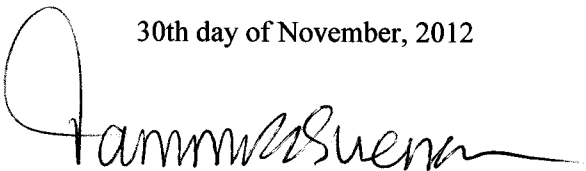
a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the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

November 30 2012

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

Dated at TEMECULA, CALIFORNIA, this

30th day of November, 2012



Signature

Tammi E. Swenson
Legal Advertising Representative

Title

NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

BOARD OF SUPERVISORS
AMENDMENT TO GENERAL PLAN AND SPECIFIC PLAN TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, December 11, 2012 at 11:00 A.M. or as soon as possible thereafter, to consider the application submitted by Hanna Marital Trust - Jack Dimond, on Specific Plan No. 380, which proposes eight (8) land use Planning Areas, ranging from 8.8 acres to 61.1 acres, and also proposes up to 400,000 square feet of commercial retail uses and up to 200,000 square feet of commercial office uses on 13.9 acres, medium density residential uses (up to 73 dwelling units with a minimum lot size of 5,000 sq. ft.) low density residential uses (up to 22 dwelling units with 1/2 acre minimum lot sizes) on 36.4 acres, 21.6 acres for mixed use (up to an additional 225 housing units within a Continuing Care Retirement Community), 61.1 acres for open space conservation, and 20.2 acres for master plan roadways; General Plan Amendment No. 951, which proposes to change the site's foundation component from Rural to Community Development, and amend the land use designation from Rural Residential (R:RR) to Community Development Specific Plan (CD:SP) with Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Very Low Density Residential (CD:VLDR) as reflected in the Specific Plan Land Use Plan; and, Change of Zone No. 7723, which proposes to change the zoning from Rural Residential (R-R) to Specific Plan (SP) zone and establish legal boundaries for each of the 8 Planning Areas, or such other zones as the Board may find appropriate ("the project"). The project is located northerly of Keller Road, easterly of Pourroy Road, on the southerly of foothills that are approximately 1/2-mile south of Scott Road and westerly of State Highway 79 in the French Valley Community - Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended the certification of Environmental Impact Report No. 525.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@rcclma.org.

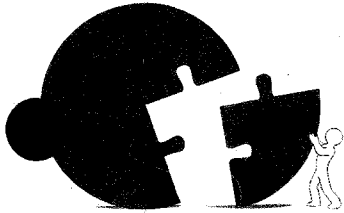
Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board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

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

Please send all written correspondence to Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147.

Dated: November 27, 2012
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gill, Board Assistant

PUB: 11/30/2012



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

564 B

DATE: October 17, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office D.M.

~~11-12-12~~
~~12-11-12 per~~
~~RH~~

SUBJECT: SPECIFIC PLAN NO. 380, GENERAL PLAN AMENDMENT NO. 951, CHANGE OF ZONE NO. 7723, ENVIRONMENTAL IMPACT REPORT NO. 525

(Charge your time to these case numbers)

12-11-12 per
Matt

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

- Place on Administrative Action (Receive & File; EOT)
 - Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
 - (3rd Dist) Press Enterprise and The Californian
- Environmental Impact Report
 - 10 Day 20 Day 30-day
- Notify Property Owners (app/agencies/property owner labels provided)
 - Controversial: YES NO

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

Need Director's signature by 11/01/11
Please schedule on the December 4, 2012 BOS Agenda

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

- Notice of Determination
- Fish & Game Receipt (CFG05127)

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

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

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

"Planning Our Future... Preserving Our Past"



PLANNING COMMISSION MINUTE ORDER OCTOBER 17, 2012

I. AGENDA ITEM 3.5

SPECIFIC PLAN NO. 380, GENERAL PLAN AMENDMENT NO. 951, CHANGE OF ZONE NO. 7723 - Certify an Environmental Impact Report – Applicant: Hanna Marital Trust – Engineer/Representative: Geoff Scott – Third Supervisorial District – French Valley Community – Southwest Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) – Highway 79 Policy Area – Location: Northerly of Keller Road, easterly of Pourroy Road, on the southerly of foothills that are approximately ½ mile south of Scott Road and westerly of State Highway 79 – 201.1 Gross Acres – Zoning: Rural Residential (R-R).

II. PROJECT DESCRIPTION:

The Specific Plan proposes eight (8) land use Planning Areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes up to 400,000 square feet of commercial retail uses and up to 200,000 square feet of commercial office uses on 13.9 acres, medium density residential uses (up to 73 dwelling units with a minimum lot size of 5,000 sq.ft.) low density residential uses (up to 22 dwelling units with ½ acre minimum lot sizes) on 36.4 acres, 21.6 acres for mixed use (up to an additional 225 housing units within a Continuing Care Retirement Community), 61.1 acres for open space conservation, and 20.2 acres for master plan roadways. The General Plan Amendment proposes to change the site's foundation component from Rural to Community Development, and amend the land use designation from Rural Residential (R: RR) to Community Development Specific Plan: (CD:SP) with Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Very Low Density Residential (CD:VLDR) as reflected in the Specific Plan Land Use Plan. The Change of Zone proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) zone and establish legal boundaries for each of the 8 Planning Areas. The Environmental Impact Report has analyzed the potential environmental impacts of the proposed project. (Legislative)

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rcltma.org.

There were 6 speakers in favor of the subject proposal:

- Jack Dimond, Applicant's Representative
- Rick Hoffman, Applicant's Representative
- Clara Asimakopoulos (951) 894-2097 casimak@msn.com
- Paul Attyah, neighbor
- Stephen McCausland (951) 926-3350
- Louise McCausland (951) 926-3350
- Dave Jeffers (949) 586-5778



PLANNING COMMISSION MINUTE ORDER OCTOBER 17, 2012

There were no speakers in a neutral position of the subject proposal:

There were 22 speakers in opposition of the subject proposal.

- Randy Williams
- Kirk R. Gurling, Winchester 92596 (951) 325-8486
- Theodore A. Karnezis, 23990 Aliso Creek Rd, Laguna Niguel, 92672 (949) 933-2645
ouzo4two@gmail.com
- Dennis F. Tuffin, Winchester 92596 (951) 897-5713
- Peggie Rederich (310) 213-8121
- Rita Flenoid, Winchester (951) 926-3490
- Sharon Gurling
- Rick Croy
- Amy Mckaig (951) 265-6610
- Stephen Rush (951) 926-6939
- Jana L. Rush (951) 926-6939 jana_rush@hotmail.com
- Sheryl Eramo, Winchester 92596 (951) 325-8687
- Vasiliios Rigas, 30 Point Loma Dr, Corona Del Mar 92625
- Alison Williams, 31500 Scenic Hills Dr.
- Richard Powell, Winchester
- Chris Thomas
- Craig Ashcroft
- Jared Casteel
- Mark Taylor
- Sandie Taylor
- Lincoln Eramo, Winchester
- Victoria Hough, Winchester

The following gave their time to someone else to speak in opposition:

- Melodee Walkman
- Kelly Croy, (951) 301-1912
- Catherine King
- Shirley Gurling
- Anthony T. Karnezis, 3400 Ave of the Arts #H302, Costa Mesa 92626 atkarnezis@gmail.com
- Pat Karnezis, 23990 Aliso Creek, Laguna Niguel 92677 (949) 831-0061
- Janna Karnezis, 49 Gingerwood, Irvine 92603 (949) 258-3588 janna.karnezis@gmail.com
- Brian Penny
- Lynn Penny
- Karen Dobron
- Jim King
- El Flenoid, Winchester (951) 926-9430
- John Stockwell (951) 285-8881



**PLANNING COMMISSION
MINUTE ORDER OCTOBER 17, 2012**

- Monika Staub
- Mike Ramos
- James Andrew

IV. CONTROVERSIAL ISSUES:

Yes. Neighbors have call to express opposition.

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Petty, 2nd by Commissioner Zuppardo

By a vote of 3-1 as modified at hearing (Commissioner Roth opposed, Commissioner Sanchez abstained)

TENTATIVE CERTIFICATION of the **ENVIRONMENTAL IMPACT REPORT NO. 525**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 380**, based on the findings and conclusions incorporated in the staff report, subject to the proposed conditions of approval; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 951** amending the Land Use Designation for the subject property to Specific Plan as reflected by the land use diagram; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7723**, amending the zoning classification for the subject property from Rural Residential (R-R) to Specific Plan (SP) in accordance with the Zoning Exhibit; and to adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348 based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

ADOPTED RESOLUTION RECOMMENDING ADOPTION of General Plan Amendment No. 951 and Specific Plan No. 380 to the Riverside County Board of Supervisors.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



**PLANNING COMMISSION
COUNTY ADMINISTRATIVE CENTER
MINUTE ORDER APRIL 18, 2012**

- I. AGENDA ITEM 3.4 SPECIFIC PLAN NO. 380, GENERAL PLAN AMENDMENT NO. 951, CHANGE OF ZONE NO. 7723** - Certify an Environmental Impact Report – Applicant: Hanna Marital Trust – Engineer/Representative: Geoff Scott – Third Supervisorial District – French Valley Community – Southwest Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) – Highway 79 Policy Area – Location: Northerly of Keller Road, easterly of Pourroy Road, on the southerly of foothills that are approximately ½ mile south of Scott Road and westerly of State Highway 79 – 201.1 Gross Acres – Zoning: Rural Residential (R-R).

II. PROJECT DESCRIPTION:

The Specific Plan proposes eight (8) land use Planning Areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes up to 400,000 square feet of commercial retail uses and up to 250,000 square feet of commercial office uses on 61.8 acres, medium density residential uses (up to 73 dwelling units with a minimum lot size of 5,000 sq.ft.) low density residential uses (up to 22 dwelling units with ½ acre minimum lot sizes) on 36.4 acres, 21.6 acres for mixed use (up to an additional 225 housing units within a Continuing Care Retirement Community), 61.1 acres for open space conservation, and 20.2 acres for master plan roadways. The General Plan Amendment proposes to change the site's foundation component from Rural to Community Development, and amend the land use designation from Rural Residential (R: RR) to Community Development Specific Plan: (CD:SP) with Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Master Plan Roadways (MPR) as reflected in the Specific Plan Land Use Plan. The Change of Zone proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) zone and establish legal boundaries for each of the 8 Planning Areas. The Environmental Impact Report has analyzed the potential environmental impacts of the proposed project. (Legislative)

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly at (951) 955-1888 or email khesterl@rctlma.org.

The following spoke **in favor** of the subject proposal:

- Geoff Scott, Applicant's Rep., elheffey@me.com 949-400-5172
- Rick Hoffman, Applicant's Rep., 26600 Rim Road, Hemet, CA 92544 951-505-4595
- Theodore Karnezis, Neighbor, 6 Gladstone Ln., Laguna Nigiel, CA 92677 949-933-2645
- Dave Jeffers, Interested Party, 19 Spectrum Pointe Dr. #609, Lake Forest, CA 92630 949-586-5778
- Paul Attyah, Neighbor
- Clara Osimakopoulos, Neighbor, 39908 Via Castana, Murrieta, CA 92563 951-894-2097
- Andy Domenigoni, Neighbor



**PLANNING COMMISSION
COUNTY ADMINISTRATIVE CENTER
MINUTE ORDER APRIL 18, 2012**

The following was **in favor** of the subject proposal, but did not speak:

- Virginia Hanna, Applicant's Rep., 8105 Irvine Center Dr., Ste. 1170, Irvine, CA 92618 949-466-6287
- Aric Evatt, Applicant's Rep., 949-660-1994 ext. 204, aevatte@urbanxroads.com

No one spoke in a neutral position of the subject proposal.

The following spoke **in opposition** of the subject proposal:

- Randy Williams, Neighbor, Winchester 951-966-7714
- Rick Croy, Neighbor, 32065 Heather Ln., Menifee, CA 951-301-1912
RcroyalFirstlegalsupport.com
- Lincoln Eramo, Neighbor, Winchester, CA 92596
- John Gealta
- Mark Richards, Neighbor
- Kirk R. Gurling, Neighbor, Winchester, CA 92596 951-325-8486
- Peggie Rederich, Neighbor, 34180 Elliot Road, Winchester, CA 92596 310-213-8121
- Alison Williams, Neighbor, 31500 Scenic Hills Dr., Winchester, CA 92596 951-926-6800
- Amy McKaig, Neighbor, 34044 Pourroy Rd., Winchester, CA 92596 951-265-6610
- Mary Warran, Neighbor, 34118 Keller, Winchester, CA 92596 951-956-0809
- Sheryl Eramo, Neighbor, 34125 Pourroy Rd., Winchester, CA 92596 951-325-8687
- Steve Rush, Neighbor, 32265 Keller Rd., Winchester, CA 92596 951-926-6939
- Jana L. Rush, Neighbor, 32265 Keller Rd., Winchester, CA 951-926-6939
- Amanda Gurling, Neighbor
- Sharon Gurling, Neighbor, 34119 Keller Flat Ct., Winchester, CA 92596 951-325-8486
- Michael Gurling, Neighbor, 34119 Keller Flatt Ct., Winchester, CA 92596 951-325-8486
- Marc Taylor, Neighbor
- Sandi Taylor, Neighbor
- Dennis F. Tuffin, Neighbor, 34155 Winchester Rd., CA 92596 951-897-5713

The following gave their 3 minutes to speak to Randy Williams:

- Richard Powell, Neighbor, Winchester

IV. CONTROVERSIAL ISSUES:

Neighbors raised concerns with the compatibility of the project with the existing rural character of the neighborhood.

V. PLANNING COMMISSION ACTION:

By a vote of 4-0: Commissioner Porras was absent:

CONTINUED OFF CALENDAR until issues can be resolved. Proposal will be noticed to a 1320 foot area.



**PLANNING COMMISSION
COUNTY ADMINISTRATIVE CENTER
MINUTE ORDER APRIL 18, 2012**

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.: **3 . 5**
Area Plan: Southwest
French Valley Community
Supervisory District: Third
Project Planner: Matt Straite
Planning Commission: October 17, 2012
Continued From: April 18, 2012

SPECIFIC PLAN NO. 380
GENERAL PLAN AMENDMENT NO. 951
CHANGE OF ZONE NO. 7723
Environmental Impact Report No. 525
Applicant: Hanna Marital Trust
Engineer/Representative: Jack Dimond

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

The project consists of three (3) separate applications; a Foundation Change General Plan Amendment, a specific plan and a change of zone.

The General Plan Amendment proposes to change the site's foundation component and Land Use designation from Rural: Rural Residential to Community Development: Specific Plan. The Specific Plan proposed to establish Land Use designations of Community Development: Low Density Residential (CD:LDR), Medium Density Residential (CD:MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Very Low Density Residential (CD:VLDR) as reflected in the Specific Plan's Land Use Plan (Exhibit 2-1).

The Specific Plan proposes to allow up to 320 dwelling units, 650,000 square feet proposed for commercial use and 61.1 acres proposed for conserved open space within eight (8) planning areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes to allow up to 400,000 square feet of commercial retail uses, 200,000 square feet of commercial office uses, medium density residential uses (up to 73 dwelling units), low density residential uses (up to 22 dwelling units), mixed use (up to 225 housing units), open space conservation, and master plan roadways. There are 36.4 acres proposed for residential uses, 62.7 acres proposed for commercial uses, 21.6 acres proposed for mixed use, 61.1 acres proposed for open space and 19.3 acres for master plan roadways.

The Change of Zone proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) which includes the creation of a zoning ordinance text for this Specific Plan to establish permitted and unpermitted uses and development standards for each of the eight (8) planning areas, as well as create a final Zoning Map establishing a legal description boundary of the specific plan and each of the planning areas.

LOCATION AND BACKGROUND:

The project site is located in the Southwest Area Plan; more specifically, northerly of Keller Road, easterly of Pourroy Road, southerly of foothills that are approximately 1/2 mile south of Scott Road and westerly of State Highway 79.

The project site (Specific Plan Area) is approximately 200 acres and is located in the French Valley community in the Sphere of Influence of the City of Murrieta. The incorporated cities of Murrieta and Temecula lie west and south of the project site and the City of Menifee lies to the northwest. Diamond Valley Lake, a Metropolitan Water District (MWD) reservoir and regional recreational site, is located approximately three miles northeast. The Skinner Reservoir and Lake Skinner Recreation Area lie approximately three miles southeast of the project site. Regional access to the site is provided by Interstate 215 (I-215). Three major east-west oriented roadways connect the site to the I-215 corridor: Domenigoni Parkway (4 miles) and Scott Road (0.5 mile) to the north and Murrieta Hot Springs Road (6 miles) to the south. The publicly owned French Valley Regional Airport is located four miles south of the project site.

D.M.

Domenigoni/Barton Specific Plan No. 310 lies directly to the north of the eastern portion of the site with an Open Space designation directly abutting the project site and Winchester 1800 Specific Plan No. 286 located to the southeast of the site across Winchester Road. Two to ten acre parcels with single family residences lie to the south and west of the project site.

The underlying parcel map, Parcel Map No. 15244, was recorded on November 21, 1980 by William and Violet Hanna. The parcel map created ten (10) parcels with a minimum size of 20 acres.

The general plan amendment was initiated by the Board of Supervisors on March 31, 2009. The initiation was from Rural: Rural Residential to Community Development: Specific Plan.

FURTHER PLANNING CONSIDERATIONS:

September 17, 2012

At the April 18, 2012 the Planning Commission directed the applicant to schedule a meeting with 2 Planning Commissioners and to schedule at least one community meeting. At the time this staff report was prepared the meeting with the Planning Commissioners was still being scheduled; and the applicants had conducted one community meeting on Saturday July 7, 2012 at the Gurling residence. A second is scheduled for September 27, 2012. The Community has objected to the nature of the meetings (see attached letter). At this time, staff recommends approval of the revised project. Based on staff review the revised project conforms to the changes requested by the Commission.

The following is attached to this staff report for your consideration:

- **Document entitled Memo from Helix**
A memo from the EIR consultant (Helix) explaining that the proposed changes to the Specific Plan would not require a re-circulation of the Environmental Impact Report (EIR).
- **Document entitled Keller Crossing SP#380**
This document outlines the applicants proposed changes to the project in text form.
- **Letter from Jack Dimond dated August 2, 2012**
This letter also outlines the applicants proposed changes to the project and includes 2 color exhibits showing the revised land use plan (the applicant has stamped this exhibit as Exhibit 2-1) and a detail showing circulation changes (the applicant has stamped this as Planning Area 1 Revised Land Use & Circulation).
- **Document entitled Recap of Community Communications**
This document was provided by the applicant and outlines communication they have had with the community. Several email copies are also part of this document.
- **Undated letter from Kirk Gurling, Randy Williams, Steve Rush, and Dennis Tufin to Mary Stark, Commissioner John Petty, TLMA Director Juan Perez, Principal Planner Dave Mares, and Project Planner Kinika Hesterly**
This letter objects to the nature of the community meetings.

The Conditions of Approval have not changed from the original April Staff Report. The original Staff Report is attached and unchanged except the NOD which has been updated to reflect the changes to the project.

SUMMARY OF FINDINGS:

- | | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing Land Use: | Vacant and agricultural land |
| 2. Surrounding Land Use: | State Route 79 to the east, rural single family residences and vacant property to the south and west, and open space lands to the north. |
| 3. Existing Zoning: | Rural Residential (R-R) |
| 4. Surrounding Zoning: | Rural Residential (R-R) to the north, south, east and west, Light Agriculture – 10 Acre Minimum (A-1-10) to the east, Specific Plan Zone No. 310 (Domenigoni – Barton Properties) to the north, and Specific Plan Zone No. 286 (Winchester 1800) to the south |
| 5. General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum); Highway 79 Policy Area |
| 6. Project Data: | Total Acreage: 201.1 Gross Acres |
| 7. Environmental Concerns: | See Attached Environmental Impact Report |

RECOMMENDATIONS:

TENTATIVE CERTIFICATION of the **ENVIRONMENTAL IMPACT REPORT NO. 525**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 380**, based on the findings and conclusions incorporated in the staff report, subject to the proposed conditions of approval; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 951** amending the Land Use Designation for the subject property to Specific Plan as reflected by the land use diagram; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7723**, amending the zoning classification for the subject property from Rural Residential (R-R) to Specific Plan (SP) in accordance with the Zoning Exhibit; and to adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348 based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of General Plan Amendment No. 951 and Specific Plan No. 380 to the Riverside County Board of Supervisors.

CONCLUSIONS:

- 1) Upon adoption of the General Plan Amendment the proposed project will be in conformance with the Land Use Designations as illustrated in the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan.
- 2) Upon adoption of the proposed zone change, the proposed project will be consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348.
- 3) Upon adoption of the proposed Specific Plan zoning ordinance text the proposed project is consistent with applicable provisions of Ordinance No. 348.
- 4) The Environmental Impact Report has determined that most potential adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, overriding considerations will be required for the following unavoidable adverse impacts: The impacts were identified in two (2) categories: Air Quality and Noise.
- 5) The public's health, safety, and general welfare are protected through project design.
- 6) The proposed project is conditionally compatible with the present and future logical development of the area.
- 7) The proposed project will have a significant effect on the environment.
- 8) The proposed project will include reserve design for the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP) through specific plan design and conditions of approval.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings in the EIR which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R: RR) (5 Acre Minimum) in the Southwest Area Plan. Upon adoption of the General Plan Amendment the project will be consistent with the Land Uses as proposed on the Specific Plan Land Use Plan.
2. The proposed General Plan Amendment does not involve a change in or conflict with the Riverside County Vision; or any General Plan Principle and does not involve a change detrimental to a Riverside County Foundation Component.
 - i) The proposed amendment conforms to the fundamental values stated in the Riverside County Integrated Plan Vision.
 - ii) Any General Plan Principle: The project is consistent with each of the General Plan Principals and Policies based on analysis provided in the Project's EIR.
 - iii) The General Plan Amendment involves a change in the Rural Foundation Component designation by changing to Specific Plan. The proposed Specific Plan is consistent with the Community Development Foundation.
3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. Community Development land uses (Commercial Retail, Commercial Tourism, Mixed Use, Very High Density Residential, Medium Density Residential, Low Density Residential,

Open Space-Recreation, and Very Low Density Residential) are anticipated per the general plan land use plan along the Highway 79 corridor adjacent to or in very close proximity to the Specific Plan boundaries in all but one direction.

Additionally, Keller Road is designated as a Secondary Highway (four lane, 100' ROW) in the general plan. The Highway 79 widening project (ultimately planned a six-lane highway) is currently underway and, once completed along with Keller Road improvements, will create a major transportation corridor intersection that is not complimentary to rural land uses. Community development land uses will provide the appropriate land use buffer from this major intersection to the rural land uses that exist west of the Specific Plan area.

Concurrent with the adoption of the general plan, Western Riverside County adopted the WRCMSHCP that requires the conservation of over 500,000 acres. The Keller Crossing Specific Plan (and concurrent General Plan Amendment) is consistent with and further implements the WRCMSHCP by providing 61.1 of natural open space that contributes the southern portions of a constrained linkage. This linkage will serve as a viable habitat corridor, but also act as a community separator between the community development land uses planned to the north and those planned as a part of the Keller Crossing Specific Plan and to the south.

The Rural Residential land use changes include a 201.1 acre parcel going from Rural Residential to Specific Plan. The proposed changes must be considered in context of the entire proposal which, because of its size, will grant the opportunity to be a new community. The General Plan allows new communities so long as they are separated by natural boundaries, located along transportation corridors, and can provide adequate public facilities. The Project makes such provisions.

4. The current land uses on surrounding parcels include vacant land and scattered single family residences.
5. The zoning for the subject site is Rural Residential (R-R).
6. The proposed uses are consistent with the development standards set forth in the Specific Plan and the Specific Plan zoning ordinance.
7. The project site is surrounded by properties which are zoned Light Agriculture with a 5 and 10 acre minimum (A-1-5 and A-1-10) to the east, Specific Plan to the north, and Rural Residential (R-R) to the west and south.
8. Residential, commercial offices and commercial retail uses have been constructed and are operating in the project vicinity.
9. This project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP); however, sufficient mitigation has been incorporated as part of the project to reduce the impacts below a level of significance.
10. Environmental Impact Report (EIR) No. 525 was prepared and circulated as required by the California Environmental Quality Act (CEQA). Twelve comment letter were received during the

Draft EIR's comment period. A Final EIR has been prepared and includes responses to those twelve comment letters.

INFORMATIONAL ITEMS:

1. As of the writing of the staff report one (1) letter of support and many letters of opposition from the surrounding community. These letters are included in the staff report package for reference.
2. The project site is not located within:
 - a. A Zoning Overlay.
 - b. An Agricultural Preserve.
 - c. A Redevelopment Area.
 - d. An Airport Influence Area.
 - e. A High Fire Area.
 - f. A State Responsibility Area.
 - g. A Development Agreement Area.
 - h. A Fault Zone.
3. The project site is located within:
 - a. The City of Murrieta's Sphere of Influence.
 - b. The Highway 79 Policy Area.
 - c. A WRCMSHCP Cell Group Area.
 - d. The Stephens Kangaroo Rat Fee Area.
 - e. An Area Susceptible to Subsidence.
 - f. An Area with Potential for Low Liquefaction.
 - g. Lighting Ordinance No. 655 (Zone B).
 - h. The Boundaries of the Menifee Union & Perris Union High School District.
4. The subject site is currently designated as Assessor's Parcel Numbers: 472-110-001, 002, 003, 004, 005, 006, 007, 008, 009 and 010.

KH:kh/dm

Y:\Planning Case Files-Riverside office\SP00380\DH-PC-BOS Hearings\DH-PC\10.17.12 PC\October 17, 2012 Staff Report.SP00380.docx
Date Prepared: 9/17/12

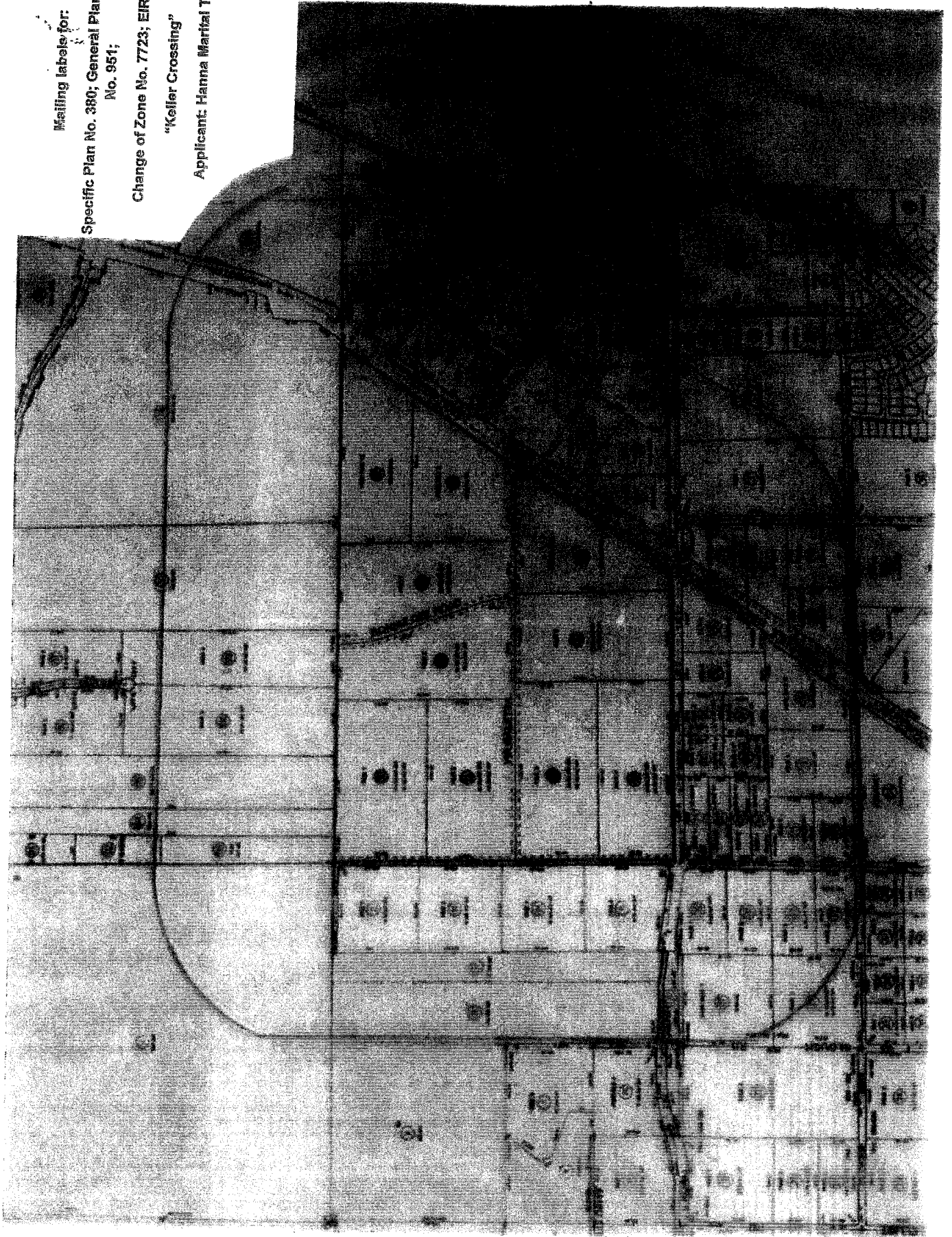
Mailing labels for:

Specific Plan No. 380; General Plan Amendment
No. 951;

Change of Zone No. 7723; EIR No. 525

"Keller Crossing"

Applicant: Hanna Marital Trust



NORTH AMERICAN TITLE

2100 S.E. Main St. Ste. 450, Irvine Ca 92614

Ph: (949) 419-9477 – Fax: (714) 550-6445

FARM SEARCH

Mailing labels for:

**Specific Plan No. 380; General Plan Amendment
No. 951;**

*Thank you for
We know*

Change of Zone No. 7723; EIR No. 525

“Keller Crossing”

*Department.
reg your*

Applicant: Hanna Marital Trust

SEARCH CRITERIA:

1300 Ft. Radius

Subject Property:

**472-110-001 thru 472-110-009 &
472-110-032 thru 472-110-034**

The information attached IS NOT AN ABSTRACT OF TITLE, nor a complete representation of the condition of title to the property. While this information is believed to be correct, this Company assumes no liability for any loss occurring by reason of reliance thereon. If it is desired that this company assume liability, you may request issuance of a policy of title insurance, a binder or a commitment to issue a policy of title insurance.

S.P. # 380



Like Clockwork®

Date: 6/15/2012

APN: 472-110-001 thru 472-110-009 & 472-110-032 thru 472-110-034

To whom it may concern:

Please be advised that the Assessor's map and ownership records attached hereto are the most recent records available from the **Riverside County** Assessor's office of all persons to whom property is assessed. The ownership records cover all the properties within a **1300** foot radius of the above-mentioned parcel(s). A full map showing all surrounding parcels is also enclosed herewith. As this package contains ownership records only, it is important to verify with the appropriate agency if additional notice must be provided to all tenants located within the radius area.

If you have any questions regarding this package, please feel free to contact the undersigned.

A handwritten signature in cursive script, appearing to read 'Andre' Allen'.

Andre' Allen
North American Title Company
2100 S.E. Main Street
Suite 450
Irvine, California 92614

checked by
m struite
set 17, 2012
M...

expire march
2013

472-070-001
Scott Road 160 Lp
33011 Holland Rd
Winchester, Ca 92596

472-090-022
Stephen Mccausland
Po Box 187
Winchester, Ca 92596

472-090-025
Wade Hough
9135 Gregory St
Cypress, Ca 90630

472-100-004
Community Church Of The Valley
27570 Commerce Center Dr Ste 125
Temecula, Ca 92590

472-100-009
Diane Leading
Po Box 682
Winchester, Ca 92596

472-100-018
Steven Domenigoni
31851 Winchester Rd
Winchester, Ca 92596

472-110-003
Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618

472-110-008
Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618

472-110-012
Thomas Leaman
1942 Westlake Ave Apt 2305
Seattle, Wa 98101

472-110-015
Kim Sung
27 Mauchly Ste 206
Irvine, Ca 92618

472-090-020
Vintage Plaza Ltd
7 Corporate Plaza Dr
Newport Beach, Ca 92660

472-090-023
Federal National Mortgage Association
14523 Sw Millikan Way Ste 200
Beaverton, Or 97005

472-090-027
Ladd Penfold
Po Box 999
Temecula, Ca 92593

472-100-005
Richard Halverson
32097 Scott Rd
Winchester, Ca 92596

472-100-010
Andy Domenigoni
31851 Winchester Rd
Winchester, Ca 92596

472-110-001
Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618

472-110-004
Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618

472-110-009
Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618

472-110-013
John Helliesen
1121 Pinto Dr
La Habra Heights, Ca 90631

472-110-016
Ann Chappelow
2470 Unicornio St
La Costa, Ca 92009

472-090-021
Vintage Plaza Ltd
7 Corporate Plaza Dr
Newport Beach, Ca 92660

472-090-024
Vintage Plaza Ltd
7 Corporate Plaza Dr
Newport Beach, Ca 92660

472-100-003
Western Riverside County Reg Con
3133 Mission Inn Ave
Riverside, Ca 92507

472-100-008
Diane Leading
Po Box 682
Winchester, Ca 92596

472-100-015
Steven Domenigoni
31851 Winchester Rd
Winchester, Ca 92596

472-110-002
Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618

472-110-007
Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618

472-110-011
Craig 435 Llc
33011 Holland Rd
Winchester, Ca 92596

472-110-014
Kim Sung
27 Mauchly Ste 206
Irvine, Ca 92618

472-110-017
Ronald Shoffeitt
Po Box 1522
Temecula, Ca 92593

472-110-018

Robert Cobbs
33695 Washington St
Winchester, Ca 92596

472-110-019

Anh Nguyen
2787 Huff Dr
Pleasanton, Ca 94588

472-110-020

Moralez Enterprises
38253 Via Majorca
Murrieta, Ca 92562

472-110-021

State Of California
464 W 4Th St # 6Th
San Bernardino, Ca 92401

472-110-022

Michael Abuan
33900 Winchester Rd No B
Winchester, Ca 92596

472-110-024

Valentin Cenoz
37300 Pourroy Rd
Winchester, Ca 92596

472-110-025

Prime Ii Investments Llc
23591 El Toro Rd Ste 120
Lake Forest, Ca 92630

472-110-026

Georgia Costello
32750 Keller Rd
Winchester, Ca 92596

472-110-027

Georgia Costello
32750 Keller Rd
Winchester, Ca 92596

472-110-028

Moralez Enterprises
38253 Via Majorca
Murrieta, Ca 92562

472-110-029

Jay Greenstein
32960 Keller Rd
Winchester, Ca 92596

472-110-030

Albert Conard
33975 Washington St
Winchester, Ca 92596

472-110-031

Theodore Karnezis
23990 Aliso Creek Rd
Laguna Niguel, Ca 92677

472-110-032

Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618

472-110-033

Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618

472-110-034

Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618

472-120-002

Ww 550 Llc
33750 Washington St
Winchester, Ca 92596

472-130-001

Ww 550 Llc
33750 Washington St
Winchester, Ca 92596

476-010-001

Ryan Egan
32025 Keller Rd
Winchester, Ca 92596

476-010-002

Jamie Moore
34044 Pourroy Rd
Winchester, Ca 92596

476-010-003

Heriberto Acosta
34120 Pourroy Rd
Winchester, Ca 92596

476-010-004

Heriberto Acosta
34120 Pourroy Rd
Winchester, Ca 92596

476-010-005

Dana James
38033 Augusta Dr
Murrieta, Ca 92563

476-010-006

Richard Green
32187 Keller Rd
Winchester, Ca 92596

476-010-007

Mary Warren
34118 Keller Flat Ct
Winchester, Ca 92596

476-010-008

Michael Gurling
36781 Pebley Ct
Winchester, Ca 92596

476-010-009

Stephen Rush
32265 Keller Rd
Winchester, Ca 92596

476-010-010

Chakrabarty
1003 E Florida Ave No 101
Hemet, Ca 92543

476-010-011

Dewey Martineau
34250 Pourroy Rd
Winchester, Ca 92596

476-010-012

Aesperita Flenoid
34220 Pourroy Rd
Winchester, Ca 92596

476-010-013

William Liesman
34155 Winchester Rd
Winchester, Ca 92596

476-010-027

Saba Saba
41309 Avenida Biona
Temecula, Ca 92591

476-010-028

Saba Saba
41309 Avenida Biona
Temecula, Ca 92591

476-010-050

Rigas Vasilios (Fractional Interest)
30 Point Loma Dr
Corona Del Mar, Ca 92625

476-010-056

Vasilios Rigas
30 Point Loma Dr
Corona Del Mar, Ca 92625

476-010-057

Rigas Vasilios (Fractional Interest)
30 Point Loma Dr
Corona Del Mar, Ca 92625

476-010-058

Rigas Vasilios (Fractional Interest)
30 Point Loma Dr
Corona Del Mar, Ca 92625

476-010-059

William Liesman
34155 Winchester Rd
Winchester, Ca 92596

480-030-027

Ladd Penfold
Po Box 999
Temecula, Ca 92593

480-030-028

Ladd Penfold
Po Box 999
Temecula, Ca 92593

480-030-029

Lincoln Eramo
34125 Pourroy Rd
Winchester, Ca 92596

480-030-030

Krista Hundley
42389 Winchester Rd Ste B
Temecula, Ca 92590

480-030-031

John Gealta
34185 Pourroy Rd
Winchester, Ca 92596

480-030-032

Robert Carlson
34205 Pourroy Rd
Winchester, Ca 92596

ATTN: Planning Director
Planning Department, City of Murrieta
One Town Square
2001 Jefferson Avenue
Murrieta, Ca 92562

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814-4801

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Eastern Information Center
Department of Anthropology
University of California
Riverside, CA 92521

Southern California Edison
2244 Walnut Grove Ave., Rm 312
Rosemead, CA 91770

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Rancho California Water District
42135 Winchester Rd.
P.O. Box 9017
Temecula, CA 92590-4800

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Applicant/Owner:
The Hanna Marital Trust
8105 Irvine Center Dr. # 1170
Irvine, CA 92618

Eng-Rep:
Geoff Scott
2850 Redhill Ave., Ste. 200
Santa Ana, CA 92705

Memorandum

HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
Suite 200
La Mesa, CA 91942
AndreaB@helixepi.com
619.462.1515 tel
619.462.0552 fax
www.helixepi.com



Date: August 20, 2012

To: Kinika Hesterly

From: Andrea Bitterling

Subject: Keller Crossing (SP No. 380)

HELIX Proj. No.: HMT-02

Message: In accordance with your request, this memorandum provides an analysis of whether proposed changes to the Specific Plan would necessitate recirculation of the Environmental Impact Report (EIR). The Draft EIR was circulated for public review between August 8, 2011 and September 26, 2011, and the Final EIR was published in January 2012.

Proposed Modifications

In response to comments received from the public and Planning Commissioners, the applicant has proposed the following changes to the Specific Plan:

- Planning Area (PA) 1, previously analyzed as Commercial Office with 50,000 square feet of improvements, would instead be designated as Very Low Density Residential, with six one-acre lots anticipated. The two detention basins described in the EIR are still proposed in the same location.
- PA 3, Commercial Office, would be subject to a restriction that all buildings abutting new Keller Road would be limited to two stories in height.
- PA 4, Low Density Residential, would be subject to restrictions such that lots adjacent to Pourroy Road would be a minimum of 100 feet in width and would relinquish access rights to Pourroy Road.
- PA 6, Mixed Use, would be subject to restrictions such that retail and unrestricted high-density multi-family uses would not be allowed.

All other proposed land uses would remain as analyzed in the EIR.

Recirculation Requirements

California Environmental Quality Act (CEQA) Guidelines Section 15088.5(a) states that a lead agency is required to recirculate an EIR when "significant new information" is added to the EIR prior to its certification. It further states, "New information added to an EIR is not 'significant' unless the EIR is changed in a way that deprives the public of a meaningful opportunity to

Memorandum (cont.)

HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
Suite 200
La Mesa, CA 91942
619.462.1515 tel
619.462.0552 fax
www.helixepi.com



change the grading activities or assumptions, anticipated construction noise impacts would be consistent with those previously described in the EIR. Impacts would remain significant and unmitigable.

As described under *Transportation and Traffic*, below, traffic generated by the revised project would be less than that previously analyzed; therefore, noise from project traffic (on and off site) also would be reduced. Although residential uses are more sensitive to noise than the commercial uses previously analyzed for PA 1, the EIR identifies anticipated noise levels adjacent to project roadways and requires (Mitigation Measures N-10 and N-12) additional analysis prior to the issuance of building permits to ensure that exterior and interior noise impacts at potentially affected residences would comply with the applicable ordinances. These existing mitigation measures would ensure that impacts would be reduced to below a level of significance. Potential impacts identified in the EIR from stationary noise sources (commercial-scale air conditioning units, trash compactors, etc.) from Commercial Office uses to existing residences south of Keller Road would be eliminated by this alternative. Operational noise impacts would remain significant but mitigable.

Transportation and Traffic

As detailed in the attached memorandum from Urban Crossroads (dated August 9, 2012), the AM peak hour, PM peak hour, and daily trips generated by project land uses would all be reduced with the change in proposed PA 1 land use. The AM peak hour would have a reduction of 104 trips, the PM peak hour would have a reduction of 129 trips, and the daily trips would have a reduction of 725 trips. Thus, potential traffic impacts would be incrementally less than those previously identified. Traffic impacts would remain significant but mitigable.

Utilities

Based on the daily water demand rates presented in EIR Table 3.16-1 (1,600 gallons per acre of commercial versus 640 gallons for each low-density residence), the project modifications would reduce project water demand. Thus, potential utility impacts would be incrementally reduced from the already less than significant levels identified in the EIR.

Conclusion

No new significant environmental impacts would occur from the proposed project modifications. Similarly, no substantial increase in the severity of environmental impacts would occur. In fact, the severity of environmental impacts would be reduced in many cases. Lastly, no additional considerably different feasible project alternatives or mitigation measures that would clearly lessen significant environmental impacts have been identified. As a result, recirculation of the Keller Crossing EIR is not warranted.

Please do not hesitate to contact me if you have any further questions.



August 9, 2012

Andrea Bitterling
HELIX ENVIRONMENTAL PLANNING, INC.
7578 El Cajon Boulevard
Suite 200
La Mesa, CA 91942

Subject: Keller Crossing Specific Plan Trip Generation Assessment

Dear Ms. Bitterling:

The firm of Urban Crossroads, Inc. is pleased to submit the following trip generation analysis for the proposed Keller Crossing ("Project"). The purpose of this trip generation analysis is to compare the proposed Project's trip generation to that previously assumed and analyzed in the Keller Crossing Specific Plan (General Plan Amendment No. 00951) Traffic Impact Analysis (revised by Urban Crossroads, Inc in February 2010).

The Project detailed in the traffic impact analysis (TIA) includes the development of 7 planning areas consisting of 250 thousand square feet (TSF) of general office space, 400 TSF of shopping center space, 98 single family residential dwelling units, and a 225 dwelling unit retirement community. The Project will be built in two phases, with the first phase consisting of Planning Areas 1, 2 and 3. Planning Area 1 consists of 50 TSF of general office space, Planning Area 2 consists of 125 TSF of shopping center space, and Planning Area 3 consists of 200 TSF of general office space. The Project trip generation included in the traffic impact analysis is listed in Table 1.

The Project is now proposing to change the land use within Planning Area 1 by eliminating the 50 TSF of general office space and replacing it with Very Low Density Residential (VLDR). As such, Planning Area 1 is proposed to consist of 6 single family detached residential dwelling units rather than 50 TSF of general office space. The resulting trip generation from this proposed change is shown on Table 2.

As shown in a comparison of the proposed Project to the one analyzed in the TIA on Table 3, the amount of trips generated is anticipated to reduce in the AM peak hour, PM peak hour, and daily trips. The AM peak hour will see a reduction of 104 trips, the PM peak hour will see a reduction of 129 trips, and the daily trips will see a reduction of 725 trips.

It is anticipated that the development of the proposed Planning Area 1 of the Keller Crossing Specific Plan would generate significantly fewer trips than that previously analyzed in the Keller Crossing Specific Plan Traffic Impact Analysis. Since the trip generation based upon the Project's proposed change in Planning Area 1 does not exceed the trip generation previously analyzed in the TIA, the potential impacts to traffic and circulation associated with the proposed Project is anticipated to be consistent with or less than those previously identified in the TIA. As a result, the mitigation measures recommended in the TIA could be considered more conservative and would be indicative of a "worst-case" Project scenario.

Memorandum (cont.)

HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
Suite 200
La Mesa, CA 91942
619.462.1515 tel
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www.helixepi.com

HELIX
Environmental Planning

comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. Section 15088.5(a) provides the following examples of "significant new information":

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of less than significance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.

Environmental Analysis

A summary of changes in anticipated environmental impacts associated with the revisions follows. The proposed modifications would not change the anticipated project impact footprint that was analyzed in the EIR. As a result, impacts associated with agricultural resources, biological resources, cultural and paleontological resources, and geology/soils would remain as previously analyzed. The potential addition of six single-family residences (with approximately 19 residents based on average unincorporated Riverside County household size) would be minor in the context of the potential site population of 488 persons previously analyzed (and especially in the context of the region). Thus, the modification would not result in a new significant impact or change in the severity of impact related to population projections, Housing Element consistency, public services, and recreation. Other than the proposed change in PA 1, the proposed project modifications would not meaningfully affect the potential significance of environmental impacts, unless otherwise described below.

Aesthetics

The proposed modifications would reduce the less-than-significant impacts identified in the EIR. Very Low Density Residential use in PA 1 and wider lots in PA 4 would be more visually compatible with existing rural residences to the south and west of the site. Similarly, height restrictions in PA 3 along new Keller Road would provide an improved transition between residential and commercial uses. The potential for increased light and glare would be reduced due to the lower levels of light required for single-family residences relative to commercial uses. Similarly, residences typically use less reflective materials than commercial uses.

Air Quality

Emissions of air pollutants from construction and architectural coatings would be incrementally decreased as a result of the reduction in building area. As described under *Transportation and*

Memorandum (cont.)

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Traffic, below, traffic generated by the revised project would be less than that previously analyzed; therefore, air pollutant emissions from project traffic also would be incrementally reduced. This incremental reduction would not change the EIR's conclusion that air quality impacts would be significant and unmitigable.

Greenhouse Gas Emissions

As described for air quality, the revised project would result in reduced emissions of greenhouse gases as a result in reduction in building area and traffic trips generated. Thus, there would be an incremental reduction in the less-than-significant impacts identified in the EIR.

Hazards and Hazardous Materials

The Commercial Office designation in PA 1 could have allowed doctor offices, with associated generation of medical waste. Elimination of the potential for such use in PA 1 would reduce the identified less-than-significant impacts related to handling of medical waste. Other identified potential hazards and hazardous materials impacts described in the EIR (potential presence of agricultural chemicals, potential temporary traffic obstructions during construction) would be the same as previously analyzed. Potential impacts related to hazards and hazardous materials would remain significant but mitigable.

Hydrology and Water Quality

The change in PA 1 land use from Commercial Office to Very Low Density Residential would likely result in an incremental decrease in impervious surfaces and associated runoff. As noted in the *Proposed Modifications* section, the two detention basins previously analyzed for this area are still proposed. As a result, impacts related to hydrology and water quality would be the same or slightly reduced relative to the previous analysis. Impacts would remain significant but mitigable.

Land Use/Planning

The proposed change from Commercial Office to Very Low Density Residential use in PA 1, restriction on the height (and therefore potential floor area) of some offices in PA 3, and elimination of the potential for retail use in PA 6 would reduce the benefits of the project relative to the existing jobs-housing imbalance in the area. The project would, however, provide employment opportunities in PAs 2, 3, 6, and 7; therefore, the net impact relative to this issue would remain positive. The modifications would reduce identified less-than-significant impacts related to compatibility between the proposed project and existing rural residential uses (as described under *Aesthetics*).

Noise

Maximum construction noise levels are associated with project grading. Given that the project footprint would remain as previously proposed and project modifications would not substantially

Ms. Andrea Bitterling
HELIX ENVIRONMENTAL PLANNING, INC.
August 9, 2012
Page 2

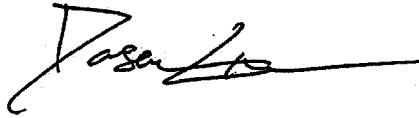
If you have any questions or comments, please contact me directly at (949) 660-1994 ext. 204.

Respectfully submitted,

URBAN CROSSROADS, INC.



Aric Evatt, PTP
Principal



Donson Liu, EIT
Assistant Engineer

AE:DL
JN:05837-09 Letter

Attachments

Table 1

Project Trip Generation Summary From Traffic Impact Analysis

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
PHASE 1 (2012)									
PA 1: General Office	50.0	TSF	95	13	108	23	112	135	783
PA 2: Shopping Center	125.0	TSF	108	69	176	363	376	739	7,851
PA 3: General Office	200.0	TSF	288	40	328	52	252	304	2,274
<i>Phase 1 Office to Commercial</i>			2	4	6	11	7	18	275
<i>Phase 1 Commercial to Office</i>			4	2	6	7	11	18	275
Phase 1 (2012) Subtotal			491	122	612	438	740	1,178	10,908
<i>Internal Capture (Phase 1)²</i>			-6	-6	-12	-18	-18	-36	-550
<i>Pass-By Reduction (15%-PA2 Only)³</i>			--	--	--	-53	-55	-108	-1,136
Phase 1 (2012) Total			485	116	600	366	667	1,034	9,221
PHASE 2 (2014)									
PA 4: Single Family Residential	23	DU	4	13	17	15	9	23	220
PA 5: Single Family Residential	75	DU	14	42	56	48	28	76	718
PA 6: Continuing Care Retirement Community	225	DU	27	14	41	32	34	65	632
PA 7: Shopping Center	275.0	TSF	171	110	281	613	638	1,251	13,107
<i>Phase 2 Office to Commercial</i>			5	11	16	23	20	43	565
<i>Phase 2 Commercial to Office</i>			11	5	16	20	23	43	565
<i>Phase 2 Office to Residential</i>			0	0	0	0	2	2	24
<i>Phase 2 Residential to Office</i>			0	0	0	2	0	2	24
<i>Phase 2 Commercial to Residential</i>			14	13	27	37	29	66	557
<i>Phase 2 Residential to Commercial</i>			13	14	27	29	37	66	557
Phase 2 (2014) Subtotal			216	178	395	707	708	1,415	14,677
<i>Internal Capture (Phases 1 & 2)²</i>			-43	-43	-86	-111	-111	-222	-2,292
<i>Pass-By Reduction (15%-PAs 2 & 7)³</i>			--	--	--	-138	-144	-282	-2,975
Project Total (Phase 1 + Phase 2)			664	257	921	896	1,193	2,089	20,317

¹ DU = Dwelling Units; TSF = Thousand Square Feet

² Internal capture is the reduction of the overall traffic due to the compatibility of land uses within the project site. Internal capture has been determined per the ITE methodology outlined in the Trip Generation Handbook, June 2004. 50% of the trips reduced will be added back onto the internal roadway network.

³ "Pass-by" reduction rates have been used to account for traffic that will access the site as an intermediate stop on the way to a primary destination. This reduction was applied after the reduction of the internal interaction and only taken for PA 2 and PA 7.

Table 2

Proposed Project Trip Generation Summary

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
PHASE 1 (2012)									
PA 1: Single Family Residential	6	DU	1	3	5	4	2	6	57
PA 2: Shopping Center	125.0	TSF	108	69	176	363	376	739	7,851
PA 3: General Office	200.0	TSF	288	40	328	52	252	304	2,274
Phase 1 Office to Commercial			2	4	6	11	7	18	275
Phase 1 Commercial to Office			4	2	6	7	11	18	275
Phase 2 Office to Residential			0	0	0	0	0	0	1
Phase 2 Residential to Office			0	0	0	0	0	0	1
Phase 1 Commercial to Residential			1	5	6	1	1	2	9
Phase 1 Residential to Commercial			5	1	6	1	1	2	9
Phase 1 (2012) Subtotal			397	112	509	418	630	1,049	10,183
Internal Capture (Phase 1) ²			-12	-12	-24	-20	-20	-40	-570
Pass-By Reduction (15%-PA2 Only) ³			--	--	--	-53	-55	-108	-1,135
Phase 1 (2012) Total			385	100	485	345	556	901	8,478
PHASE 2 (2014)									
PA 4: Single Family Residential	23	DU	4	13	17	15	9	23	220
PA 5: Single Family Residential	75	DU	14	42	56	48	28	76	718
PA 6: Continuing Care Retirement Community	225	DU	27	14	41	32	34	65	632
PA 7: Shopping Center	275.0	TSF	171	110	281	613	638	1,251	13,107
Phase 2 Office to Commercial			5	11	16	23	20	43	565
Phase 2 Commercial to Office			11	5	16	20	23	43	565
Phase 2 Office to Residential			0	0	0	0	2	2	24
Phase 2 Residential to Office			0	0	0	2	0	2	24
Phase 2 Commercial to Residential			14	13	27	37	29	66	557
Phase 2 Residential to Commercial			13	14	27	29	37	66	557
Phase 2 (2014) Subtotal			216	178	395	707	708	1,415	14,677
Internal Capture (Phases 1 & 2) ²			-43	-43	-86	-111	-111	-222	-2,292
Pass-By Reduction (15%-PAs 2 & 7) ³			--	--	--	-138	-144	-282	-2,975
Project Total (Phase 1 + Phase 2)			570	247	817	877	1,083	1,960	19,592

¹ DU = Dwelling Units; TSF = Thousand Square Feet

² Internal capture is the reduction of the overall traffic due to the compatibility of land uses within the project site. Internal capture has been determined per the ITE methodology outlined in the Trip Generation Handbook, June 2004. 50% of the trips reduced will be added back onto the internal roadway network.

³ "Pass-by" reduction rates have been used to account for traffic that will access the site as an intermediate stop on the way to a primary destination. This reduction was applied after the reduction of the internal interaction and only taken for PA 2 and PA 7.

Table 3

Trip Generation Comparison

Land Use	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Proposed Project	570	247	817	877	1,083	1,960	19,592
Project from TIA	664	257	921	896	1,193	2,089	20,317
Variance¹	-94	-10	-104	-19	-110	-129	-725

¹ Variance = Proposed Project - Project from TIA. A negative number reflects a reduction in trip generation.

KELLER CROSSING SP #380

Draft changes to Chapter 3, Planning Area Details; synopsis to indicate the essential changes. Full language changes to be forthcoming following final hearings and / or other potential changes.

3.1 Planning Area 1

Very Low Density Residential (VLDR)

9.9 Acres A maximum of 6 one-acre lots

Planning area 1 is designated for development as a transition and buffer between larger estate lots and ranchettes to the south of the Specific Plan area, the new Keller Road secondary highway, and the commercial development to the north and north east, on the north side of relocated Keller Road, as well as to the one-half acre residential lots proposed in Planning Area 4. The two detention basins currently shown would remain in place at the eastern and western ends of the Planning Area.

3.2 Planning Area 2

Commercial Retail (CR)

8.8 Acres 125,000 Target Developable Square Feet

No changes are proposed to PA 2

3.3 Planning Area 3

Commercial Office (CO)

13.9 Acres 200,000 square feet targetable development

All buildings adjacent to the relocated Keller Road (whether on individual parcels or as part of a larger parcel within the Planning Area) are to be two stories in maximum height. If such buildings are part of a larger parcel, all other buildings within said parcel may be of greater height, as allowed within the applicable codes.

3.4 Planning Area 4

Low Density Residential (LDR)

15.6 Acres 22 dwelling units

The narrative wording contained within the Specific Plan is confirmed. Particularly, no lots adjacent to Puorroy Road shall take access there from and all such lots shall be a minimum of 100' in width and one-half acre in size.

3.5 Planning Area 5

Medium Density Residential (MDR)

20.8 Acres 73 Dwelling Units

No changes are proposed to PA 5

3.6 Planning Area 6

Mixed Use (MU)

21.6 Acres 225 Maximum Units

No general retail uses are to be permitted with PA 6 except that facilities to serve the potential development of a Continuing Care Retirement Community may be permitted. Allowed uses of such facilities could include: pharmacy; home or private-use medical or therapy equipment; other similar uses aimed at serving a community of senior citizens.

In addition, no unrestricted high density multi-family uses are to be permitted within PA 6.

3.7 Planning Area 7

Commercial Retail (CR)

29.2 Acres 275,000 Targetable Developable Square Feet

No changes are proposed to PA 7.

4.6.C.3 Exhibits 4-27 and 4-28 Developed / Wildlife Interface Edge Treatment and Fuel Modification Plan

The provisions of this Section shall apply to all Planning Areas (4, 5, 6, and 7) that abut the MSHCP Open Space Conservation area. All individual Planning Areas shall be so annotated.

THE DIMOND GROUP, LTD.

2517 Valmonte Glen
Escondido, CA 92029
(760) 738-7530
FAX (760) 738-9255

August 2, 2012

County of Riverside
Planning Department
By Hand

Attn: Ms. Kinika Hesterly
Urban Regional Planner IV

RE: Specific Plan No. 380; General Plan Amendment No. 951; Change of Zone No. 7723; Environmental Impact Report No. 525

Applicant: Hanna Marital Trust

Representative: Jack H. Dimond

Dear Ms. Hesterly,

The purpose of this letter is to request scheduling of the continued Planning Commission Hearing on the subject applications at the scheduled hearing date of September 19, 2012 and to present changes to the submissions proposed by the Applicant.

Following suggestions by individual Commissioners, certain of the land uses presented in the draft Specific Plan have been considered by the Applicant and the following changes / affirmations are presented:

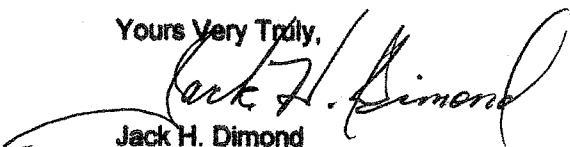
1. Planning Area 1, currently designated as Commercial Office with 50,000 sf targeted improvements, would become Very Low Density Residential with a target of 6 one-acre lots and the two detention basins currently shown. A sketch plan of the proposed improvements is attached hereto.
2. Planning Area 3, Commercial Office, will be restricted to provide that all buildings abutting New Keller Rd. will be limited to two stories in height.
3. Planning Area 4, Low Density Residential, will be restricted such that lots adjacent to Puorroy Rd. will be a minimum of 100' in width with access rights to Puorroy Rd. relinquished.
4. Planning Area 6, Mixed Use, will be restricted such that retail and unrestricted high-density multi-family uses will not be allowed.
5. All other land uses as shown within the proposed Specific Plan remain the same.

County of Riverside
Planning Department
Attention: Ms. Kinika Hesterly
August 2, 2012

6. The area of required notification of prospective Planning Commission Action has been expanded to 1,300' as directed by the Commission. A map of the revised area and mailing labels supplied by North American Title Company are attached hereto.
7. As requested by the Commission, outreach meetings with local owners have been and will continue to be held as appropriate.

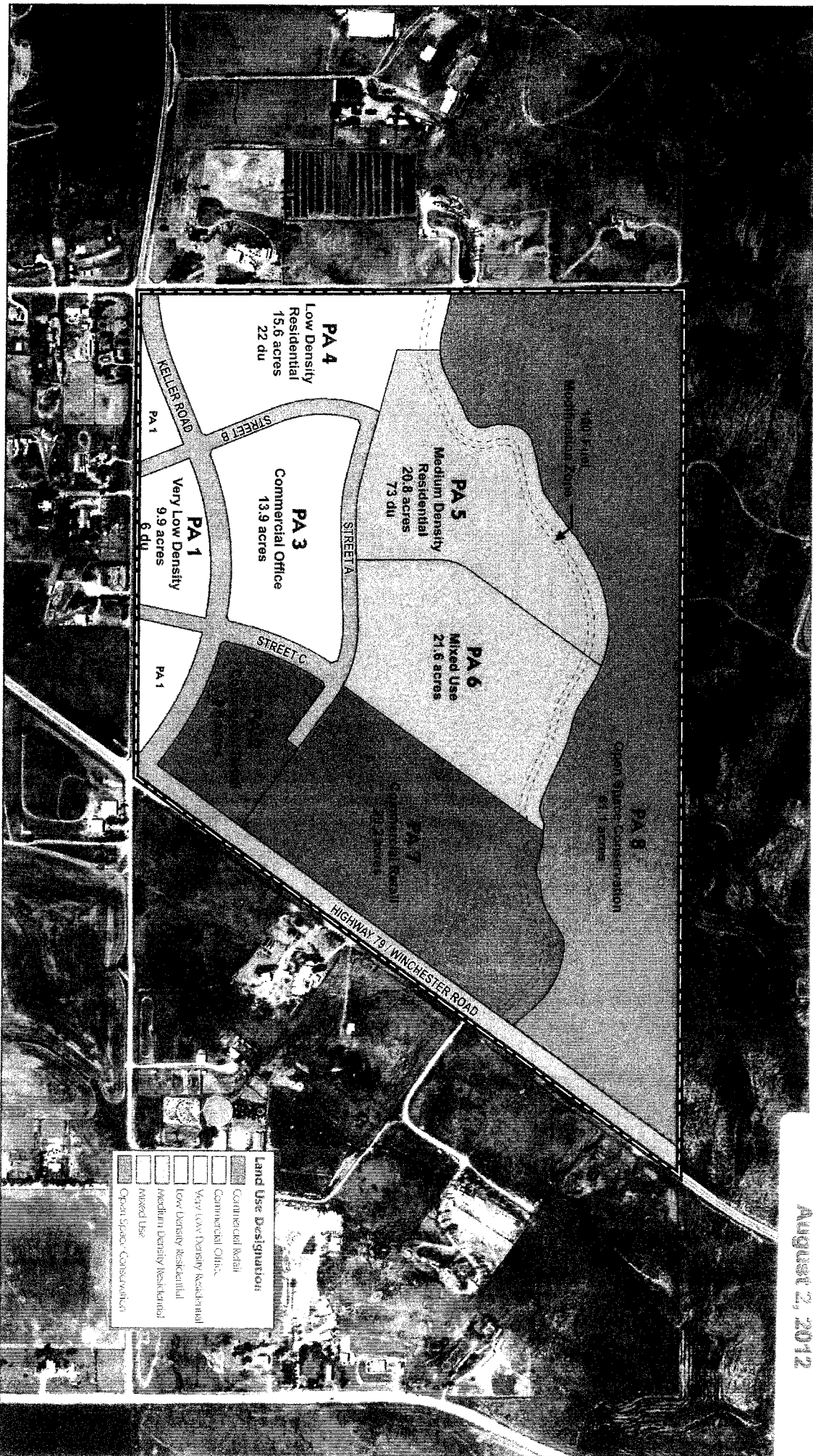
Please advise me of any additional information or materials required by the Department for the calendaring of this continued hearing.

Yours Very Truly,


Jack H. Dimond
Representative, Hanna Marital Trust

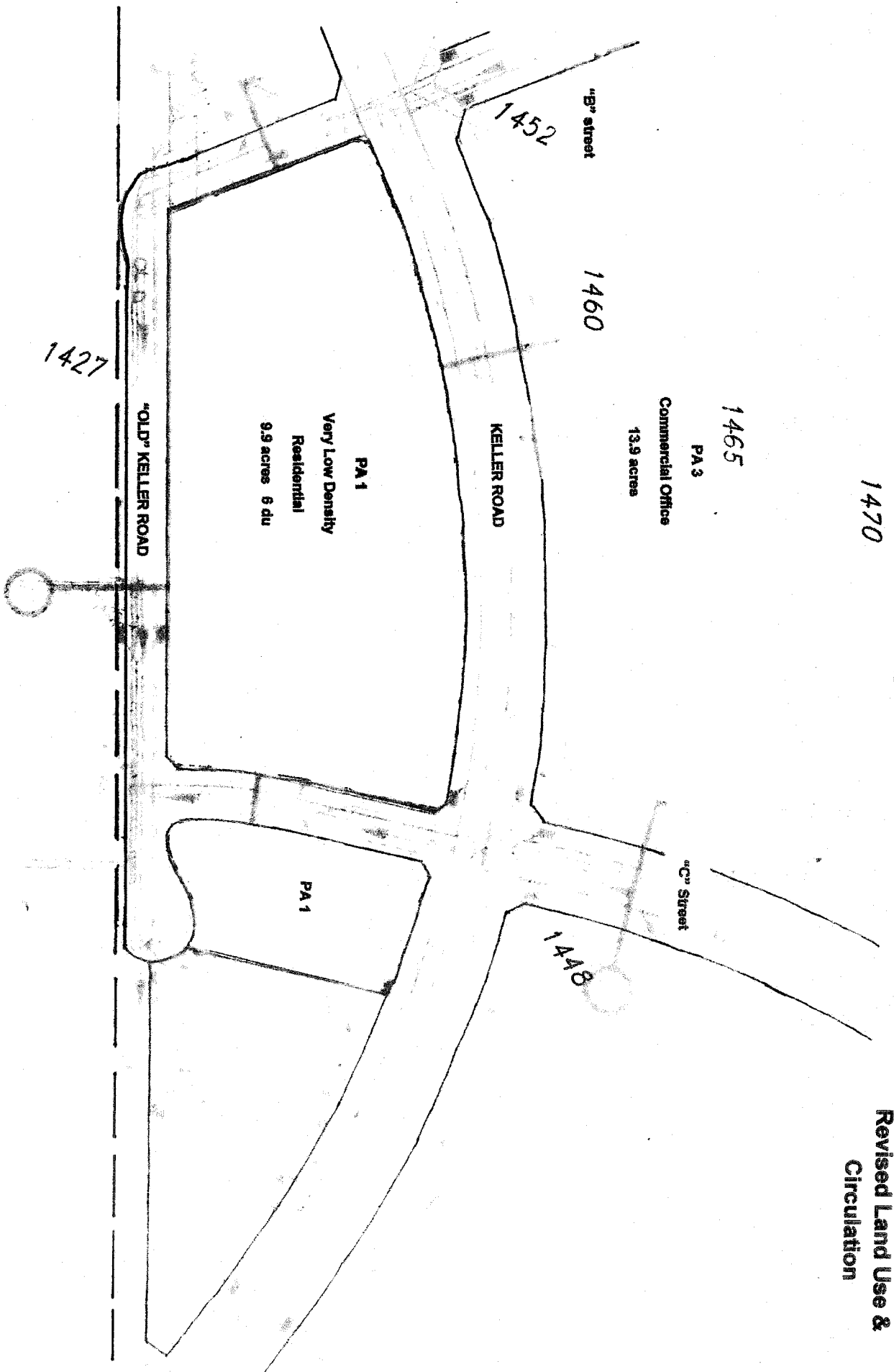
Attachments:

1. Revised Specific Plan Land Use Plan, Exhibit 2-1
2. Sketch Plan, Circulation pattern and improvements to "Old" Keller Rd.
3. Notification Area map and mailing labels
4. Disk showing Attachments 1 & 2



Keller Crossing
 Riverside County
 Hanna Marital Trust

MP
 WILLIAM HERRING
 2009-2012 07-15



*SHALLOW COVER



Recap of Community Communications

Keller Crossing – SP #380

- June 13 Dimond calls Kirk Gurling to ask for meeting; Gurling will consult with Randy Williams
- June 16 Gurling sends e-mail; will suggest meeting with 5-6 residents within two weeks.
- June 16 Dimond calls Williams, who will not meet alone and will get back with date to meet others.
- June 18 * Dimond e-mails Gurling with agenda for mtg and describes purpose as introductory of new team members.
- June 26 Gurling proposes mtg at his home on Sat. July 7.
- June 28 Dimond confirms mtg and says that Eventov will attend.
- July 6 Gurling advises "a few more community members will attend."
- July 6 * Dimond advises more attendees not an issue and reiterates that purpose is to introduce selves and listen, not to discuss "any specific alterations to the SP."
- July 11 * Receive e-mail from Williams objecting to nature of meeting and stating demand for at least two additional meetings.
- July 11 Dimond thanks Williams for meeting and input and pledges desire to meet again.
- July 13 * Williams asks that next meeting be with our proposed changes to the SP; w/ 2 wk notice
- July 13 Dimond responds to Williams with "Yes" to both questions.
- July 25 Dimond asks Williams for next meeting on Sat. Aug. 11 at place of their choosing
- July 30 Williams asks to delay meeting to Sat. Aug. 18.
- August 8 Dimond gives final confirmation of Aug. 18th mtg.
- August 16 Williams calls Dimond to advise that meeting cancelled and reasons to be given shortly.
- August 17 Williams and Tuffin groups send letters to County and Keller Crossing Team as to why meeting cancelled, etc.
- August 17 Dimond advises Williams in re understanding of "letters."
- August 17 Williams explains nature of two groups and their letters.
- August 24 Dimond responds to Williams with e-copies of letter sent by mail to both groups on Aug. 22nd.
- August 31 Mary Warren calls Dimond to request date of Community Meeting in Winchester.
- Sept. 3 Williams acknowledges e-copies of letters.

Jack Dimond

From: Jack Dimond [jack-dimond@cox.net]
Sent: Monday, June 18, 2012 9:10 AM
To: 'Michael Gurling'
Cc: 'Eventov Adam'
Subject: RE: Introductions and conversation follow-up

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, Mr. Gurling,

I appreciate your response to my calls to you and Randy Williams. As I indicated to you both, my initial purpose is to introduce the two new members of our team (Adam Eventov of WellSaid Communications and myself) and to listen to your concerns about the Keller Crossing Specific Plan. We believe it would be very helpful to us both to listen and learn before proposing any alterations to the plan and its specifics, and would be very grateful if you would accommodate us in this request.

If an agenda were to be suggested it would merely be:

- A. Introduce Adam and Jack and give a little personal background on each of us and our upcoming roles.
- B. Listen to each of your representative's concerns about SP 380 and changes to the French Valley area of the Riverside GP.
- C. We suggest meeting at a convenient location such as Mimi's Restaurant on Winchester in Temecula.

Following such a meeting our entire Team will work to consider how we can achieve the most acceptable solution to our mutual needs and desires. At that point we would ask for another meeting with you all and would be prepared to speak definitively about changes to our plan.

I hope this format will be workable for your group.

Sincerely,

Jack H. Dimond
The Dimond Group, Ltd.
760.738-7530

From: Michael Gurling [<mailto:milyundollarmike@msn.com>]
Sent: Saturday, June 16, 2012 9:12 PM
To: Jack Dimond; Randy Williams; Steve & Jana Rush; Dennis F. Tuffin; Lincoln & Sherry Eramo
Subject: Introductions and conversation follow-up

Good Evening, Mr. Dimond.

Thank you for calling on wednesday and introducing yourself as the new team quarterback for the Hanna project (S. P. 380).

Pursuant to our brief conversation, I've checked with other members of our group regarding availability for a meeting. We should have 5-6 members (representatives) available to meet within two weeks.

I spoke with Randy Williams today. He indicated he had spoken with you regarding a meeting with yourself and one or two associates.

Would you please forward an agenda of what you would like to cover with us.

I'll get back to you with a firm date, time and place sometime later this coming week.

Thank You,
Respectfully,
Kirk R. Gurling
Representative
French Valley Residents For Compatible Growth

Jack Dimond

From: Jack Dimond [jack-dimond@cox.net]
To: Friday, July 06, 2012 10:36 AM
Subject: 'Michael Gurling'
'Jack Dimond'
RE: Saturday's Meeting

Hello, Mr. Gurling

Yes, of course we do not object to as many folks as you would like to come. We might bring one more of our team with us. As we have discussed, this meeting will be for us to listen and not for the purpose of presenting or discussing any specific alterations to the Specific Plan.

Regards,
Jack Dimond

From: Michael Gurling [mailto:milyundollarmike@msn.com]
Sent: Friday, July 06, 2012 10:13 AM
To: Jack Dimond; Michael Gurling
Subject: Saturday's Meeting

Good morning, Mr. Dimond.

We are looking forward to meeting with you tomorrow afternoon.

At a group meeting last night, the group decided that they would like to have a few more group members attend the Saturday Meeting.

Hope this is acceptable.

Thank You,
Kirk R. Gurling

Jack Dimond

From: Randy Williams [rwilliamsonline@msn.com]
Sent: Wednesday, July 11, 2012 1:24 AM
To: jack-dimond@cox.net; kevinwolf@germania.net
Cc: John Petty/ RivCoPlanning Commission; Kirk Gurling; Dennis Tuffin / 380
Subject: 380 Meeting July 7, 2012

Dear Jack:

As we discussed today on the phone, I am sending this email to summarize our sentiments from our meeting on Saturday, July 7th, 2012 regarding SP 380. We appreciate that you wanted to introduce yourself to our neighborhood. However, we would like to be on record that the meeting should **NOT** count as one of the meetings the commissioners required before this project comes back to another hearing. The reasons are the following:

As you stated at the beginning of our meeting, you could not share your team's perspective on anything that occurred at the PC hearing, or the applicant's perspective who was at the hearing, or what your team thought about Commissioner Petty's proposal, or what your team thought about what we already said at the hearing, or anything beyond just introducing yourself as the new quarterback and listening. As I expressed prior to the meeting on the phone, we were interested in meeting if it could be more substantive such as a response to the hearing, proposed compromises, or other beneficial dialogue since we already expressed ourselves at the hearing. You stated you listened to the entire recording.

You stressed strongly how important it was to introduce yourself at this first meeting and Kirk and I were under the impression by your insistence that this was the only way a meeting would occur. We agreed to the meeting under those parameters. After polling members after the meeting they felt it was a one sided meeting to gather information that serves your objectives of reselling the project. You did not misrepresent what circumstances under which you would meet but we felt there was no other circumstance under which you would and there was hope it could still be two sided. They did feel they became better acquainted with you and your two partners Kevin and Adam. All of you were affable, professional, and civil .

In summary, there was significant disappointment that you did not address any of the issues we requested but there is no anger or animosity (you held firm to your premise for the meeting but our position is its one sided). This email is meant to be helpful by providing feedback and clear communications. I know you have a different perspective and as we discussed you are welcome to reply. I encourage it, particularly after meetings, to avoid misunderstandings.

I was pleased to hear you commit to another meeting and that you would have a proposal or a response from your client on the neighborhood concerns. We understand the Hanna's interest and bear no ill will.

Given the extent of the concerns, the lack of previous meetings, a new quarterback, and only an introductory meeting at best since the hearing, we strongly recommend to the commission that at least two other meetings be held before another hearing. It is also worth noting, that per

your request, we limited the number of neighbors for this first meeting and more would attend subsequent ones. For future meetings Jack, could you provide at least a two week notice? Thank you for your considerations. We look forward to your reply.

Randy Williams

French Valley Residents for Compatible Growth

ORIGINAL
FILE COPY

August 17, 2009

County of Riverside
Planning Department
4080 Lemon Street, 2nd and 9th Floors
Riverside, CA 92501

Re: APN: 391-060-014, 391-090-023, 033, and 034

To Whom It May Concern,

I, Fred Abdi, owner of the above-referenced property, hereby authorize Southland Engineering to process all required applications and attend, on my behalf, any meetings and/or hearings necessary to obtain a tentative and final parcel map.

Sincerely,


Fred Abdi

8/19/09

Matthew Strait
Urban Regional Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501-3634

To the Commission:

I am writing to let you know of my support for the approval of the Keller Crossing Specific Plan.

With a balanced mix of office, light commercial, retail and residential, the Keller Crossings Specific Plan holds enormous potential for increasing the value of my property and improving the quality of life for residents near the project.

Keller Crossing will bring much-needed infrastructure to the area. In addition to water and sewer services, the project will control flooding in the area. And as anyone has seen during wet years, we can use improved flood control measures to improve access to our property.

Keller Crossing will also improve access on and off of Highway 79. As the County and Caltrans widen the highway, speeds will increase on that road. The Keller Crossing development team will realign Keller Road and add an intersection with a signal so residents on both sides can merge onto the highway. Without Keller Crossing, residents will only be able to exit on to Keller Road from southbound lands of the highway and only turn south from Keller Road.

Please join me in supporting the approval of Keller Crossing. The specific plan will be an important piece in the thoughtful development of our region.

Sincerely,
Christina Coats

Christina Coats
Executor Thomas Leaman Family Trust
Trust Property Land @ 33610 Elmhurst Winchester, CA 92596
39899 Longleaf St.
Temecula, CA 92591

Letter in Opposition to Specific Plan 380

10-11- 12

I oppose Specific Plan 380 for the following reasons.

First, the Staff Report on page 4 under "Findings paragraph 3" says that "Special Circumstances or conditions have emerged that were unanticipated in the General Plan" yet fails to properly identify what these "circumstances" are. Is it the application itself?[certainly NOT a special circumstance], an urgent need for Commercial Property or Higher Density Housing? In the current economy?

Second, in paragraph 4 under the same, the Staff Report is flawed in saying that this "New Community" is allowed if it is "seperated by natural boundries." The Community seperator here is the open space corridor on the north side of the project, therefore it is not "seperating" this "New Community" from the 5 acre rural residential homes which will abutt the project directly, thereby dropping a huge commercial parcel directly on top of a long established Rural Community.

Lastly, I believe Specific Plan 380 and the surrounding Rural Community are the poster child for a dysfunctional notification system which excludes proper public input in a timley manner. This is proven by the fact that after the

first Planning Commission Hearing, the Commission required the applicant to expand the area to 1/4 mile from the planning area. Why? The reason is obvious.

Respectfully,

Kelly Croy
Kelly Croy, member

Rural Residents and Friends

'People for Balanced Growth''

PROPERTY OWNERS CERTIFICATION FORM
PM36256
APNS 391-060-015, 016, 017, 391-090-023, 391-090-049, 050

I, Stella Spadafora, certify that on
(Print Name)

9/4/2012 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 2000 feet

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 300 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: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor

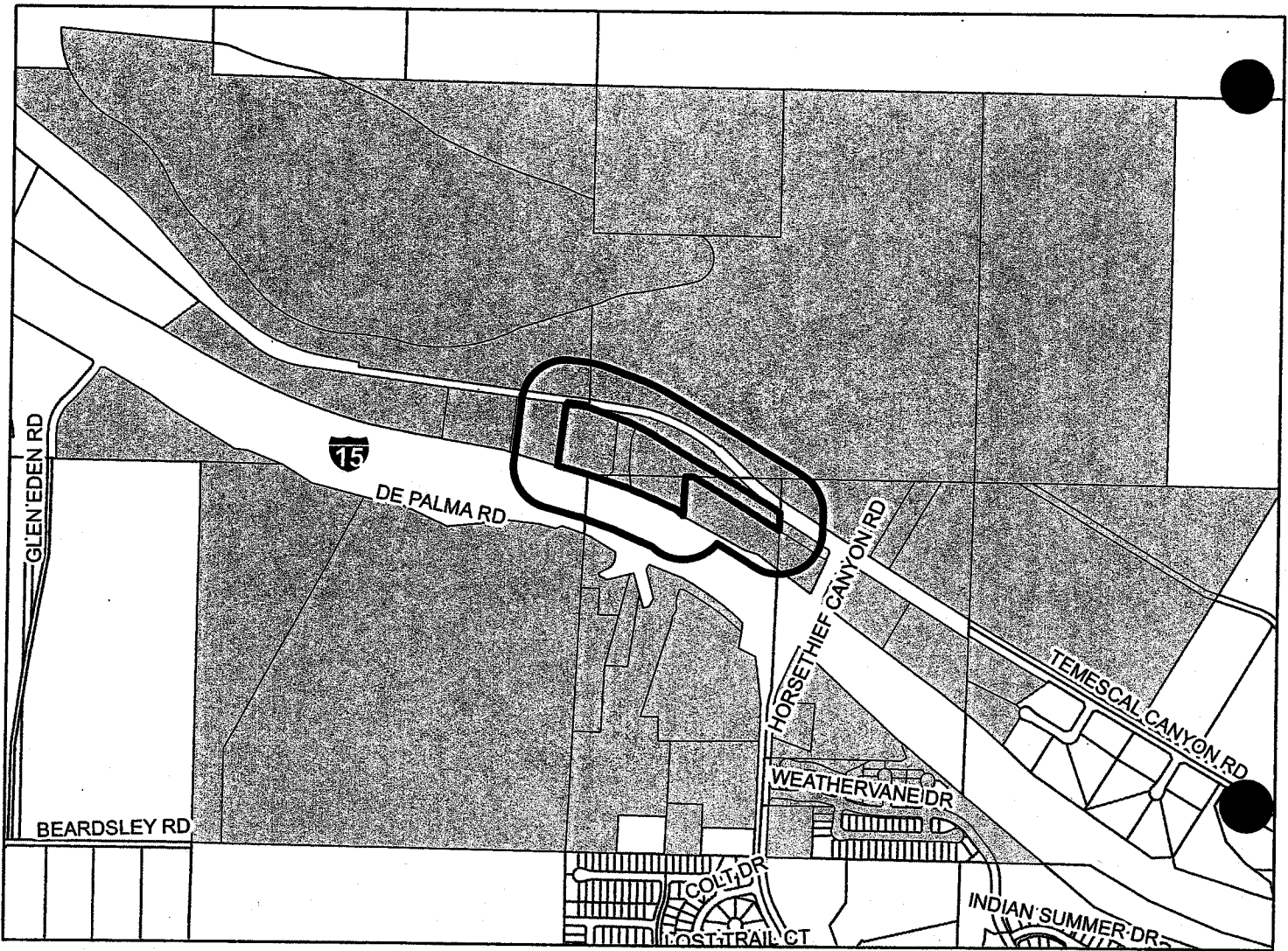
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

DA
copies 3/4/13

PM36256

(2000 Feet Buffer)



Selected Parcels

391-100-022	391-100-001	391-100-002	391-090-011	391-090-020	391-070-030	391-060-008	391-060-010	391-070-007	391-070-00
391-100-039	391-100-040	391-060-004	391-070-006	391-110-001	391-110-002	391-110-021	391-060-015	391-060-016	391-090-02
391-090-048	391-090-049	391-100-033	391-070-051	391-940-075	391-480-003	391-480-020	391-090-030	391-090-031	391-090-01
391-100-010	391-100-041	391-060-002	391-100-043	391-940-001	391-940-002	391-940-003	391-940-004	391-940-005	391-940-00
391-940-007	391-940-008	391-940-009	391-940-010	391-940-048	391-940-049	391-940-050	391-940-054	391-940-055	391-940-05
391-940-057	391-940-058	391-940-059	391-940-060	391-940-061	391-940-062	391-940-063	391-940-064	391-940-065	391-940-06
391-940-067	391-940-068	391-940-069	391-940-070	391-940-072	391-070-029	391-070-046	391-090-006	391-090-016	391-090-04
391-090-045	391-090-046	391-080-014	391-080-015	391-060-017	391-090-050	391-100-026	391-100-035		



1,250 625 0 1,250 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: 391060002, APN: 391060002
SALVADOR JAUREGUI, ETAL
4861 FIRESTONE BLVD
SOUTH GATE CA 90280

ASMT: 391080015, APN: 391080015
TEMESCAL VALLEY LAND
C/O ASHLEY WRIGHT
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

ASMT: 391060004, APN: 391060004
ELIZABETH LISTON
21501 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 391090018, APN: 391090018
NICHOLAS GOLDMANN
45075 VIA TORNADO
TEMECULA CA 92590

ASMT: 391070008, APN: 391070008
CORONA LAKE
C/O BILLY ANDREWS
4060 E LA PALM AVE
ANAHEIM CA 92806

ASMT: 391090020, APN: 391090020
ANN NUGENT
13005 DE PALMA RD
CORONA, CA. 92883

ASMT: 391070029, APN: 391070029
ROBERT BLEDSOE
4680 FELSPAR ST
RIVERSIDE CA 92509

ASMT: 391090030, APN: 391090030
MARIANA MOHYLYN
1661 11TH AVENUE
BROOKLYN NY 11215

ASMT: 391070030, APN: 391070030
CONSTRUCTION CIRCLE
P O BOX 14730
IRVINE CA 92612

ASMT: 391090031, APN: 391090031
MARIANA MOHYLYN
1661 11TH AVE
BROOKLYN NY 11215

ASMT: 391070046, APN: 391070046
CHANDLER REAL PROP, ETAL
C/O MICHAEL KELLY
4010 W CHANDLER AVE
SANTA ANA CA 92704

ASMT: 391090044, APN: 391090044
TEMECULA VALLEY
C/O HORSETHIEF
391 N MAIN ST STE 301
CORONA CA 92880

ASMT: 391070051, APN: 391070051
GLEN EDEN CORP
25999 GLEN EDEN RD
CORONA, CA. 92883

ASMT: 391090046, APN: 391090046
TEMECULA VALLEY
C/O HORSETHIEF
391 N MAIN ST NO 301
CORONA CA 92880

ASMT: 391090049, APN: 391090049
MELODY ABDI, ETAL
C/O ROBIN A PORTER
13013 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 391100041, APN: 391100041
DANIELA GOLDMANN, ETAL
PO BOX 892383
TEMECULA CA 92589

ASMT: 391090050, APN: 391090050
WESTERN RIVERSIDE COUNTY REG CON AUT
C/O REAL ESTATE DIVISION
3403 TENTH ST STE 500
RIVERSIDE CA 92502

ASMT: 391110021, APN: 391110021
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 391100010, APN: 391100010
DANIELA GOLDMANN, ETAL
13341 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 391480003, APN: 391480003
KATHLEEN SAVALA, ETAL
16402 CONSTRUCTION CIR E
IRVINE CA 92606

ASMT: 391100022, APN: 391100022
ACKER STONE INDUSTRIES INC
13296 TEMESCAL CANYON RD
CORONA, CA. 92883

ASMT: 391480020, APN: 391480020
LEVEL 3 COMMUNICATIONS
14023 DENVER WEST PKWY
GOLDEN CO 80401

ASMT: 391100026, APN: 391100026
SANDRA BROWN, ETAL
26320 HORSETHIEF CANYON RD
CORONA, CA. 92883

ASMT: 391940075, APN: 391940075
RICH HAVEN VISSER, ETAL
C/O LEGAL DEPT
4100 NEWPORT PL STE 800
NEWPORT BEACH CA 92660

ASMT: 391100033, APN: 391100033
JANET CONKERITE, ETAL
26460 HORSETHIEF CANYON
CORONA CA 92883

ASMT: 391100040, APN: 391100040
MARY BUSCHLEN, ETAL
3605 BUCHANAN
RIVERSIDE CA 92503

City of Lake Elsinore
180 Main St.
Lake Elsinore, CA 92530

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

CALTRANS District #8
ATTN: Dan Kopulsky
464 W. 4th St. 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Adelphia Cable
1971 W. Redlands Blvd. Suite B
Redlands, CA 92373

Elsinore Valley
Municipal Water District
31315 Chaney St.
Elsinore, CA 92531

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Warm Springs Community of Interest
ATTN: George Etzel
29315 Third St.
Lake Elsinore, CA 92532

Lake Elsinore Unified School District
545 Chaney St.
Lake Elsinore, CA 92530

Community Association of
Lake Mathews
ATTN: Art Cassel
18350 Harley John Rd.
Lake Mathews, CA 92504

Applicant:
Robert Parker
44915 Palladian Ct
Tustin, CA 92590

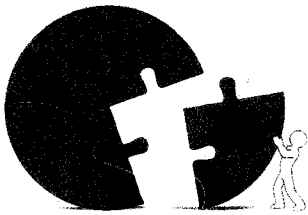
Engineer:
Southland Engineering
2200 Business Way, Suite 100
Riverside, CA 92501

Owner:
Temescal Terra LLC
13013 Temescal Canyon Road
Corona, CA 92519

Applicant:
Robert Parker
44915 Palladian Ct
Tustin, CA 92590

Engineer:
Southland Engineering
2200 Business Way, Suite 100
Riverside, CA 92501

Owner:
Temescal Terra LLC
13013 Temescal Canyon Road
Corona, CA 92519



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42221/PM36256
Project Title/Case Numbers

Damaris Abraham
County Contact Person

951-955-5719
Phone Number

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

Robert Parker
Project Applicant

44915 Palladian Ct, Temecula, CA 92590
Address

The project site is located northerly of Interstate 15, southerly of Temescal Canyon Road, easterly of Indian Truck Trail and westerly of Horsethief Canyon Road.
Project Location

The Tentative Parcel Map is a Schedule E subdivision of 10.4 acres into two (2) commercial parcels with Parcel 1 being 3.76 gross acres and Parcel 2 being 5.41 acres and one 1.23 acre lettered lot to be dedicated as a conservation area. The proposed Parcel 1 contains an existing Heavy Equipment Rental Business (approved under Plot Plan No. 17934) and the proposed Parcel 2 contains an existing Recreational Vehicle Storage Yard (approved under Plot Plan No. 17870).
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on October 17, 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 + \$64,000).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Project Planner
Title

October 17, 2012
Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PM36256\DH-PC-BOS Hearings\DH-PC\NOD Form.PM36256.docx

Please charge deposit fee case#: ZEA42221 ZCFG5573 . \$2,165.50

FOR COUNTY CLERK'S USE ONLY

Jack Dimond

From: Randy Williams [rwilliamsonline@msn.com]
Sent: Friday, July 13, 2012 7:33 AM
To: Jack Dimond / Land Development Consultant
Cc: Kevin Wolf / Germania; Kirk Gurling
Subject: RE: SP 380 Meeting July 7, 2012

Dear Jack:

Thank you for the timely reply. Could you respond to two items I raised in my last email?

1. Can you confirm as you said on the phone that the next meeting with our group (on a collective level I am assuming) will have what revisions your client is willing make for SP 380?
2. Can you provide a two week notice for such a meeting?

Thank you for your consideration.

Randy Williams
French Valley Residents for Compatible Growth

From: jack-dimond@cox.net
To: rwilliamsonline@msn.com
CC: jack-dimond@cox.net
Subject: FW: SP 380 Meeting July 7, 2012
Date: Wed, 11 Jul 2012 17:13:42 -0700

Dear Randy,

Thank you again for taking the time to gather neighbors and others to discuss our project, SP 380, at Kurt's house on Saturday. We very much appreciate Kurt and Sharon opening their home to our new team. While we were aware of some of the concerns expressed by those around us through past notes, there is no substitute for speaking face to face with our neighbors. On behalf of Adam and Kevin, I know we came away with a far better understanding of their perspective.

We look forward to meeting again with you and those in attendance at Saturday's meeting both individually and together as well as others throughout the area.

In the mean time, if you ever have need to contact me, Kevin or Adam, please do not hesitate to give them a call or email. Kevin can be reached at kevinwolf@germania.net. Adam can be reached at 951-216-9515 or eventov@yahoo.com.

Sincerely,

Jack Dimond
760.738-7530

To Ms. Mary Stark
RCTLMA Commission Secretary
Riverside County

To Mr. John Petty
Planning Commissioner for the Third District
Riverside County

To Mr. Juan C. Perez
TLMA Director
Riverside County

To Mr. David Mares
Principal Planner
Riverside County

To Ms. Kinika Hesterly
Urban Regional Planner IV
Riverside County

RE: Specific Plan #380-The Hanna Project

Dear Sirs and Madams;

We represent those persons living in the community around Specific Plan #380 and others who opposed this plan when presented on April 18, 2012 to the commission.

Per the request and recommendation of the commission we have attempted to negotiate and compromise with the Hanna Development Team. This effort was futile and to no avail. The Hanna Team demanded severe restrictions in our one meeting.

The first meeting would only be to introduce the new Hanna Team. They could not comment on anything they heard us say at the planning commission hearing even though some of their team was there and the new leader stated he had listened to a tape of the entire hearing. They were not prepared or authorized to suggest or offer anything.

Thereafter, the Hanna Team, without notice, resubmitted their plan to the planning commission, concealed the resubmittal from the community and simultaneously invited the community to attend a meeting of pretense. One introductory meeting restricted to our side saying whatever they like while they say nothing in return. The next meeting to tell us what was already submitted to the planning commission for review and a request for a new hearing.

We ask that the original request and the recommendation of the planning commission be allowed to go forward. We would respectfully argue and assert that the applicant's resubmittal be rejected and that Specific Plan #380 remains off calendar until some substantive discussions occur between the developers and the community residents. We have invested a great deal of time and energy in this matter and will continue to show good faith. We would be happy to comply with the request of the planning commission and attempt to mediate the differences between ourselves and the developers but in any case we are determined to have a voice in this important decision for our community.

Finally, we believe that these discussions, should they be permitted, would best be held in the offices of the planning department to ensure that the discussions are substantive, that the issues raised by the commission are the basis of the discussions, that they are in good faith and that a neutral, governmental representative be present who can bear witness to the same.

Sincerely,

Representatives;

Kirk Gurling, Randy Williams, Steve Rush, Dennis Tuffin

Rural Residents & Friends 4 Balanced Growth

3.4
Agenda Item No.:
Area Plan: Southwest
French Valley Community
Supervisorial District: Third
Project Planner: Kinika Hesterly
Planning Commission: April 18, 2012

SPECIFIC PLAN NO. 380
GENERAL PLAN AMENDMENT NO. 951
CHANGE OF ZONE NO. 7723
Environmental Impact Report No. 525
Applicant: Hanna Marital Trust
Engineer/Representative: Geoff Scott

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

The project consists of three (3) separate applications; a Foundation Change General Plan Amendment, a specific plan and a change of zone.

The General Plan Amendment proposes to change the site's foundation component and Land Use designation from Rural: Rural Residential to Community Development: Specific Plan. The Specific Plan proposed to establish Land Use designations of Community Development: Low Density Residential (CD:LDR), Medium Density Residential (CD: MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Master Plan Roadways (MPR) as reflected in the Specific Plan's Land Use Plan (Exhibit 2-1).

The Specific Plan proposes to allow up to 320 dwelling units, 650,000 square feet proposed for commercial use and 61.1 acres proposed for conserved open space within eight (8) planning areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes to allow up to 400,000 square feet of commercial retail uses, 250,000 square feet of commercial office uses, medium density residential uses (up to 73 dwelling units), low density residential uses (up to 22 dwelling units), mixed use (up to 225 housing units), open space conservation, and master plan roadways. There are 36.4 acres proposed for residential uses, 62.7 acres proposed for commercial uses, 21.6 acres proposed for mixed use, 61.1 acres proposed for open space and 19.3 acres for master plan roadways.

The Change of Zone proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) which includes the creation of a zoning ordinance text for this Specific Plan to establish permitted and unpermitted uses and development standards for each of the eight (8) planning areas, as well as create a final Zoning Map establishing a legal description boundary of the specific plan and each of the planning areas.

LOCATION AND BACKGROUND:

The project site is located in the Southwest Area Plan; more specifically, northerly of Keller Road, easterly of Pourroy Road, southerly of foothills that are approximately 1/2 mile south of Scott Road and westerly of State Highway 79.

The project site (Specific Plan Area) is approximately 200 acres and is located in the French Valley community in the Sphere of Influence of the City of Murrieta. The incorporated cities of Murrieta and Temecula lie west and south of the project site and the City of Menifee lies to the northwest. Diamond Valley Lake, a Metropolitan Water District (MWD) reservoir and regional recreational site, is located approximately three miles northeast. The Skinner Reservoir and Lake Skinner Recreation Area lie approximately three miles southeast of the project site. Regional access to the site is provided by Interstate 215 (I-215). Three major east-west oriented roadways connect the site to the I-215 corridor: Domenigoni Parkway (4 miles) and Scott Road (0.5 mile) to the north and Murrieta Hot Springs Road (6 miles) to the south. The publicly owned French Valley Regional Airport is located four miles south of the project site.

Domenigoni/Barton Specific Plan No. 310 lies directly to the north of the eastern portion of the site with an Open Space designation directly abutting the project site and Winchester 1800 Specific Plan No. 286 located to the southeast of the site across Winchester Road. Two to ten acre parcels with single family residences lie to the south and west of the project site.

The underlying parcel map, Parcel Map No. 15244, was recorded on November 21, 1980 by William and Violet Hanna. The parcel map created ten (10) parcels with a minimum size of 20 acres.

The general plan amendment was initiated by the Board of Supervisors on March 31, 2009. The initiation was from Rural: Rural Residential to Community Development: Specific Plan.

ISSUES OF POTENTIAL CONCERN:

The Environmental Impact Report has incorporated all applicable regulatory requirements and feasible mitigation measures to reduce environmental impacts. Mitigation measures have been considered and are applied as conditions of the Project's approval. However, the following impacts resulting from the Project's approval cannot be fully mitigated and will only be partially avoided or lessened by the mitigation measures incorporated. A statement of overriding findings for the following significant impacts is included within this staff report package: Air Quality and Noise.

"Old Keller Road" is the primary access for six (6) residences south of the Specific Plan. These residences are located on 2 to 5 acre parcels across from Planning Area 1 which is planned for commercial office uses. Landscaping and 30 foot setbacks from commercial office buildings to the street will be utilized to buffer the uses in Planning Area 1 from the homes across "Old Keller Road."

Ten acre rural lots are located west of Pourroy Road, adjacent to Planning Area 4. Buffer treatments for these lots include increased landscaping, increased building setbacks, single story homes or larger lot sizes. Also, low density residential lots are proposed in this planning area to serve as a land use transition between rural residences west of Pourroy Road and the Community Development uses planned east of Planning Area 4, located within the Specific Plan.

SUMMARY OF FINDINGS:

- | | |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing Land Use: | Vacant and agricultural land |
| 2. Surrounding Land Use: | State Route 79 to the east, rural single family residences and vacant property to the south and west, and open space lands to the north. |
| 3. Existing Zoning: | Rural Residential (R-R) |
| 4. Surrounding Zoning: | Rural Residential (R-R) to the north, south, east and west, Light Agriculture – 10 Acre Minimum (A-1-10) to the east, Specific Plan Zone No. 310 (Domenigoni – Barton Properties) to the north, and Specific Plan Zone No. 286 (Winchester 1800) to the south |
| 5. General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum); Highway 79 Policy Area |
| 6. Project Data: | Total Acreage: 201.1 Gross Acres |

7. Environmental Concerns:

See Attached Environmental Impact Report

RECOMMENDATIONS:

TENTATIVE CERTIFICATION of the **ENVIRONMENTAL IMPACT REPORT NO. 525**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 380**, based on the findings and conclusions incorporated in the staff report, subject to the proposed conditions of approval; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 951** amending the Land Use Designation for the subject property to Specific Plan as reflected by the land use diagram; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7723**, amending the zoning classification for the subject property from Rural Residential (R-R) to Specific Plan (SP) in accordance with the Zoning Exhibit; and to adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348 based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of General Plan Amendment No. 951 and Specific Plan No. 380 to the Riverside County Board of Supervisors.

CONCLUSIONS:

- 1) Upon adoption of the General Plan Amendment the proposed project will be in conformance with the Land Use Designations as illustrated in the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan.
- 2) Upon adoption of the proposed zone change, the proposed project will be consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348.
- 3) Upon adoption of the proposed Specific Plan zoning ordinance text the proposed project is consistent with applicable provisions of Ordinance No. 348.
- 4) The Environmental Impact Report has determined that most potential adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, overriding considerations will be required for the following unavoidable adverse impacts: The impacts were identified in two (2) categories: Air Quality and Noise.
- 5) The public's health, safety, and general welfare are protected through project design.
- 6) The proposed project is conditionally compatible with the present and future logical development of the area.

- 7) The proposed project will have a significant effect on the environment.
- 8) The proposed project will include reserve design for the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP) through specific plan design and conditions of approval.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings in the EIR which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R: RR) (5 Acre Minimum) in the Southwest Area Plan. Upon adoption of the General Plan Amendment the project will be consistent with the Land Uses as proposed on the Specific Plan Land Use Plan.
2. The proposed General Plan Amendment does not involve a change in or conflict with the Riverside County Vision; or any General Plan Principle and does not involve a change detrimental to a Riverside County Foundation Component.
 - i) The proposed amendment conforms to the fundamental values stated in the Riverside County Integrated Plan Vision.
 - ii) Any General Plan Principle: The project is consistent with each of the General Plan Principals and Policies based on analysis provided in the Project's EIR.
 - iii) The General Plan Amendment involves a change in the Rural Foundation Component designation by changing to Specific Plan. The proposed Specific Plan is consistent with the Community Development Foundation.
3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. In this instance the special circumstance is the application for the Project. The Rural Residential land use changes include a 201.1 acre parcel going from Rural Residential to Specific Plan. The proposed changes must be considered in context of the entire proposal which, because of its size, will grant the opportunity to be a new community. The General Plan allows new communities so long as they are separated by natural boundaries, located along transportation corridors, and can provide adequate public facilities. The Project makes such provisions.
4. The current land uses on surrounding parcels include vacant land and scattered single family residences.
5. The zoning for the subject site is Rural Residential (R-R).
6. The proposed uses are consistent with the development standards set forth in the Specific Plan and the Specific Plan zoning ordinance.
7. The project site is surrounded by properties which are zoned Light Agriculture with a 5 and 10 acre minimum (A-1-5 and A-1-10) to the east, Specific Plan to the north, and Rural Residential (R-R) to the west and south.
8. Residential, commercial offices and commercial retail uses have been constructed and are operating in the project vicinity.

9. This project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP); however, sufficient mitigation has been incorporated as part of the project to reduce the impacts below a level of significance.
10. Environmental Impact Report (EIR) No. 525 was prepared and circulated as required by the California Environmental Quality Act (CEQA). Twelve comment letters were received during the Draft EIR's comment period. A Final EIR has been prepared and includes responses to those twelve comment letters.

INFORMATIONAL ITEMS:

1. As of the writing of the staff report one (1) letter of concern was received from Randy Williams and Kirk Gurling, representing French Valley Residents for Compatible Growth, dated March 7, 2012.
2. The project site is not located within:
 - a. A Zoning Overlay.
 - b. An Agricultural Preserve.
 - c. A Redevelopment Area.
 - d. An Airport Influence Area.
 - e. A High Fire Area.
 - f. A State Responsibility Area.
 - g. A Development Agreement Area.
 - h. A Fault Zone.
3. The project site is located within:
 - a. The City of Murrieta's Sphere of Influence.
 - b. The Highway 79 Policy Area.
 - c. A WRCMSHCP Cell Group Area.
 - d. The Stephens Kangaroo Rat Fee Area.
 - e. An Area Susceptible to Subsidence.
 - f. An Area with Potential for Low Liquefaction.
 - g. Lighting Ordinance No. 655 (Zone B).
 - h. The Boundaries of the Menifee Union & Perris Union High School District.
4. The subject site is currently designated as Assessor's Parcel Numbers: 472-110-001, 002, 003, 004, 005, 006, 007, 008, 009 and 010.

2 **RESOLUTION**

3 **RECOMMENDING ADOPTION OF**

4 **GENERAL PLAN AMENDMENT NO. 951 AND SPECIFIC PLAN NO. 380**

5 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
6 public hearing was held before the Riverside County Planning Commission in Riverside, California on
7 April 18, 2012, to consider the above-referenced matter; and,
8

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

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

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on April 18, 2012, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:

21 **ADOPTION/CERTIFICATION** of the environmental document, Environmental Impact Report
22 No. 525 (State Clearinghouse No. 2010011068); and,
23

24 **ADOPTION** of Specific Plan No. 380; and,

25 **ADOPTION** of General Plan Amendment No. 951.
26
27
28

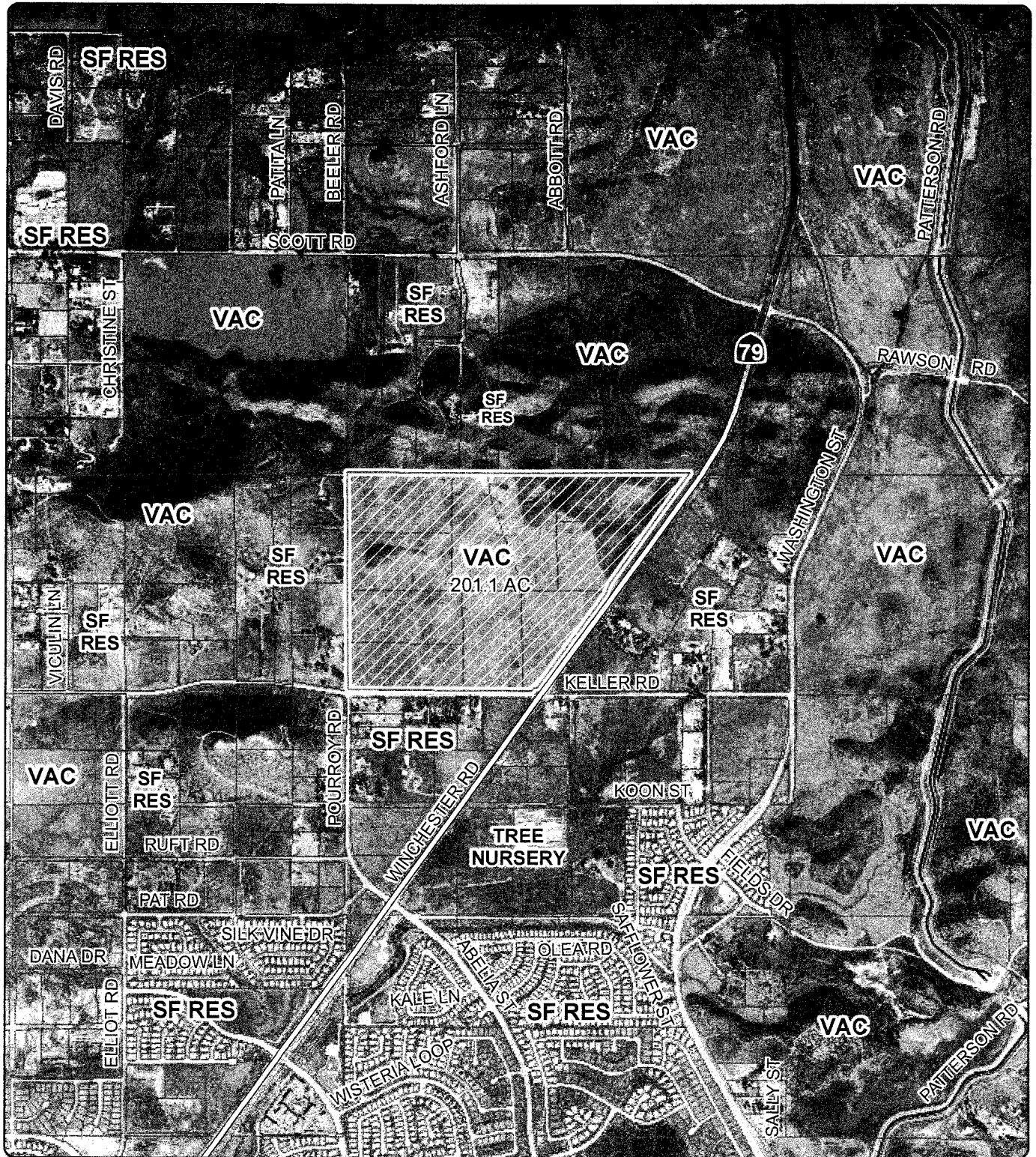
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00951 CZ07723 SP00380

LAND USE

Supervisor Stone
District 3

Date Drawn: 2/06/12
Exhibit 1

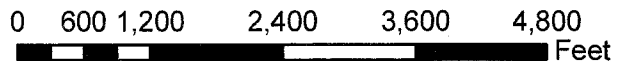


Zoning Area: French Valley Area
Township/Range: T6SR2W
Section: 21

Assessors Bk. Pg. 472-11
Thomas Bros. Pg. 899 E2
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-9277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>



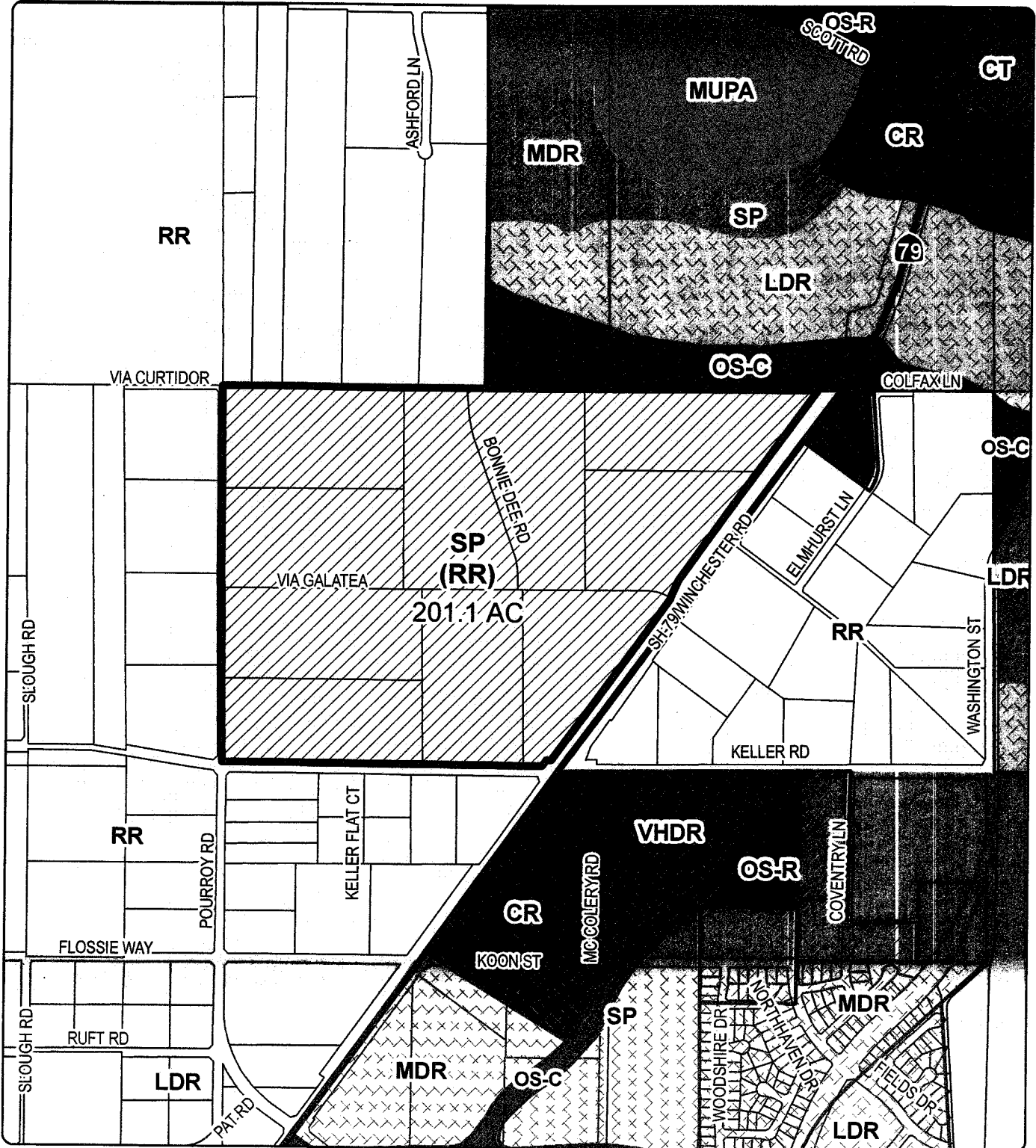
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00951 CZ07723 SP00380

PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 2/06/12
Exhibit 6



Zoning Area: French Valley Area
Township/Range: T6SR2W
Section: 21

Assessors Bk. Pg. 472-11
Thomas Bros. Pg. 899 E2
Edition 2009



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

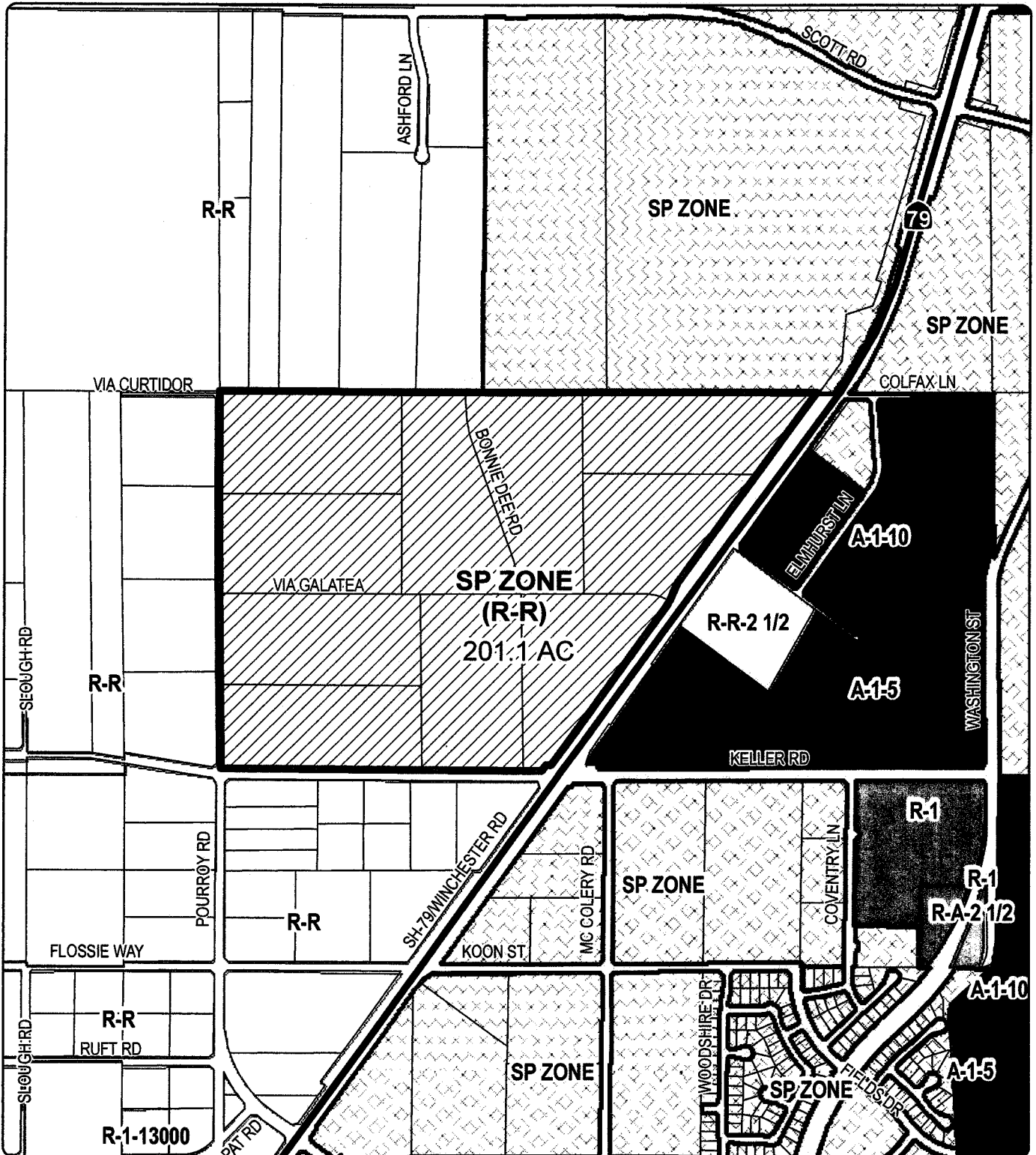
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00951 CZ07723 SP00380

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 2/06/12
Exhibit 3

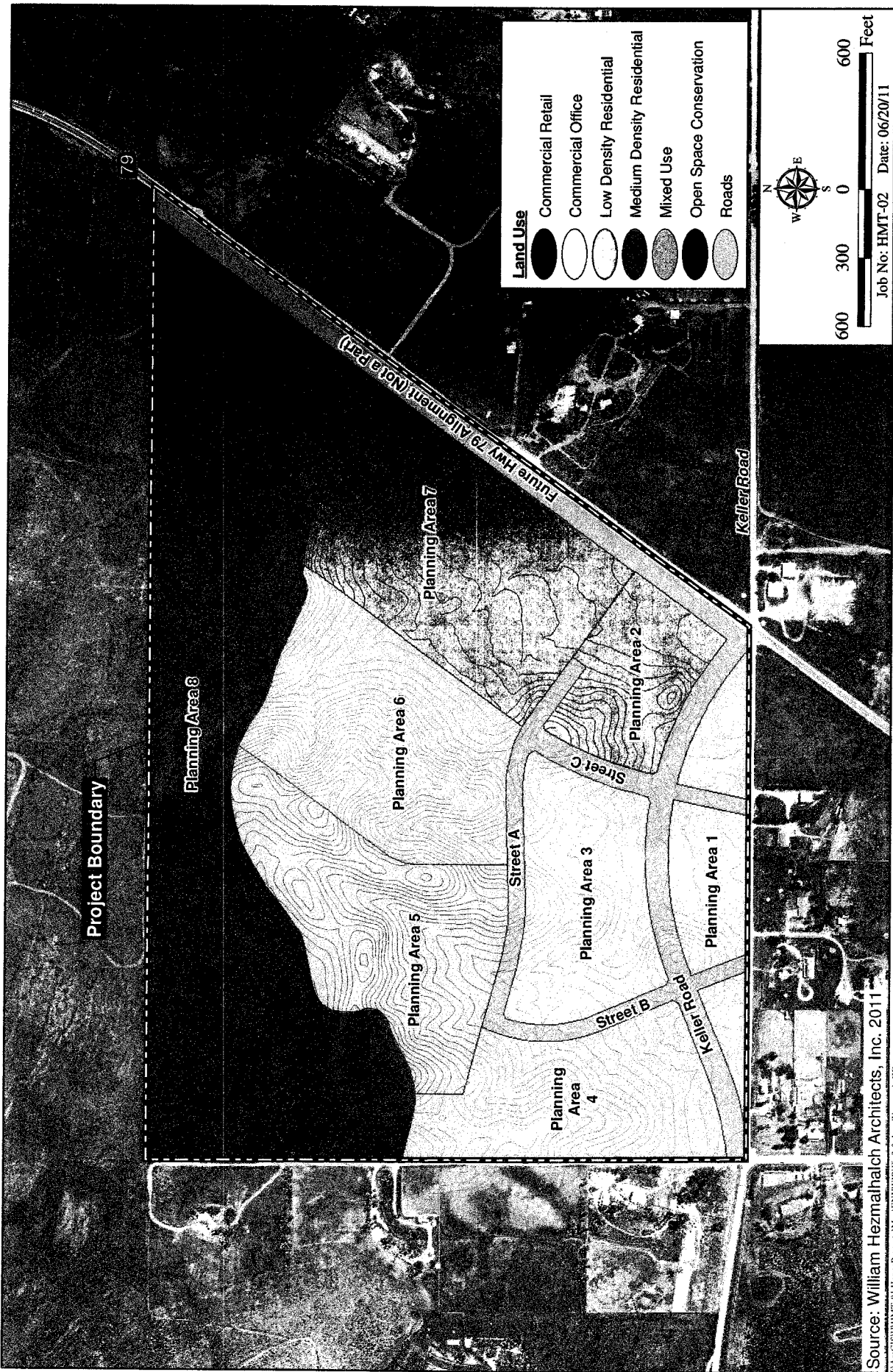


Zoning Area: French Valley Area
Township/Range: T6SR2W
Section: 21

Assessors Bk. Pg. 472-11
Thomas Bros. Pg. 899 E2
Edition 2009



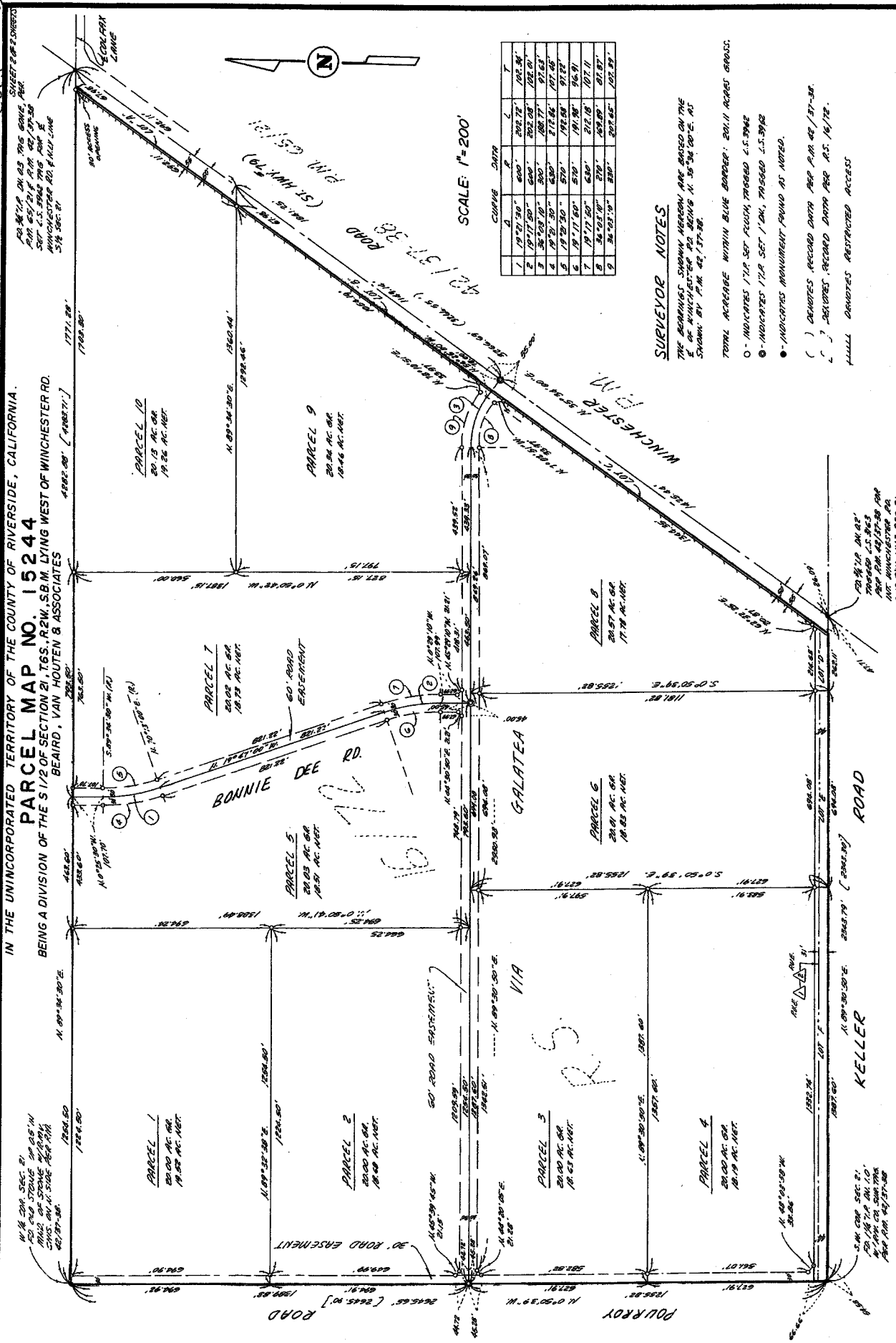
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Land Use Plan

KELLER CROSSING EIR

Figure 2-3



STATION	CHORD	CHORD BEARING	CHORD DISTANCE	CHORD AREA
1	19° 17' 30"	S 89° 50' 00" E	2007.72	102.34
2	19° 17' 30"	S 89° 50' 00" E	2007.72	102.34
3	19° 17' 30"	S 89° 50' 00" E	2007.72	102.34
4	19° 17' 30"	S 89° 50' 00" E	2007.72	102.34
5	19° 17' 30"	S 89° 50' 00" E	2007.72	102.34
6	19° 17' 30"	S 89° 50' 00" E	2007.72	102.34
7	19° 17' 30"	S 89° 50' 00" E	2007.72	102.34
8	19° 17' 30"	S 89° 50' 00" E	2007.72	102.34
9	19° 17' 30"	S 89° 50' 00" E	2007.72	102.34
10	19° 17' 30"	S 89° 50' 00" E	2007.72	102.34

SURVEYOR NOTES

THE BEARING AND DISTANCE MEASUREMENTS ARE BASED ON THE SURVEY OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON P.M. 42, 177-38.

TOTAL ACRES: 201.11 ACRES GROSS.

○ - INDICATES 1/4" SET FLOUCH, TRAPPED 4.5' FROM SURFACE.

● - INDICATES 1/4" SET 1/2" DIA. TRAPPED 4.5' FROM SURFACE.

○ - INDICATES MONUMENT FOUND AS NOTED.

() - DENOTES RECORD DATA PER P.M. 42 / 177-38.

⌋ - DENOTES RECORD DATA PER A.S. 16/72.

ALL RIGHTS RESERVED.

FOR THE 1/4" DIA. SET TRAPPED 4.5' FROM SURFACE PER P.M. 42/177-38 FOR THE 1/4" DIA. SET TRAPPED 4.5' FROM SURFACE PER P.M. 42/177-38 FOR THE 1/4" DIA. SET TRAPPED 4.5' FROM SURFACE PER P.M. 42/177-38

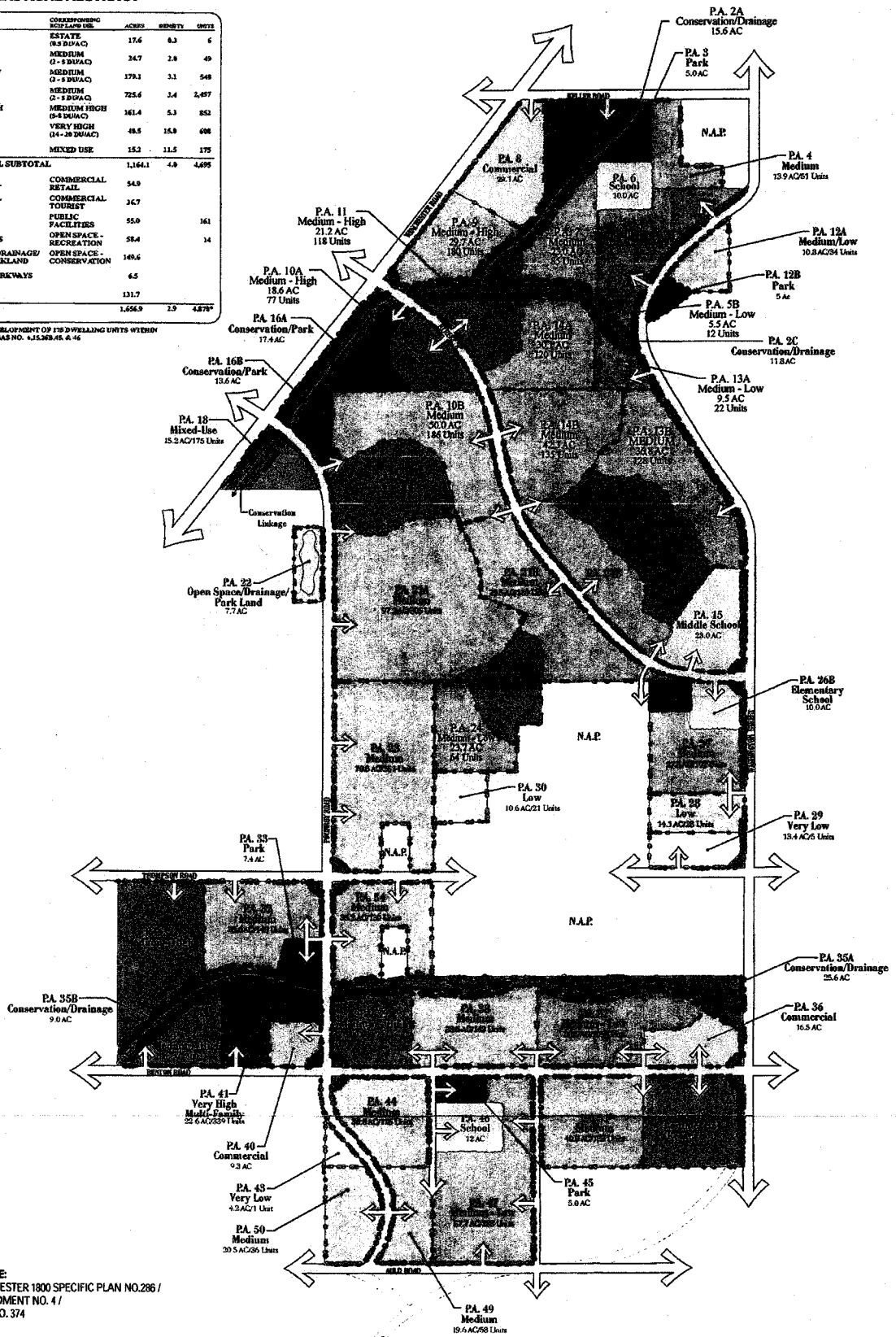
FOR THE 1/4" DIA. SET TRAPPED 4.5' FROM SURFACE PER P.M. 42/177-38 FOR THE 1/4" DIA. SET TRAPPED 4.5' FROM SURFACE PER P.M. 42/177-38 FOR THE 1/4" DIA. SET TRAPPED 4.5' FROM SURFACE PER P.M. 42/177-38

SP00286 - WINCHESTER 1800

STATISTICAL ABSTRACT

SPECIFIC PLAN LAND USE	CORRESPONDING ZONING USE	ACRES	DENSITY	UNITS
VERY LOW (0-5 DU/AC)	ESTATE (0-5 DU/AC)	176.6	0.3	6
LOW (2-8 DU/AC)	MEDIUM (2-8 DU/AC)	347	2.8	49
MEDIUM-LOW (3-8 DU/AC)	MEDIUM (2-8 DU/AC)	179.1	3.1	548
MEDIUM (3-8 DU/AC)	MEDIUM (2-8 DU/AC)	725.6	3.4	2,487
MEDIUM-HIGH (5-8 DU/AC)	MEDIUM HIGH (5-8 DU/AC)	161.4	5.3	852
VERY HIGH (14-28 DU/AC)	VERY HIGH (14-28 DU/AC)	48.5	15.8	698
MIXED USE	MIXED USE	15.2	11.5	175
RESIDENTIAL SUBTOTAL		1,164.1	4.9	4,699
COMMERCIAL	COMMERCIAL RETAIL	54.9		
COMMERCIAL RECREATION	COMMERCIAL TOURIST	36.7		
SCHOOLS	PUBLIC FACILITIES	55.0		161
ACTIVE PARKS	OPEN SPACE - RECREATION	58.4		14
OPEN SPACE/DRAINAGE/ CONSERV./BARCLAND	OPEN SPACE - CONSERVATION	149.6		
EXPANDED PARKWAYS		6.5		
ROADS		131.7		
TOTAL		1,656.9	2.9	4,879

*INCLUDES DEVELOPMENT OF 175 DWELLING UNITS WITHIN PLANNING AREAS NO. 4, 15, 26, 35, 4 & 46



SOURCE:
WINCHESTER 1800 SPECIFIC PLAN NO.286/
AMENDMENT NO. 4/
E.I.R. NO. 374

Specific Plan No. 310

BSA Properties
Specific Plan
(Proposed)

Diamond Valley Lake
West Recreation Area
(Proposed)

Craig Avenue

Garban Road

Wickard Road

Scott Road

Whidener Road / Hwy 79

Garban Road

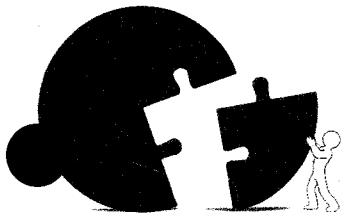
P.T.O.



AEI-CASE
877 South 156 Ave., Suite 600
Colton, California 92324
Tel: 909/783-9101 • Fax: 909/783-8188

Illustrative Land Use Plan

SP00310 - Diamond Valley Lake



Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: April 18, 2012
TO: Planning Commission
FROM: Kinika Hesterly, Urban Regional Planner
RE: Draft Zoning Ordinance for Keller Crossing (Specific Plan No. 380)

The attached zoning ordinance, as reviewed by County Counsel and accepted by the applicant, is in draft form and is provided for reference purposes only.

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

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

1 **ORDINANCE NO. 348.XXXX**

2 **AN ORDINANCE OF THE COUNTY OF RIVERSIDE**

3 **AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

4
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1: Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. XXXX, as
7 amended, are further amended by placing in effect in the French Valley area the zone or zones as shown on
8 the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Change of Zone Case
9 No. 7723, which map is made a part of this ordinance.

10 Section 2: Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section
11 17.XXX to read as follows:

12 SECTION 17.XXX S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN
13 NO. 380.

14 a. Planning Areas 1 & 3.

15 1) The uses permitted in Planning Areas 1 & 3 of Specific Plan No. 380 shall be the
16 same as those permitted in Article IXd, Section 9.72 of Ordinance No. 348.

17 2) The development standards for Planning Areas 1 & 3 shall be the same as those
18 permitted in Article IXd, Section 9.73 of Ordinance No. 348.

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

21 b. Planning Areas 2 & 7.

22 1) The uses permitted in Planning Areas 2 & 7 of Specific Plan No. 380 shall be the
23 same as those permitted in Article IXb, Section 9.50 of Ordinance No. 348.

24 2) The development standards for Planning Area 2 & 7 shall be the same as those
25 permitted in Article IXb, Section 9.53 of Ordinance No. 348.

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

3 c. Planning Area 4.

4 1) The uses permitted in Planning Area 4 of Specific Plan No. 380 shall be the same as
5 those permitted in Article VIb, Section 6.50 of Ordinance No. 348.

6 2) All other zoning requirements shall be the same as those requirements identified in
7 Article VIb of Ordinance No. 348.

8 d. Planning Area 5.

9 1) The uses permitted in Planning Area 5 of Specific Plan No. 380 shall be the same as
10 those permitted in Article VI, Section 6.1 of Ordinance No. 348.

11 2) The development standards for Planning Area 5 shall be the same as those permitted
12 in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set
13 fourth in Article VI, Sections 6.2.b, 6.2c and 6.2d shall be deleted and replaced by the
14 following:

15 A. Lot size shall not be less than 5,000 square feet. The minimum lot area shall
16 be determined by excluding that portion of a lot that is used solely for access to the
17 portion of a lot used as a building site.

18 B. The minimum average width of that portion of a lot to be used as a building
19 site shall be 50 feet with a minimum average depth of 100 feet. That portion of a lot
20 used for access on flag lots shall have a minimum width of 20 feet.

21 C. The minimum frontage of a lot shall be 50 feet, except that lots fronting on
22 knuckles or cul-de-sac may have a minimum frontage of 35' feet. Lot frontage along
23 curvilinear streets may be measured at the building setback in accordance with zone
24 development standards.

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

3 e. Planning Area 6.

4 1) The uses permitted in Planning Area 6 of Specific Plan No. 380 shall be the same as
5 those permitted in Article VIII, Section 8.1 of Ordinance No. 348.

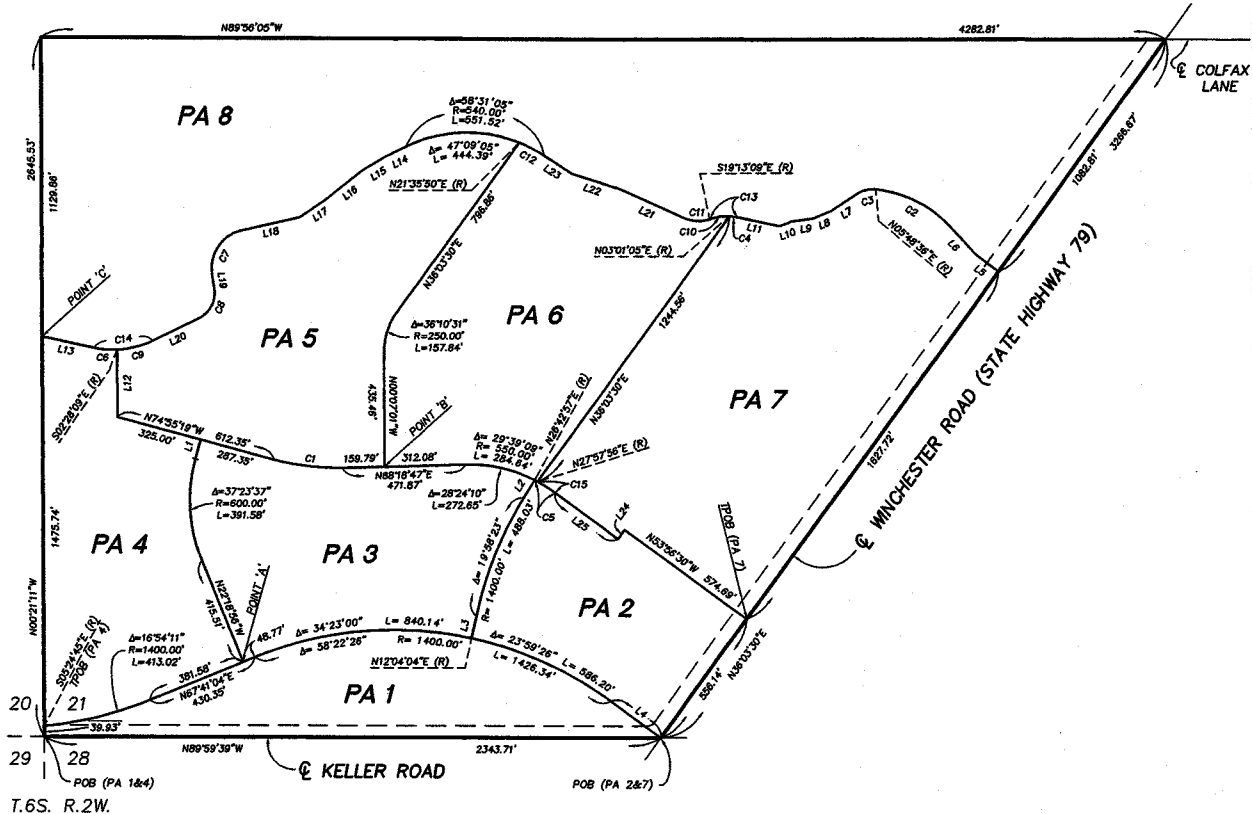
6 2) The development standards for Planning Area 6 shall be the same as standards
7 permitted in Article VIII, Section 8.2 of Ordinance No. 348. In addition, Congregate Care
8 Residential Facilities shall also comply with the development standards contained in Article
9 XIXe, Section 19.102 of Ordinance No. 348.

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

12 f. Planning Area 8.

13 A. The uses permitted in Planning Area 8 of Specific Plan No. 380 shall be the
14 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
15 except that the uses permitted pursuant to Section 8.100.a.(1)through(6) and (8);
16 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses shall also
17 include undeveloped open space.
18

SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.



T.6S. R.2W.

NO.	BEARING	DISTANCE
L1	N15°04'41"E	76.15'
L2	N32°02'32"E	76.03'
L3	N12°04'09"E	85.16'
L4	N53°56'30"W	235.84'
L5	N53°56'30"W	110.00'
L6	N42°31'24"W	138.54'
L7	N58°41'02"E	110.21'
L8	N57°28'07"E	76.89'
L9	N62°01'30"E	80.59'
L10	N68°59'19"E	50.22'
L11	N77°57'56"W	161.87'
L12	N00°21'11"W	256.18'
L13	N77°54'25"W	202.61'
L14	N64°26'45"E	88.21'
L15	N58°05'42"E	108.75'
L16	N51°20'30"E	162.62'
L17	N56°28'45"E	128.18'
L18	N77°08'51"E	223.31'
L19	N101°14'5"W	48.73'
L20	N63°31'42"E	194.69'
L21	N85°47'14"W	259.75'
L22	N72°42'39"W	203.82'
L23	N57°02'10"W	122.07'
L24	N36°03'30"E	43.00'
L25	N53°56'50"W	288.67'

NO.	RADIUS	DELTA	LENGTH
C1	900.00'	16°45'54"	263.34'
C2	450.00'	41°40'00"	327.25'
C3	115.00'	39°07'34"	78.53'
C4	189.00'	9°00'59"	31.32'
C5	550.00'	9°20'33"	89.68'
C6	340.00'	14°33'44"	86.41'
C7	150.00'	87°21'36"	228.71'
C8	104.00'	74°03'27"	134.42'
C9	340.00'	23°40'09"	140.46'
C10	189.00'	22°44'14"	77.23'
C11	132.00'	43°25'55"	100.06'
C12	540.00'	11°22'00"	107.13'
C13	189.00'	31°18'13"	108.55'
C14	340.00'	38°15'53"	228.87'
C15	550.00'	8°05'54"	77.69'

SCALE: 1" = 300'



SP ZONE SPECIFIC PLAN (SP380)
MAP NO. _____

CHANGE OF OFFICIAL ZONING PLAN

AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 07723

ADOPTED BY ORDINANCE NO. _____
DATE: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN'S: 472-110-001 THROUGH 472-110-010

SPECIFIC PLAN Case #: SP00380

Parcel: 472-110-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 SP - Hold Harmless

RECOMMND

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

10. EVERY. 3 SP - Definitions

RECOM

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 380 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 380.

CHANGE OF ZONE = Change of Zone No. 7723.

GENERAL PLAN AMENDMENT = Comprehensive General Plan Amendment No. 951.

ENVIRONMENTAL IMPACT REPORT = Environmental Impact Report No. 525.

10. EVERY. 4 SP - SP Document

RECOMMND

Specific Plan No. 380 shall include the following:

a. Specific Plan Document, which shall include:

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

SPECIFIC PLAN Case #: SP00380

Parcel: 472-110-010

10. GENERAL CONDITIONS

10. EVERY. 4 SP - SP Document (cont.)

RECOMMND

and 11" x 17" color formats.

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

b. Final Environmental Impact Report No. 525 Document, which must include, but not be limited to, the following items:

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

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

10. EVERY. 5 SP - Ordinance Requirements

RECOMMND

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

10. EVERY. 6 SP - Limits of SP DOCUMENT

RECOMMND

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

SPECIFIC PLAN Case #: SP00380

Parcel: 472-110-010

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

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

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

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

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

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND

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

10.BS GRADE. 4 SP-NO GRADING & SUBDIVIDING RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP#380-HAZ-2 MITIGATION MEASRE RECOMMND

As stated in Specific Plan#380, Haz-2 Mitigation Measure, all trash, debris, and waste materials shall be disposed of off site, in accordance with current local, state and federal disposal regulations. Any buried trash/debris or discolored soils encountered shall be evaluated by an experienced environmental consultant prior to its removal. Recommendations made by the environmental consultant shall be followed during removal of such materials, to the

10/23/12
11:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

SPECIFIC PLAN Case #: SP00380

Parcel: 472-110-010

10. GENERAL CONDITIONS

10.E HEALTH. 1 SP#380-HAZ-2 MITIGATION MEASRE (cont.) RECOMMND

satisfaction of the County of Riverside, Department of
Environmental Health.

EPD DEPARTMENT

10.EPD. 1 EPD- MSHCP CONSERVATION RECOMMND

MSHCP CONSERVATION AREA

The area determined to be required for conservation per HANS 01995 must be shown on all exhibits related to approved SP including landscaping, grading, and any site plans. This area must be identical to the area shown on the final HANS exhibit dated 11/10/2009 and shall be identified as "MSHCP CONSERVATION AREA, 61.1 ACRES". No impacts including any grading, manufactured slopes or fuel mod zones for fire clearance shall occur within any conservation areas.

10.EPD. 3 EPD- MSHCP UWIG COMPLIANCE RECOMMND

MSHCP DRAINAGE

Per Section 6.1.4 of the MSHCP no nuisance runoff shall be directed off site into adjacent conservation areas. All project exhibits must clearly show how the site is to be drained and ensure that UWIGs are properly implemented per Section 6.1.4 of MSHCP.

MSHCP BARRIERS

Any projects occurring within Planning Areas 4, 5, 6, 7, as shown on the approved Specific Plan, shall consult with the Environmental Programs Division (EPD) of the Planning Department regarding developing a fencing plan that will provide adequate separation between the project and adjacent conservation areas to minimize impact of domestic animals and illegal trespass as outlined in Section 6.1.4 of the MSHCP. This fencing and barrier plan shall be submitted to EPD for review prior to project approval and EPD shall visit the site to inspect the barriers prior to final building inspection.

MSHCP LANDSCAPING

A copy of the landscaping plan for any project shall be submitted to the Environmental Programs Division (EPD) of the Planning Department for review to ensure that no invasive species are proposed to be utilized. The list of species not to be included within any landscape plan

10/23/12
11:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

SPECIFIC PLAN Case #: SP00380

Parcel: 472-110-010

10. GENERAL CONDITIONS

10.EPD. 6

EPD RRVP MITIGATION

RECOMMND

RIPARIAN/RIVERINE MITIGATION

The Specific Plan will be impacting drainage features that are considered jurisdictional and qualify as Riparian/Riverine resources as defined by Section 6.1.2 of the MSHCP. In accordance with Section 6.1.2, a Determination of Biologically Superior or Equivalent Preservation (DBESP) has been prepared and reviewed by the Environmental Programs Division of the Planning Department (PDB05696). The DBESP states that in order to mitigate impacts to Riparian/Riverine resources, acquisition of 0.46 credits from the Elsinore-Murrieta-Anza Resources Conservation District and/or credits from the Barry Jones Wetland Mitigation Bank will be obtained. Mitigation for impacts will be at a minimum of 1:1 ratio. In addition, impacts to Riparian/Riverine resources as a result of off-site improvements will also be mitigated at the same ratio. Prior to issuance of any grading permit within SP00380, documentation must be provided to EPD that clearly demonstrates that the appropriate mitigation credits have been obtained. Since the Riparian/Riverine resources are also considered jurisdictional by state and federal regulatory agencies, documentation that the appropriate streambed alteration permits have been properly obtained must be provided to EPD prior to issuance of any grading permit or impacts to any Riparian/Riverine resources present in the SP.

10.EPD. 7

EPD- MSHCP CONVEYANCE

RECOMMND

Documentation must be provided to the Environmental Programs Division (EPD) of the Planning Department that the conveyance of the required MSHCP Conservation Land has been completed prior to any project approval under the SP.

As determined through HANS01995, a total of 61.1 acres as shown on the HANS01995 final exhibit dated 11/09/2009 and referred to as Planning Area 8 in SP00380, shall be dedicated in fee title to the RCA (Regional Conservation Authority) prior to any implementing project approval under the approved Specific Plan. Title to this dedication shall be clear of all liens, encumbrances, easements, leases (recorded & unrecorded) and taxes except those which the RCA may deem are acceptable (easements allowing for the maintenance of fuel modification or detention basins shall not be accepted).

SPECIFIC PLAN Case #: SP00380

Parcel: 472-110-010

10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

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

RECOM

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

10.FIRE. 3 SP-#101-DISCL/FLAG LOT

RECOMMND

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
-) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

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

10.FIRE. 4 SP-#47 SECONDARY ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the

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10. GENERAL CONDITIONS

10.FIRE. 4

SP-#47 SECONDARY ACCESS (cont.)

RECOMMND

Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT

RECOMMND

Specific Plan 00380 (Keller Crossing) is a proposal to subdivide and develop an approximately 200-acre site for commercial, residential and open space use. Environmental Impact Report (EIR) 00525 identifies potential impacts as a result of the proposed project and is being processed concurrently with the specific plan. Change of Zone 07723 proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) zone. The project site is located in the French Valley area on the north side of Keller Road between Winchester Road (State Highway 79) and Pourroy Road.

The topography of the site consists of small hills, primarily located in the northerly portion of the site, with slopes that convey runoff southerly toward Keller Road or easterly toward Winchester Road. The hilly area of the specific plan is Planning Area 7 and is approximately 61-acres in size. Planning Area 7 is an Open Space Conservation area.

The drainage plan of the specific plan divides the drainage into the developed portion (Planning Areas 1 - 6) and the undeveloped portion (Planning Area 7 and other offsite tributary areas). Except for a small area of Planning Area 6, storm runoff in the developed portion of the project site is collected into storm drains and ultimately discharged into one of four proposed detention basins. These basins are designed to mitigate both the water quality and increased runoff caused by this development. For greater water quality efficiency, the inlets and outlets of the water quality basins shall be separated an adequate distant from each other. Runoff from the undeveloped portion is collected and conveyed past the proposed and existing development.

The existing residents south of Keller Road have historically had drainage/flooding problems. Drainage

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

RECOMMND

facilities constructed by this specific plan shall be extended past any existing developments and may need to outlet flows at Winchester Road. If construction of this development occurs before drainage improvements on Winchester Road, then the flow rates from the development cannot exceed the capacity of the existing culverts. If drainage improvements are built in Winchester Road, then flow rates cannot exceed the CalTrans design flow rate.

The drainage plan as proposed is acceptable to the District. The District will issue specific conditions of approval for development proposals as these are submitted and processed through the county. As future development of the site occurs, each phase and/or individual development will be required to construct the necessary drainage infrastructure that provides flood protection from the 100-year storm and discharges these flows to an adequate outlet. Additionally, while overall water quality mitigation for the site is addressed in the documents, each individual development proposal will be required to submit a project-specific Water Quality Management Plan (WQMP) as part of the development proposal.

The site is located within the bounds of the Warm Springs Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors. These fees are applicable when specific development proposals are processed.

The documents for Specific Plan 00380 and Environmental Impact Report 00525 adequately address the drainage and water quality issues along with the mitigation measures for the proposed site development. The District does not object to the documents.

PLANNING DEPARTMENT

10.PLANNING. 2

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

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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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 Archaeologist.

10.PLANNING. 3

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 measure, 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,

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10. GENERAL CONDITIONS

10.PLANNING. 3 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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. 4 SP - GEO02223 RECOMMND

County Geologic Report (GEO) No. 2223 submitted for this development (SP00380/EIR00525) was prepared by GeoSoils, Inc. and is entitled "Preliminary Geotechnical Investigation, In Support of Environmental Impact Report and Specific Plan Submittal, Keller Crossings, Northwest Corner of Winchester and Keller Roads, Riverside County, California", dated May 25, 2010.

GEO02223 concluded:

- 1.Groundshaking should be expected at the project site during it's design life.
- 2.There are no active faults crossing the site.
- 3.The potential for surface fault rupture is extremely low.
- 4.The investigation demonstrates the absence of a liquefaction hazard.
- 5.The potential for subsidence at the site is low.
- 6.The potential for seismically induced landsliding is considered low.
- 7.The potential for rockfall is considered very low.
- 8.The tsunamis hazard is considered non-existent.
- 9.There is little to no potential for seiche within the site.
- 10.Blasting should be anticipated to achieve proposed cut depths and/or street/roadway undercuts for utility construction.

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10. GENERAL CONDITIONS

10.PLANNING. 4 SP - GEO02223 (cont.)

RECOMMND

GEO02223 recommended:

1. Building code design criteria utilizing the design earthquake seismic shaking parameters.

2. Grading techniques in accordance with 2001 CBC or 2007 CBC.

GEO02223 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02223 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 5 SP - LC LANDSCAPING PLANS

RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859 shall prevail.

10.PLANNING. 6 SP - MAINTAIN AREAS & PHASES

RECOMMND

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

10.PLANNING. 7 SP - NO P.A. DENSITY TRANSPER

RECOMMND

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

The target square footage of development in any of the commercially designated planning areas may be increased by up to 20% without an amendment to the Specific Plan, so long as the total square footage of commercial development within the Specific Plan does not exceed 650,000 square

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10. GENERAL CONDITIONS

10.PLANNING. 7 SP - NO P.A. DENSITY TRANSPER (cont.) RECOMMND

feet (Section 2.1.A of Specific Plan No. 380).

TRANS DEPARTMENT

10.TRANS. 1 SP - SP380/TS CONDITIONS RECOMMND

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

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

Menifee Road (NS) at:
Scott Road (EW)

Briggs Road (NS) at:
Scott Road (EW)

Leon Road (NS) at:
Scott Road (EW)
Keller Road (EW) - Future intersection

Beeler Road (NS) at:
Scott Road (EW) - Future intersection

Pourroy Road (NS) at:
Keller Road (EW) - Future intersection

Street "B" (NS) at:
Street "A" (EW) - Future intersection
Keller Road (EW) - Future intersection

Street "C" (NS) at:
Street "A" (EW) - Future intersection
Keller Road (EW) - Future intersection

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP380/TS CONDITIONS (cont.)

RECOMMND

Winchester Road (SR-79) (NS) at:
Domenigoni Parkway (EW)
Old Newport Road (EW) - Future intersection
Holland Road (EW) - Future intersection
Garbani Road (EW) - Future intersection
Scott Road/Washington Street (EW)
Keller Road (EW)
Pourroy Road/Abelia Street (EW)
Whisper Heights Parkway/Pourroy Road (EW)
Jean Nichols Road/Skyview Road (EW)
Max Gillis Boulevard/Thompson Road (EW)
Benton Road (EW) - Future Clinton Keith Road extension
Via Mira Mosa/Auld Road (EW)
La Alba Drive/Sparkman Way (EW)
Hunter Road/Borel Road (EW)

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

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

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Within 60 days of the approval of the project by the Board of Supervisors and prior to closing the DBF accounts for the project, the project applicant shall submit, or cause to be submitted, four (4) hard copies and fifteen (15) copies on CD of the FINAL SPECIFIC PLAN and EIR documents

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS (cont.)

RECOMMND

to the Planning Department for review, approval and distribution.

The Final Specific Plan Document shall include, but is not limited to, the following items:

1. Board adopted Resolution certifying the Specific Plan and Environmental Impact Report including the Mitigation Reporting/Monitoring Program, certify by the Clerk of the Board;
2. Conditions of Approval, in an "Ineffect" status, of the Specific Plan;
3. The Adopted Specific Plan Zoning Ordinance text and final zoning map, certified by the Clerk of the Board;
4. The approved Specific Plan text and graphics; and,
5. Any other information or documentation, as determined necessary by the Planning Director.

The Final Environmental Impact Report Document shall include, but is not be limited to, the following items:

1. Adopted Mitigation Monitoring/Reporting Program;
2. Draft EIR;
3. Comments received on the Draft EIR either verbatim or in summary;
4. A list of person, organizations and public agencies commenting on the Draft EIR;
5. Responses of the County to significant environmental point raised in the review and consultation process;
6. Technical Appendices of the Draft EIR; and,
7. Any other information or documentation, as determined necessary by the Planning Director.

The Planning Department shall distribute the FINAL SP/EIR documents in the following fashion:

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS (cont.) (cont.) RECOMMND

One hard copy to the Planning Deapartment's Public Counter Services Division,

One hard copy to the Planning Department Central Files Library,

One hard copy to the Planning Department Project Manager,

Digital versions (CD) to the following:

Building and Safety Department - 1 copy

Department of Environmental Health - 1 copy

Fire Department - 1 copy

Flood Control and Water Conservation District - 1 copy

Transportation Department - 1 copy

Executive Office - CSA Administrator - 1 copy

Clerk of the Board of Supervisors - 1 copy

Any parks provider, if not the CSA - 1 copy

Any and all remaining FINAL SPECIFIC PLAN AND EIR Documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 SP - ENV ASSESSMENT PHASE I RECOMMND

Prior to any project approval under SP#380, an Environmental Assessment Phase I study shall be required.

The intent of a Phase I Environmental Assessment is to determine if any chemicals or pesticides were used on the property, the location of use, and any possible lingering negative effects. This condition required the applicant to compile sufficient information about the property and land uses to aid the Department in making a determination of whether additional investigation is needed. If concerns are

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30. PRIOR TO ANY PROJECT APPROVAL

30.E HEALTH. 1 SP - ENV ASSESSMENT PHASE I (cont.)

RECOMMND

identified in this report, a Phase II Environmental Assessment shall be required.

The intent of a Phase II Environmental Assessment is to further investigate concerns identified during the Phase I Environmental Assessment. This Phase II Environmental Assessment could ascertain if levels of hazardous or toxic substances remain in the soil. The Phase II Environmental Assessment could be waived if the Phase I Environmental Assessment indicated a low level of concern for any hazardous or toxic substances.

For further information, please contact the Department of Environmental Health, Environmental Cleanups Program at (951) 955-8982.

EPD DEPARTMENT

30.EPD. 1 SP - MSHCP CONVEYANCE

RECOM

Documentation must be provided to the Environmental Programs Division (EPD) of the Planning Department that the conveyance of the required MSHCP Conservation Land has been completed prior to any project approval under the SP.

As determined through HANS01995, a total of 61.1 acres as shown on the HANS01995 final exhibit dated 11/09/2009 and referred to as Planning Area 8 in SP00380, shall be dedicated in fee title to the RCA (Regional Conservation Authority) prior to any implementing project approval under the approved Specific Plan. Title to this dedication shall be clear of all liens, encumbrances, easements, leases (recorded & unrecorded) and taxes except those which the RCA may deem are acceptable (easements allowing for the maintenance of fuel modification or detention basins shall not be accepted).

30.EPD. 2 SP - EPD CONDITONS

RECOMMND

Prior to any implementing project approval, the following conditions of approval shall be placed on the implementing project:

1. BUOW PRECONSTRUCTION SURVEY Potential suitable habitat for burrowing owl is present with the Specific Plan per EIR00525 and PDB05588, thus pursuant to Objective 6 of the species account for burrowing owl in the MSHCP, within 30

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2

SP - EPD CONDITONS (cont.)

RECOMMEND

days prior to issuance of any grading permit or site preparation related to the approved Specific Plan 00380 a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the findings submitted to the Environmental Programs Division (EPD) of the Planning Department for review and approval. If the grading permit is not obtained within 30 days of this survey a new survey shall be required. Any owls located during the survey that cannot be avoided according to current avoidance buffers will need to be relocated according to an approved relocation plan. The relocation plan must be submitted to EPD for review and approval.

2. NESTING BIRD CLEARANCE SURVEY Prior to issuance of any grading permit or site preparation between February 1st and August 31st a Nesting Bird Clearance Survey must be conducted by a qualified biologist. The results of the survey shall be submitted directly to the Environmental Programs Division (EPD) of the Planning Department for review and approval. If the grading permit is not obtained within 30 days of this survey a new survey shall be required.

3. MSHCP CONSERVATION AREA The area determined to be required for conservation per HANS 01995 must be shown on all exhibits related to this case including landscaping, grading, and any site plans. This area must be identical to the area shown on the final HANS exhibit dated 11/10/2009 and shall be identified as "MSHCP CONSERVATION AREA, 61.1 ACRES". No impacts including any grading, manufactured slopes or fuel mod zones for fire clearance shall occur within any conservation areas.

4. RIPARIAN/RIVERINE MITIGATION The Specific Plan will be impacting drainage features that are considered jurisdictional and qualify as Riparian/Riverine resources as defined by Section 6.1.2 of the MSHCP. In accordance with Section 6.1.2, a Determination of Biologically Superior or Equivalent Preservation (DBESP) has been prepared and reviewed by the Environmental Programs Division of the Planning Department (PDB05696). The DBESP states that in order to mitigate impacts to Riparian/Riverine resources, acquisition of 0.46 credits from the Elsinore-Murrieta-Anza Resources Conservation District and/or credits from the Barry Jones Wetland Mitigation Bank will be obtained. Mitigation for impacts will be at a

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2 SP - EPD CONDITONS (cont.) (cont.)

RECOMMND

minimum of 1:1 ratio. In addition impacts to Riparian/Riverine resources as a result of off-site improvements will also be mitigated at the same ratio. Prior to issuance of any grading permit within SP00380, documentation must be provided to EPD that clearly demonstrates that the appropriate mitigation credits have been obtained. Since the Riparian/Riverine resources are also considered jurisdictional by state and federal regulatory agencies, documentation that the appropriate streambed alteration permits have been properly obtained must be provided to EPD prior to issuance of any grading permit or impacts to any Riparian/Riverine resources present on the project site.

FLOOD RI DEPARTMENT

30.FLOOD RI. 1 SP DRAINAGE FACILITIES

RECOMMND

Drainage for all projects and/or developments within the specific plan shall be consistent with the approved drainage plan for the specific plan unless otherwise approved by the District. Each phase and/or individual development shall 'stand alone' by providing the necessary drainage infrastructure that provides protection from 100-year storm runoff and discharges flows to an adequate outlet.

In accordance with the approved drainage study for the specific plan, the construction of Basins "A" and "B", along with the necessary storm drains to convey flows to and from these basins, will be required prior to the approval of grading or building permits for any project or development within the specific plan, unless otherwise approved by the District.

30.FLOOD RI. 2 SP WQMP

RECOMMND

Each individual development proposal will be required to submit a preliminary project-specific Water Quality Management Plan (WQMP) as part of their development proposal.

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30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PALEO STUDY RESULTS

RECOMMND

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

10.PLANNING INFORMATION CONDITION

"County Paleontological Report (PDP) No. 1358, submitted for this case (SP00380/GPA00951), was prepared by PCR Services Corporation (PCR) and is entitled "Paleontological Resources Assessment of The Proposed Hanna-Winchester project, Riverside County, California", dated April 6, 2009. In addition, PRC prepared "Paleontological Assessment Addendum of the Proposed Keller Crossing Project Off-site Areas (GPA 951) (Report No. 1358); Riverside County, California", dated July 13, 2010. This document is herein incorporated as a part of PDP01358.

PDP01358 concluded:

- 1.The potential to encounter buried paleontological resources during implementation of the proposed project is considered high.
- 2.The Quaternary alluvial deposits are those that might produce significant paleontological resources.
- 3.Project-related excavations that will take place in the igneous and metamorphic rock areas that underlie the project will not encounter any recognizable fossils.

PDP01358 recommended:

1. Paleontological monitoring during ground-disturbing activities associated with the implementation of the proposed project.

PDP01358 satisfies the requirement for a Paleontological Study for this grading permit. PDP01358 is hereby accepted for SP00380 and GPA00951."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2

SP - PALEO PRIMP (PR-1 & -2)

RECOMMND

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

60.PLANNING - PRIOR TO ISSUANCE OF GRADING PERMITS

"PDP01358, prepared by PCR for this development (SP00380 / GPA00951), concluded the potential to impact significant paleontological resources is high. HENCE,

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2

SP - PALEO PRIMP (PR-1 & -2) (cont.)

RECOMMND

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

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

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

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

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3

SP - PALEO REPORT (PR-3)

RECOMMND

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

70.PLANNING - PRIOR TO GRADING FINAL

"PRIOR TO GRADING FINAL INSPECTION:

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

30.PLANNING. 4

SP - ARCHAEO M/M PROGRAM

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), or any related off-site improvement project to service the specific plan 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 on the County's approved list of cultural resources consultants. 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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5

SP - GEOLOGIC STUDY (GEO-1)

RECOMMND

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

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST.

A geologic/geotechnical investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, seiche, tsunami and groundshaking potential. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required. All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6

SP - LC LNDSCP CMMN AREA MAINT

RECOMMND

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

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

- a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.
- d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - LC LNDSCP ENTRY MONUMENTA

RECOMMND

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

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

- 1.An entry monument shall be shown on the Exhibit 4-8.
- 2.The entry monument shall be in substantial conformance to the design guidelines of Planning Area 4-8 of the SPECIFIC PLAN, as shown on pages 4-39 to 4-56.
- 3.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 9 SP - M/M PROGRAM (GENERAL)

RECOMMND

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

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

30.PLANNING. 10 SP - NON-IMPLEMENTING MAPS

RECOMMND

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

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

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP - NON-IMPLEMENTING MAPS (cont.) RECOMMND

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. 11 SP - DURATION OF SP VALIDITY RECOMMND

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be completed by that date, the County may begin revocation hearings. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The 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. 12 SP - SUBMIT FINAL DOCUMENTS RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - SUBMIT FINAL DOCUMENTS (cont.) RECOMMND

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Flood Control District 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- 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. 13 SP - PROJECT LOCATION EXHIBIT RECOMMND

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

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

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

30.PLANNING. 14 SP - ACOUSTICAL STUDY REQD RECOMMND

Prior to the approval of any implementing project within planning areas 1, 2, 3, 5 and 6 of the SPECIFIC PLAN (i.e.: use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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

This condition shall be considered MET if the relevant

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - ACOUSTICAL STUDY REQD (cont.)

RECOMMND

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. 20 SP - EA REQUIRED

RECOMMND

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

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

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

30.PLANNING. 21 SP - ADDENDUM EIR

RECOMMND

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical informaiton (i.e. traffic studies,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - ADDENDUM EIR (cont.)

RECOMMND

updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 22 SP - SUPPLEMENT TO EIR

RECOMMND

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

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

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

30.PLANNING. 23 SP - SUBSEQUENT EIR

RECOMMND

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - SUBSEQUENT EIR (cont.)

RECOMMND

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. 24 SP - COMPLETE CASE APPROVALS

RECOMMND

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

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

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

30.PLANNING. 25 SP - AMENDMENT REQUIRED

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25

SP - AMENDMENT REQUIRED (cont.)

RECOMMND

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. 27

SP - AG/DAIRY NOTIFICATION

RECOMMND

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

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

30.PLANNING. 28

SP - PA PROCEDURES

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - PA PROCEDURES (cont.)

RECOMMND

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 areas 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 these planning areas:

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

30.PLANNING. 31 SP - ARCHAEO M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement 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. 32 SP - PALEO M/M PROGRAM

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32 SP - PALEO M/M PROGRAM (cont.)

RECOMMND

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. 34 SP - F&G CLEARANCE

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

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

30.PLANNING. 35 SP - ACOE CLEARANCE

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - ACOE CLEARANCE (cont.)

RECOMMND

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

30.PLANNING. 36 SP - SKR FEE CONDITION

RECOMMND

Prior to the approval of any implementing project in 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 201.1 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 37 SP - POST GRADING REPORT

RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37 SP - POST GRADING REPORT (cont.)

RECOMMND

mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 38 SP - SCHOOL MITIGATION

RECOMMND

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

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

30.PLANNING. 40 SP - IF HUMAN REMAINS FOUND

RECOMMND

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

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

30.PLANNING. 42 SP - ENTRY MONUMENTATION

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42 SP - ENTRY MONUMENTATION (cont.)

RECOMMND

"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 Section 4.6.A Identification, Entries and Key Intersections of the SPECIFIC PLAN, as shown on pages 4-38 to 4-55.
- 3.Landscaping of entry monuments shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 43 SP - AIR QUALITY MIT. MEASURES

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following conditions shall be individually placed on the implementing projects in a prior to grading permit issuance milestone;

60.PLANNING - PRIOR TO GRADING PERMIT ISSUANCE
EVIDENCE/WRITTEN VERIFICATION DEMONSTRATING COMPLIANCE
SHALL BE PROVIDED TO THE PLANNING DEPARTMENT BY THE
APPLICANT/PERMIT-HOLDER.

AQ-1 Construction equipment staging areas will be located at least 200 feet away from sensitive receptors to reduce localized project impacts to sensitive receptors in the project vicinity.

AQ-2 Contractors will utilize existing power sources (e.g., power poles) or clean-fuel generators.

AQ-3 During construction activity, the contractor will utilize California Air Resources Board (CARB) Tier II-certified equipment or better for the following pieces of equipment: rubber-tired dozers, rubber-tired loaders, and scrapers.

AQ-4 The contractor will provide temporary traffic controls, such as a flag person, during all phases of construction to maintain smooth traffic flow.

AQ-5 The contractor will provide dedicated turn lanes for

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43

SP - AIR QUALITY MIT. MEASURES (cont.)

RECOMMND

movement of construction trucks and equipment on and off site.

AQ-6 The contractor will schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent feasible.

AQ-7 The contractor will route construction trucks away from congested streets and/or sensitive receptor areas.

AQ-8 The contractor will ensure that all vehicles and equipment are properly tuned and maintained according to manufacturers' specifications.

AQ-9 The contractor will appoint a construction relations officer to act as a community liaison concerning on-site construction activity, including resolution of issues related to PM10 generation.

AQ-10 The contractor will replace groundcover in disturbed areas as quickly as possible.

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 permit issuance;

80.PLANNING - PRIOR TO BUILDING PERMIT ISSUANCE
EVIDENCE/Written VERIFICATION DEMONSTRATING COMPLIANCE
SHALL BE PROVIDED TO THE PLANNING DEPARTMENT BY THE
APPLICANT/PERMIT-HOLDER.

AQ-11 The applicant will use "Zero-VOCs" paints (no more than 150 grams per liter of VOC) and/or high-pressure low-volume applications consistent with SCAQMD Rule 113. Alternatively, the applicant will use materials that do not require painting or are pre-painted.

AQ-12 In order to reduce project-related air pollutant and greenhouse gas (GHG) emissions, and promote sustainability through conservation of energy and other natural resources, building and site plan designs shall ensure that the Project energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of 15 percent. Verification of increased energy

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - AIR QUALITY MIT. MEASURES (cont.) (cont.RECOMMND

efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the County prior to the issuance of the first building permit. The following design features shall be utilized:

"Increase in insulation such that heat transfer and thermal bridging is minimized by using R-21 insulation in 2- x 6-inch walls and R-15 insulation in 2- x 4-inch walls and installing radiant barriers at the underside of the roof sheathing with R-38 insulation if applicable;

"Incorporate dual-paned or other energy efficient windows by using low-e dual glazing with u-factor and solar heat gain coefficient of less than 0.34;

"Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the County of Riverside. Automatic devices to turn off lights when they are not needed shall be implemented; and,

"Paint and surface color palette for the Project shall emphasize light and off-white colors which will reflect heat away from the buildings.

In the event that the aforementioned design features are determined inadequate to provide total increase in efficiency meeting or exceeding 15 percent, any combination of the following additional design features may be used to fulfill this mitigation measure such that the total increase in efficiency meets or exceeds 15 percent:

"Buildings shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling, as deemed acceptable by the County of Riverside;

"Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption;

"Incorporate energy efficient space heating and cooling equipment; and,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - AIR QUALITY MIT. MEASURES (cont.) (cont.RECOMMND

"All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design.

30.PLANNING. 44 SP - NOISE MITIGATION MEASURES RECOMMND

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

60.PLANNING - PRIOR TO GRADING PERMIT ISSUANCE THE DEVELOPER/PERMIT- HOLDER SHALL ENSURE AND PROVIDE PROOF OF THE FOLLOWING:

80.PLANNING - PRIOR TO BUILDING PERMIT ISSUANCE THE DEVELOPER/PERMIT-HOLDER SHALL ENSURE AND PROVIDE PROOF OF THE FOLLOWING:

N-1 Whenever a construction site is within 0.25 mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

N-2 All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

N-3 When feasible, the noisiest operations shall be coordinated simultaneously to avoid prolonged periods of annoyance.

N-4 During construction, best efforts shall be made to locate stockpiling and/or vehicle staging areas as far as practicable from existing residences.

N-5 The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses, including residences.

60.PLANNING - PRIOR TO GRADING PERMIT ISSUANCE, THE

SPECIFIC PLAN Case #: SP00380

Parcel: 472-110-010

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44

SP - NOISE MITIGATION MEASURES (cont.)

RECOMMND

DEVELOPER/PERMIT-HOLDER SHALL ENSURE THE FOLLOWING:

N-6 Prior to issuance of grading permits, the construction contractor will submit a construction noise mitigation program for review and approval by the Office of Industrial Hygiene. This program shall include noise monitoring at selected noise-sensitive locations, monitoring complaints, and identification mitigation of the major noise sources.

N-7 Homeowners within 500 feet and cities in the project vicinity shall be notified of blasting that may affect them via letters and postings that can be easily visible on the construction site 24 hours before major construction-related noise and vibration impacts (such as grading and rock blasting).

N-8 Pre- and post- blast photographs shall be taken inside and outside of structures that are within 300 feet of the proposed blasting. Monitoring via seismographs shall also be conducted.

N-9 Traditional rock blasting methods shall not occur within 200 feet from any house. In these areas, rock breaking must be performed with non-explosive methods.

80.PLANNING - PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT/PERMIT-HOLDER SHALL ENSURE AND PROVIDE PROOF OF THE FOLLOWING:

N-10 Prior to issuance of building permits, a final site-specific noise analysis will be completed to address exterior noise from traffic and stationary noise sources with respect to residential structures. The report will identify noise attenuation barriers required (if any) to ensure that the 65 A-weighted decibels (dBA) community noise equivalent level (CNEL) exterior standard for traffic noise impacts and 65 dBA equivalent sound level (Leq) standard for stationary noise impacts for sensitive receptors is met. The report shall be submitted to the Office of Industrial Hygiene for review and approval. Noise barrier heights will be based upon specific lot configurations, landscaping, and other details provided with the site plans and building design specifications. Required noise barriers will be constructed prior to issuance of a certificate of occupancy. To retain visibility and access, a combination of setbacks, berms,

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Riverside County LMS
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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - NOISE MITIGATION MEASURES (cont.) (cont.RECOMMND

and walls may be used to achieve acceptable noise levels.

N-11 Potential stationary noise impacts to proposed on-site and extending off-site residences from commercial use areas will be mitigated as follows:

"Facility-related noise, as projected to any portion of any surrounding property containing a sensitive receptor (including habitable dwelling units, hospitals, schools, libraries, or nursing homes), must not exceed the following worst-case noise levels: 45 dBA Leq (10-minute) between 10:00 p.m. and 7:00 a.m. (nighttime standard) and 65 dBA Leq (10-minute) between 7:00 a.m. and 10:00 p.m. (daytime standard). The County of Riverside Office of Industrial Hygiene shall receive, review, and approve an acoustical report addressing the noise that might be produced from traffic noise impacts to residential structures and stationary noise sources for each tentative tract and plot plans. The report will finalize the noise requirements based on site plan and building design specifications to reduce noise levels at the residential property line to these levels. Preliminary exterior and interior noise requirements for residential use approval will be presented in the final noise report.

N-12 Prior to issuance of building permits, a Title 24 (California Building Code) exterior to interior noise control program to ensure achievement of the 45 dBA CNEEL interior noise standard will be completed for on-site residential areas. The program will finalize the noise requirements based on actual site plan and building design specifications, and will be completed to the satisfaction of the Office of Industrial Hygiene. Noise requirements could include the following:

"A "windows closed" condition will be provided that requires a means of mechanical ventilation for all on-site residences.

"All on-site residences will be provided with weather-stripped solid-core exterior doors.

"Exterior wall/roof assemblies will be free of cutouts and openings.

"Upgraded windows will be provided for all on-site

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - NOISE MITIGATION MEASURES (cont.) (cont.RECOMMND
residences.

"Preliminary exterior and interior noise requirements will be presented in a noise report prior to Tentative Map approval.

30.PLANNING. 45 SP - TRIBAL MONITOR RECOMMND

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

"PRIOR TO ISSUANCE OF GRADING PERMITS:
The developer/permittee shall submit, to the County Archaeologist, a copy of fully executed tribal monitoring agreements with the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians for this project. Tribal monitoring shall be for the purpose of facilitating tribal consultation in the event that Native American resources are uncovered during construction-related grading and trenching activities. Tribal monitoring shall be allowed whenever archaeological monitoring occurs on this project. Tribal monitoring is not and shall not substitute for the required monitoring by a County approved Archaeologist for CEQA purposes."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP380/TS INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Phase 1 (2012)

Signals not eligible for fee credit:
Street "C" (NS) at Keller Road (EW)
Winchester Road (SR-79) (NS) at Newport Road/Domenigoni Parkway (EW) (signal modification)
Winchester Road (SR-79) (NS) at Keller Road (EW)

Phase 2 (2014)

Signals not eligible for fee credit:
Street "C" (NS) at Street "A" (EW)
Winchester Road (SR-79) (NS) at Keller Road (EW) (signal

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP380/TS INSTALLATION (cont.)

RECOMMND

modification)
Winchester Road (SR-79) (NS) at Max Gilliss
Blvd./Thompson Road (EW) (signal modification)
Signals eligible for fee credit if installed in the
ultimate location:
Leon Road (NS) at Scott Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

30.TRANS. 2 SP - SP380/TS GEOMETRICS 1

RECOMMND

Phase 1 (2012)

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

Northbound: one shared left/through/right-turn lane, stop controlled
Southbound: one shared left/through/right-turn lane, stop controlled
Eastbound: one left-turn lane, two through lanes
Westbound: one left-turn lane, two through lanes

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

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

The intersection of Street "C" (NS) at Keller Road (EW) shall be signalized and be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2

SP - SP380/TS GEOMETRICS 1 (cont.)

RECOMMND

Southbound: two left-turn lanes, one through lane
Eastbound: one left-turn lane, two through lanes
Westbound: one left-turn lane, two through lanes, one
right-turn lane with overlap

*The intersection of Winchester Road (SR-79) (NS) at
Newport Road/Domenigoni Parkway (EW) shall be improved to
provide the following geometrics:

Northbound: one left-turn lane, two through lanes, two
right-turn lanes with overlap
Southbound: one left-turn lane, two through lanes, one
right-turn lane
Eastbound: two left-turn lanes, three through lanes, one
right-turn lane
Westbound: two left-turn lanes, three through lanes, one
right-turn lane

The intersection of Winchester Road (SR-79) (NS) at Keller
Road (EW) shall be signalized and be improved to provide the
following geometrics:

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

*The intersection of Winchester Road (SR-79) (NS) at La
Alba Drive/Sparkman Way (EW) shall be improved to provide
the following geometrics:

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

*The intersection of Winchester Road (SR-79) (NS) at Hunter
Road/Borel Road (EW) shall be improved to provide the
following geometrics:

Northbound: one left-turn lane, three through lanes
Southbound: one left-turn lane, two through lanes
Eastbound: one through lane, one right-turn lane with
overlap

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - SP380/TS GEOMETRICS 1 (cont.) (cont.) RECOMMND

Westbound: one through lane

*Improvements (off-site) may be waived if it is determined that conditioned improvements have been constructed by others.

or as approved by the Transportation Department.

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

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

30.TRANS. 3 SP - SP380/TS GEOMETRICS 2 RECOMMND

Phase 2 (2014)

*The intersection of Leon Road (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP380/TS GEOMETRICS 2 (cont.)

RECOMMND

controlled
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane

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

Northbound: one shared left/through/right-turn lane, stop
controlled
Southbound: one shared left/through/right-turn lane, stop
controlled
Eastbound: one left-turn lane, two through lanes
Westbound: one left-turn lane, two through lanes

The intersection of Street "C" (NS) at Street "A" (EW)
shall be signalized and improved to provide the following
geometrics:

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

*The intersection of Winchester Road (SR-79) (NS) at Max
Gilliss Boulevard/Thompson Road (EW) shall be improved to
provide the following geometrics:

Northbound: two left-turn lanes, three through lanes, one
right-turn lane
Southbound: one left-turn lane, two through lanes, one
right-turn lane
Eastbound: one left-turn lane, one through lane, one
right-turn lane with overlap
Westbound: one left-turn lane, one through lane

*Improvements (off-site) may be waived if it is determined
that conditioned improvements have been constructed by
others.

or as approved by the Transportation Department.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP380/TS GEOMETRICS 2 (cont.) (cont.) RECOMMND

and Specifications must be provided.

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

30.TRANS. 4 SP - SP380/TS INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Street "C" (NS) at Keller Road (EW) to the signal at Winchester Road (SR-79) (NS) and Keller Road (EW).

or as approved by the Transportation Department.

30.TRANS. 5 SP - SP380/FEE OR CREDIT AGR RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

30.TRANS. 6 SP380 - SCOTT & I-215 INTERCHG RECOMMND

Prior to the approval of any map within the limits of this specific plan, the map shall be conditioned to annex into a Community Facilities District, CFD 05-8. The annexation into CFD 05-8 shall be completed prior to the recordation of the final map to fund for the construction of the ultimate improvements relative to the I-215/Scott Road interchange and for the widening of Scott Road to six lanes between I-215 and SR 79 as determined by the Transportation Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7 SP - SP380/TRAFFIC CONTROL PLA RECOMMND

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

30.TRANS. 8 SP - SP380/79 POLICY AREA RECOMMND

All subsequent implementing residential projects within the Specific Plan shall comply with the 79 Policy Area or approved policy at the time the implementing project is submitted.

or as approved by the Transportation Department.

30.TRANS. 9 SP - SP380/KELLER IC FAIRSHARE RECOMMND

In the event Keller Road provides a continuous linkage between Interstate 215 and State Route 79, the project proponent shall pay its fairshare contribution of improvements to mitigate its impact at the Interstate 215 and Keller Road interchange by participation in the Southwest Area Road and Bridge Benefit District, or as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 SP#380-HAZ-1 MITIGATION MEASRE RECOMMND

As stated in Specific Plan#380, HAZ-1 Mitigation Measure, an agricultural chemical residue survey shall be performed by a registered environmental assessor. The survey shall identify specific constituents and recommend specific measures to minimize potential affects. The survey and any necessary remedial actions shall be conducted under the oversight of and approved by the County of Riverside, Department of Environmental Health, Environmental Cleanups Program (ECP). For further information regarding the requirements, please contact ECP at (951) 955-8982.

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11:34

Riverside County LMS
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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 2

SP - COUNT RES BUILD PERMITS

RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 95 single family residential building permits for Planning Areas 4A and 4B in addition to building permits for a Continuing Care Retirement Community that may be provided in Planning Area 5 within the SPECIFIC PLAN.

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

DATE: August 12, 2010

TO:

Riv. Co. Transportation Dept.	Riv. Co. Fire Department	P.D. Trails Section-K. Lovelady
Riv. Co. Environmental Health Dept.	Riv. Co. Dept. of Bldg. & Safety - Grading	P.D. Landscaping Section-R. Dyo
Riv. Co. Environmental Health Dept. - LEA	Regional Parks & Open Space District.	P.D. Archaeology Section-L. Mouriquand
Riv. Co. Dept. of Public Health-Ind. Hygiene	Riv. Co. Environmental Programs Dept.	South Coast Air Quality Mgmt. Dist.
Riv. Co. Flood Control District	P.D. Geology Section-D. Jones	

SPECIFIC PLAN NO. 380 / GENERAL PLAN AMENDMENT NO. 951 / CHANGE OF ZONE NO. 7723 / ENVIRONMENTAL IMPACT REPORT NO. 525, SCREEN CHECK NO. 1 – Applicant: Hanna Marital Trust – Engineer/Representative: Geoff Scott – Third Supervisorial District – French Valley Community – Southwest Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) – Highway 79 Policy Area – Location: Northerly of Keller Road, easterly of Pourroy Road, on the southerly of foothills that are approximately 1/2 mile south of Scott Road and westerly of State Highway 79 – 195.3 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The **Specific Plan** area is divided into seven land use planning areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes 400,000 square feet of commercial retail uses, 250,000 square feet of commercial office uses, low density residential uses (up to 73 dwelling units at 1/2 acre minimum lot sizes), mixed use (up to 225 housing units), open space conservation, and master plan roadways. There are 36.4 acres proposed for residential uses, 62.7 acres proposed for commercial uses, 21.6 acres proposed for mixed use, 61.1 acres proposed for open space and 19.3 acres for master plan roadways. The Keller Crossing Specific Plan is intended to provide a land use and infrastructure framework for the project site, as well as to establish the standards of development. The **General Plan Amendment** proposes to change the site's foundation component from Rural to Community Development, and amend the land use from Rural Residential (R: RR) to Community Development: Low Density Residential (CD:LDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Master Plan Roadways (MPR) as reflected in the Specific Plan Land Use Plan. The **Change of Zone** proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) zone. The **Environmental Impact Report** will study the potential environmental impacts of the proposed project. – APNs: 472-110-001, 002, 003, 004, 005, 006, 007, 008, 009 and 010

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 16, 2010.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Kinika Hesterly, Project Planner**, at (951) 955-1888 or email at KHESTERL@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.

April 10, 2012

BY ELECTRONIC MAIL ONLY

Riverside County Planning Commission
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 3.4: SPECIFIC PLAN NO. 380, GENERAL PLAN AMENDMENT
NO. 951 (April 18, 2012)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) recommends denial of this proposed General Plan amendment. As you know, EHL is a long-term stakeholder in County planning efforts.

We wish to raise three concerns with this project: Lack of basic planning justification, General Plan inconsistency, and inconsistency with an adopted regional plan.

The County of Riverside currently has a surfeit of housing capacity in its General Plan, with no need for additional units over a multi-decade horizon. Adding even more surplus capacity surely exceeds the limits on how far out any of us anticipate future needs. With so much surplus capacity, it is impossible to rationally allocate constrained transportation infrastructure and service dollars.

Regarding the General Plan, according to Section 2.5 of Zoning Code:

g. FINDINGS. A Planning Commission resolution recommending approval of a regular Foundation Component Amendment and a Board of Supervisors resolution approving a regular Foundation Component Amendment shall include findings, based on substantial evidence, that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan. The foregoing requirement for findings shall not apply to any amendment to the Riverside County Vision.

In this case, what is the substantial evidence that new conditions have arisen to justify a Foundation change? Surely, there is no regional lack of land designated as Community Development. Furthermore, the General Plan anticipates "Community Separators" of Rural lands that prevent urban communities from simply merging into each other, as in the Los Angeles basin:

"Our communities maintain their individual distinctive qualities and character, surrounded in most cases by open space or non-intensive uses to contribute to their sense of unique identity. Community centers, gathering places, and special focal points unique to each community also aid this identity."

"We are proud of the distinctive identities that our communities now possess and cherish the sense of place that results from them. We want this sense of place and distinctiveness maintained and enhanced in our planning and development activities."

- RCIP Vision

This section is intended to focus on the desired aspects, at a community or neighborhood level, that help achieve the RCIP Vision and General Plan Principles. The RCIP Principles state that, *"The General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas."* At this scale, policies focus on achieving compact, transit adaptive development, identifying open space separators to provide edges between communities, and enhancing or creating the distinctiveness of each community.

LU 3.2 Use open space, greenways, recreational lands, and watercourses as community separators. (AI 25, 40, 60, 61)

LU 8.3 Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life. (AI 9, 28)

Rural areas in the French Valley serve the function of defining existing communities, and this project contradicts that aspect of the General Plan.

Finally, the Southern California Association of Governments has just adopted a Sustainable Community Strategy (SCS) under SB 375. How is this project consistent with the GHG reduction targets of the adopted SCS?

We acknowledge that the project proposes to set aside appropriate lands for the MSHCP, specifically portions of Constrained Linkage 17. However, MSHCP conformance does serve as a surrogate for overall land use planning.

Sincerely,

Dan Silver, MD
Executive Director

Hesterly, Kinika

From: Geoff Scott [Geoff.Scott@KJMAIL.COM]
Sent: Monday, April 16, 2012 2:34 PM
To: Hesterly, Kinika
Subject: SP00380 | GPA Justification Language
Attachments: 2012-04-16 - RCIP Map.doc; aerial photo 2002.pdf; aerial photo 2009.pdf; Geoff Scott.vcf

Per your request, below is the language with three accompanying exhibits:

Since the adoption of the 2003 General Plan, development in the vicinity of the Keller Crossing Specific Plan (SP00380) has intensified and grown in a logical pattern along the Highway 79/Winchester Road corridor (see attached Aerial Photographs). Community Development land uses (Commercial Retail, Commercial Tourism, Mixed Use, Very High Density Residential, Medium Density Residential, Low Density Residential, Open Space-Recreation) are anticipated per the general plan land use plan (see attached RCIP map) along the Highway 79 corridor adjacent to or in very close proximity to the Specific Plan boundaries in all but one direction.

Additionally, Keller Road is designated as a Secondary Highway (four lane, 100' ROW) in the general plan. The Highway 79 widening project (ultimately planned a six-lane highway) is currently underway and, once completed along with Keller Road improvements, will create a major transportation corridor intersection that is not indicative nor complimentary to rural land uses. Community development land uses will provide the appropriate land use buffer from this major intersection to the rural land uses that exist west of the Specific Plan area.

Concurrent with the adoption of the general plan, Western Riverside County adopted the MSHCP that requires the conservation of over 500,000 acres. The Keller Crossing Specific Plan (and concurrent General Plan Amendment) is consistent with and further implements the MSHCP by providing 61.1 of natural open space that contributes the southern portions of a constrained linkage. This linkage will serve as a viable habitat corridor, but also act as a community separator between the community development land uses planned to the north and those planned as a part of the Keller Crossing Specific Plan and to the south.

GEOFF SCOTT

Director, Planning & Entitlement
Jackson Family Investments
p: 707.431.3216 | c: 949.400.5172

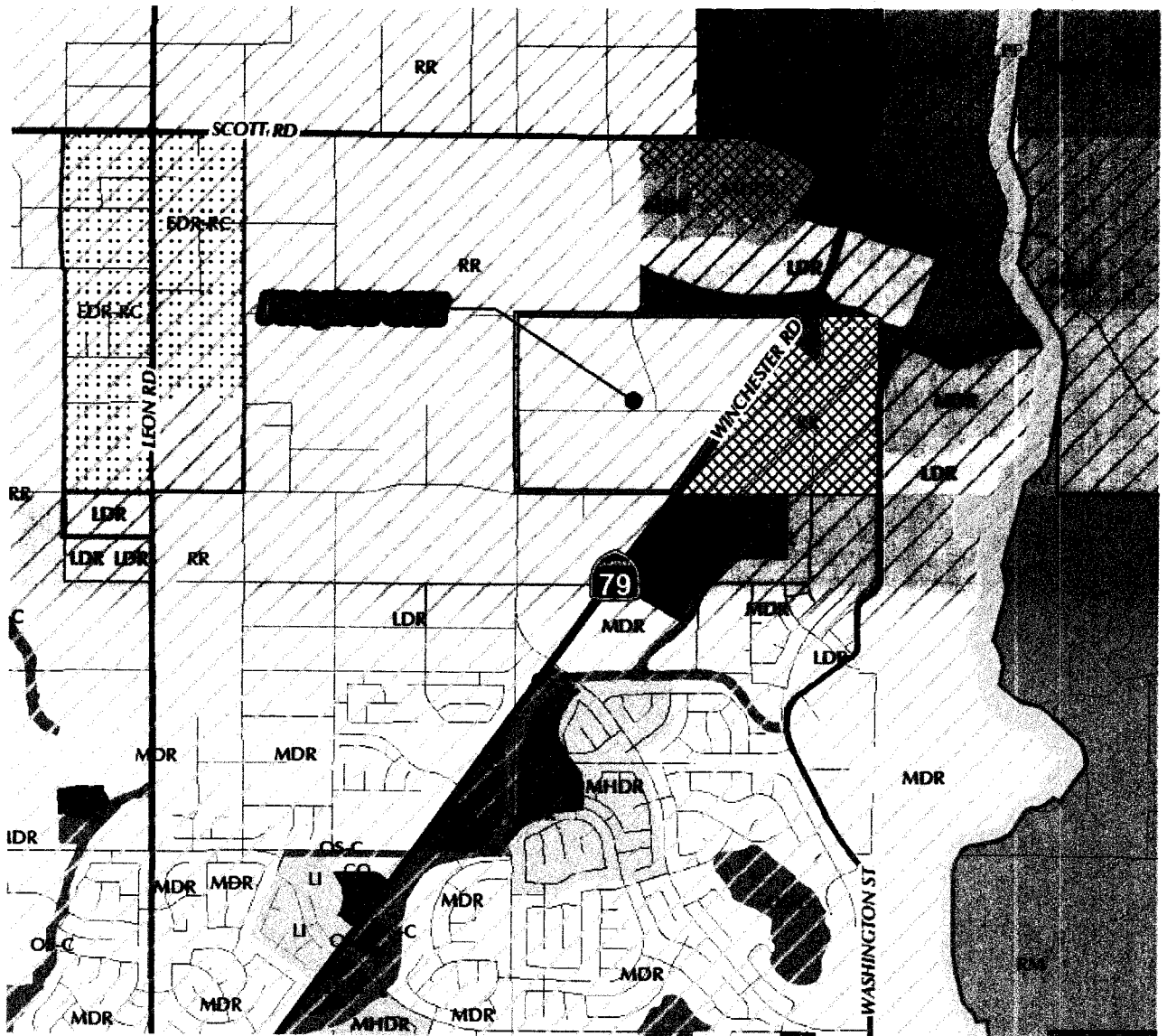




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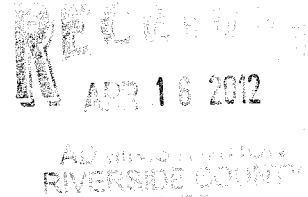




CITY OF MURRIETA

April 12, 2012

Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Attn: Kinika Hesterly, Project Planner



Subject: Keller Crossing Specific Plan (GPA00951, SP00380, CZ07723)

Dear Ms. Hesterly:

Thank you for the opportunity to review the Environmental Impact Report (EIR) for the Keller Crossing Specific Plan. On February 12, 2010, the City commented on the Notice of Preparation for this project and identified some areas of concerns. It appears most of the factors noted in this previous letter have been addressed. Areas where we still have concern and/or we believe were not fully addressed are aesthetics and circulation.

- **Aesthetics:** The EIR notes that plans are to grade "superpads" for each Planning Area. We are suggesting that controls be put in place to delay grading until project entitlements for Planning Areas are approved. This will hopefully shorten the period between grading and construction on the sites and lessen visual impacts to the surrounding properties.
- **Circulation:** Keller Road to Interstate-215 (I-215) is still part of the Riverside County Circulation Plan. Future entitlements will need to pay a fair-share contribution to the Keller Road/I-215 interchange, which the City of Murrieta is currently studying. The City requests the project be conditioned as follows:

The applicant shall provide a fair share contribution to the I-215/Keller Road interchange construction. The fair share contribution shall be determined by the applicant's Traffic Engineer, based on CalTrans Methodology for Calculating Equitable Mitigation Measures (contained within the CalTrans Guide for the Preparation of Traffic Impact Studies), as well as build out traffic volumes at the planned interchange (to be provided by City of Murrieta). The fair share contribution calculation is subject to approval by the Murrieta City Engineer.

Thank you for your assistance. If you have any questions, please contact me at 951.461.6064.

Sincerely,

Mary E. Lanier
Community Development Director



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

April 15, 2012

Kinika Hesterly, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, California 82502-1409

Re: Specific Plan No. 380/General Plan Amendment No. 951/Change of Zone
No. 7723/Environmental Impact Report No. 525

Dear Ms. Hesterly:

Valley-Wide Recreation and Park District was contacted by the developer on Friday, April 13, 2012 and informed that the above referenced project is scheduled for Public Hearing on the Planning Commission's agenda for April 18, 2012. Valley-Wide Recreation and Park District would like to provide the following comments:

1. The proposed project is within Valley-Wide Recreation and Park District's Sphere of Influence. The developer will be required to annex into the District through LAFCO. The proposed project is surrounded by developments that have already annexed into the District;
2. The proposed project would impact Valley-Wide Recreation and Park District's existing park and recreation facilities. Valley-Wide Recreation and Park District's Master Plan outlines the need for 7 acres of usable park space per 1,000 residents. At this time we are still accepting 5 acres per 1,000 residents which is not keeping up with the demand for parks and recreation services in the French Valley area;
3. Payment of Quimby fees may not sufficiently mitigate the impact of the proposed development. Dedication of park space may be required.

Kinika Hesterly

April 15, 2012

Re: Specific Plan No. 380/General Plan Amendment No. 951/Change of Zone
No. 7723/Environmental Impact Report No. 525


Page 2

4. A recreational trail, the Foothill Trail, is proposed for the project. While no Regional Trail exists, Valley-Wide Recreation and Park District constructs and maintains local trails within our communities. The recreational trail must be constructed per Valley-Wide Recreation and Park District's Standards and Specifications. Developer should contact the District for more information.

Please note that the proposed project will involve streetscapes that are contiguous with existing streetscapes maintained by Valley-Wide Recreation and Park District. Landscaping along perimeter streets and commercial development, i.e., Keller, Pourroy and Winchester will need to be constructed per Valley-Wide Recreation and Park District Standards and Specification.

If you have any questions or require additional information, please contact me at (951) 654-1505.

Sincerely,



Samuel W. Goepf, General Manager
Valley-Wide Recreation and Park District

French Valley Residents for Compatible Growth

March 7, 2012

Rick Hoffman
Hoffman Consulting
26620 Rim Road
Hemet, CA 92544

RE: Specific Plan 380

Dear Mr. Hoffman:

Thank you for the time and courtesy to meet with our neighborhood group that will be impacted by Specific Plan 380. We appreciate your interest in hearing our concerns. After listening to your presentation and discussing the project, we have the following comments:

- We support commercial retail or office on lots that have frontage on Winchester Road. All lots west of the frontage lots we believe should remain five acre minimum.

The tax generators, professional services, and retail amenities will benefit the area and are appropriate along Winchester Road.

- Our neighborhood lifestyles, large lot values, and scenic setting will be adversely impacted if more intense land uses occur west of the frontage lots.

We understand and respect the interest of you and the property owner in the Specific Plan. We hope there is a mutual understanding and respect for our neighborhood and what this kind of change in the General Plan will mean to us. Many of us have relied on the General Plan to determine where to live, build our homes, and plan the future for the lifestyles the General Plan designated.

We would appreciate the opportunity to continue a dialogue on mutual interests. We are hopeful that a plan which serves the financial interests of the Keller Crossing Partnership and remains compatible with neighborhood can be achieved.

Sincerely,

Randy Williams (Group Representative)

Kirk Gurling (Group Representative)

April 23, 2012

Attn: Kinika Hesterly, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



EST. JUNE 19, 1883

Re: Intent to Certify an Environmental Impact Report for Specific Plan No. 380, General Plan Amendment No. 951, Change of Zone No. 7723 (in the French Valley Community)

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in close proximity to known village sites and is a shared use area that was used in ongoing trade between the Luiseno and Cahuilla tribes. Therefore it is regarded as highly sensitive to the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continues to act as a consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that a Native American monitoring component be included as a mitigation measure for the Environmental Impact Report. The Tribe requesting that a Treatment and Dispositions Agreement between the developer and The Soboba Band be provided to the County of Riverside prior to the issuance of a grading permit and before conducting any additional archaeological fieldwork
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

The Soboba Band of Luiseno Indians is requesting a face-to-face meeting between the County of Riverside and the Soboba Cultural Resource Department. Please contact me at your earliest convenience either by email or phone in order to make arrangements.

Sincerely,

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. When appropriate and agreed upon in advance, the Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains.

- A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.
- B. The Soboba Band, as MLD, shall complete its inspection within twenty four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.
- C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.
- D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.
- E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

Hemacinto Medical Group

Hemet Endoscopy Center

Milan S. Chakrabarty, M.D.

Diplomate American Boards of
Gastroenterology and Internal Medicine

Indraneel Chakrabarty, M.D., M.A.

Gastroenterology
Diplomate American Boards of Internal Medicine

April 3, 2012

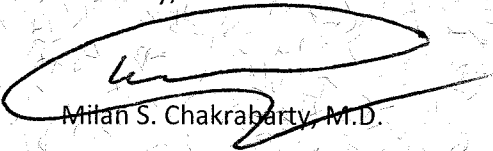
Kinika Hesterly-Urban Regional Planner I
Riverside County Planning – 4080 Lemon St., 12th Floor
Riverside, CA 92502

RE: SP00380, GPA 951. Keller Crossing

Dear Ms. Hesterly:

As a property owner adjacent to the Keller Crossing Project, I feel that the project will bring much needed infrastructure improvements and services to the area. I support the project and urge the Planning Commission's approval on April 18th.

Sincerely,



Milan S. Chakrabarty, M.D.

Hesterly, Kinika

From: John D. Petty [john@jdpdevelopment.com]
Sent: Friday, April 13, 2012 3:22 PM
To: Hesterly, Kinika
Subject: FW: Update on SP 380 and Meetings with Rick, Jeff, Olivia

From: John D. Petty [mailto:john@jdpdevelopment.com]
Sent: Friday, April 13, 2012 3:18 PM
To: 'Randy Williams'
Subject: RE: Update on SP 380 and Meetings with Rick, Jeff, Olivia

Thanks Randy.

As you know, I have encouraged your side to meet with the applicant to try and resolve your differences. I have also excluded my involvement in these meetings between the parties, as well as any email traffic or phone calls. I will, of course, disclose the one meeting that I had with your group, and the one meeting that I had with Mr. Hoffman representing the applicant. Please do not take my silence as any slight to you or your group. I am only preserving the public hearing process that is required for this and every project that comes before the Planning Commission. Also, please note that in Supervisor Stone's office, we maintain a pretty tight firewall between the Supervisor and the Commissioner. In the vast majority of cases, Supervisor Stone directs any applicant to me prior to a Planning Commission recommendation to the Board. I appreciate the information you have provided, and I will make sure that Ms. Hesterly provides the Planning Commission with copies of all the email traffic that has occurred in the weeks leading up to the hearing this Wednesday. Thanks again for your information, and I look forward to seeing you at the hearing.

John

From: Randy Williams [mailto:rwilliamsonline@msn.com]
Sent: Friday, April 13, 2012 12:11 PM
To: John Petty/ RivCoPlanning Commission
Subject: Update on SP 380 and Meetings with Rick, Jeff, Olivia

Hi John: Just wanted to give you a final update on our meetings with Rick & Olivia, and a conversation with Jeff.

We had our second and final meeting with Rick Thursday and sent the attached letter. There has been follow up written correspondence to insure clear communication. We have received nothing in writing in return, but Rick has been cordial and available via phone. We spoke to him yesterday and reached an impasse. The only items we believe they are offering is a single story condition on commercial in PA 1 and less units on PA 4 & 5 but no definites on how much less. Rick said they could entertain farther setbacks on some planning areas and maybe 1 acre instead of half on PA4. Please confirm with Rick his side. The above is my best summation.

Our group felt strongly these were very modest considerations that did not address the impacts on the fundamental changes of the amendment to the neighborhood. Also of great concern was the circulation & access issues from vacating OLD Keller in some parts while retaining other parts.

I had a conversation with Jeff who I met at a recent event. He was aware of the project and expressed his hopes that our concerns would be resolved before it gets to the BOS. I did not go into any details--just said our neighborhood is concerned and we are working with Rick and have met with

you. I stated I respect both of you and am hopeful but concerned. After the impasse yesterday, I am deeply concerned.

About 10 of us met with Olivia Wednesday. Some residents vented but by and large I thought it went well and what we all expected. An opportunity to meet Olivia, (whom Verne and Jeff have said is the person to see at this stage) and for her to make suggestions and let the group know how Jeff processes such matters. Olivia, like you, did not know much about this project till our meeting. I find that surprising. In all these conversations, whether with Jeff, Olivia, or our group-- I have said how good you are at working through these issues.

We hope you do not break too many hearts on Wed. Not everyone will be able to attend or speak but all will be waiting word. We all know how much you will shape the issues and decide the outcome. Attached are three documents. Our final letter to Rick, the SP Land Use Map and SP Circulation Map to coordinate with the letter. Best Regards,
Randy Williams

**FROM: FRENCH VALLEY RESIDENTS FOR COMPATIBLE GROWTH
34119 KELLER FLAT COURT, WINCHESER, CALIFORNIA 92596
TELEPHONE 9951) 252-5913**

**TO: MS. KINIKA HESTERLY
URBAN REGIONAL PLANNER IV
RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CALIFORNIA 92501-3634
TEL. (951) 955-1888
FAX (951) 955-1811**

**RECEIVED
APR 17 2012**

**ADMINISTRATION
RIVERSIDE COUNTY**

**TO: MS. MARY STARK
PLANNING COMMISSION SECRETARY
PLANNING COMMISSION
RIVERSIDE COUNTY ADMINISTRATION BUILDING
4080 LEMON STREET, 12TH FLOOR
P.O. BOX 1409
RIVERSIDE, CALIFORNIA 92502
TEL. (951) 955-7436
FAX (951) 955-1811**

**RE: PROPOSED SPECIFIC PLAN
#380:
HEARING DATE 4/18/12: AND
REQUEST FOR CONTINUENCE AND
OBJECTION TO LACK OF PROPER
NOTICE.**

Dear Ms. Hesterly and Ms. Stark

The hearing for 4/18/12 is premature. The Staff Report relating to Specific Plan #380 includes the "Property Owners Certification Form" dated 2/28/12

and submitted by Mr. Vinnie Nguyen. The certification acknowledges that "incorrect or incomplete information may be grounds for rejection or denial of the application".

The certification is defective and incorrect and incomplete. It gives notice to contiguous, adjacent and close residents at incorrect addresses and acknowledges the same. In at least two instances the Planning Staff have previously noticed these same residents at their correct addresses. There are probably other examples of incorrect notice.

The two residents referred to above are :

1. Mr. and Mrs. Wade and Victoria Hough

Their proper address is 33975 Pourroy Road, Winchester, California 92596. This is in the notice area and contiguous to the project. This address is different than the address on the "Property Owner's Certification Form".

2. Mr. and Mrs. Kirk and Sharon Gurling

Their proper address is 34119 Keller Flat Court, Winchester, California, 92596. This is in the notice area and adjacent to the project. This address is different than the address on the "Property Owner's Certification Form". Please note that the Staff Report contains a letter and exhibit from the "French Valley Residents for Compatible Growth" dated March 7, 2012 bearing Mr. Gurling's name and address with phone number. This demonstrates that the planning department had notice of Mr. Gurling's proper address well in advance of this hearing.

Notice is further defective, incorrect and incomplete because the plan intends the destruction of a public street, Keller Road. Keller road is an important access road to Rt. 79 (to the West) and Leon Street (to the East). Rt. 79 is a State Highway, presently under construction and improvement, and is an important access and egress to all the French Valley resident in an approximate square mile area. All residents affected by this change,

modification or alteration should properly be noticed and the State should be a party and participant in this hearing and to this change.

For all the reasons above we, the affected residents, request a ninety day continuance in this matter and wider notice to those residents reasonably affected by this plan and change.

Very Truly Yours;

Randy Williams

Kirk Gurling

California Equine Retirement Foundation, Inc.

The idea for the retirement of exracehorses became a reality in 1984 and a non-profit organization in 1986. The CERF Ranch was opened in 1988 in Winchester and the horses were moved from Temecula where they were boarded for 2 years.

CERF grew over the passing years from 10 horses to 70 to 75 horses daily....and became the first retirement facility for thoroughbreds off the track in the country. We became accredited last year with the Global Federation of Animal Sanctuaries.....the first off track sanctuary in the world. We have been on every TV channel and there are still videos being shown throughout the United States. We have also been in local articles in all newspapers throughout Southern California. We are an asset to the community having many visitors and have contributed to the community businesses over the past 25 years.

We are in the throes of trying to become a sanctuary in order to remain where we are without having to move into an unknown area and leave where we are well-known.

Since our area houses many horses, and we moved here because we were able to come into an agricultural area and have our animals, it is unforgiveable to push us aside to feather the nests of greedy and selfish individuals. This community needs balance and the only way to have that is for business and houses not to chop up large areas in order to accommodate low cost houses and commercial buildings.

Hesterly, Kinika

From: Stark, Mary
Sent: Wednesday, April 18, 2012 5:28 PM
To: Hesterly, Kinika
Subject: FW: "RIGHT TO A RURAL LIFESTYLE POLICY" /SPECIFIC PLAN 380 PLEASE FORWARD ALL PLANNING COMMISSIONERS

Hi Kinika,

I received this email in response to Item 3.4 at today's PC hearing.

Mary C. Stark

TLMA Commission Secretary
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Phone (951) 955-7436
Fax (951)955-1811
mcstark@rctlma.org

From: Rick Croy [<mailto:rcroy@firstlegalsupport.com>]
Sent: Wednesday, April 18, 2012 4:37 PM
To: Stark, Mary
Cc: RWILLIAMSONLINE@MSN.COM
Subject: "RIGHT TO A RURAL LIFESTYLE POLICY" /SPECIFIC PLAN 380 PLEASE FORWARD ALL PLANNING COMMISSIONERS

Thank you for your thoughtful consideration today of some very tough issues in Specific Plan 380. Us "Rural Pearls" in the neighborhood look forward to working with the applicant in finding some meaningful solutions. I firmly believe that the Commission has a golden opportunity here to tackle a very contentious project, and with some creative thinking, can create in planning, a "new" standard in these types of cases. We couldn't agree more with Mr. Roth that the time for furthering the "Right to a Rural Lifestyle" Policy is here. Please let us know how, when and where we can be of assistance in creating and refining such a policy.

Respectfully,
Rick Croy
Dispatch Manager
rcroy@firstlegalsupport.com

951-779-1110, ext. 1451 (o)
951-779-0100 (f)
213-494-3969 (c)
951-301-1912 [h]
www.FirstLegalNetwork.com

First Legal Investigations Licenses CA PI: 24171 AZ PI: 1551710 NV PI-PS: 1452

CONFIDENTIALITY NOTICE: This message and any attachments are confidential to the sender and addressee of this e-mail and may be privileged information. If you have received this email in error, do not copy, forward, disclose or use any part of this message.

To whom it may concern:

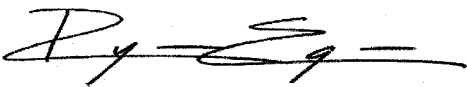
My name is Ryan Egan and I live at 32025 Keller Road with my wife and two young sons. The current proposed land use designations and densities shown, will significantly affect my family's way of life, not to mention it will change all plans we have/or will have for this investment property. We disagree with many options suggested by you the developer to include housing density and also the refusal to entertain a park area along Keller Road next to the retention basins. A concern that is just as detrimental to the land use directly across the street from me, if not more weighted to my particular circumstance, is the current road map designation. What I choose to do with my property is none of the developers concern. However, the current plan is forcing me to explain why this plan will cause undue monetary harm to my family and its legacy. The current road plan shown will cause a large reduction to my property value and limit (any prior plans or future plans) what I am able to do with my property. The way the map current reads (as I see it), current Keller road will be eliminated with the property line for both my land as well as the land in question, ending/meeting in the middle of Keller. It is beyond comprehension and extremely infuriating, not only that I have to write this letter, but that a developer of land can eliminate a road, and in-turn my address/entrance into my property in turn performing a "legal" theft of the current homeowner's investment value. The theft I speak of is not only from eliminating any future options to the property requiring access from Keller road, but also robbing us of anything previously invested money into the property that will be negated should the current proposed action be approved. By forcing my family to place our entrance on Pourroy instead of Keller (as designed and the way we purchase the house), you significantly change the layout of my property. I purchased this property largely because of the corner lot which gave me access on two sides of my property. The way my land is currently, allows multiple options in the future for growth, land options, livestock placement, gardens etc. or multiple access points to my property. If in the future, I decide to build a house on the lower part of my property, you will have forced me to install a LONG driveway from the top of my property to the lower part instead of being able to access the new residence directly from Keller Road as designed and as purchased. This will require increased driveway costs not to mention changing the layout of my property, causing precious land area to be robbed by an unnecessary driveway. In addition to all the previously mentioned concerns, the money I have vested into vinyl fencing, pillars, electrical, trenching, gravel, trees, plants and more is in excess of \$15,000, and that is only along my property line. The previous figure is only based on items pertaining to the property line. That figure doesn't account for the 10's of thousands of dollars spent on the property that will have to be eliminated and re-configured to accommodate the new FORCED layout. If I am forced to change the entrance to my property most money spent will have been futile and lost.

Should the development and road proposal be finalized as shown the following will be EXPECTED (but limited too) AT THE DEVELOPERS EXPENSE:

- 1) The removal and re-placement of new 3-rail vinyl fencing to be installed EXACTLY as is now, with the same structural integrity that it currently has (subject to approved by us as owners) and installed to new property line at developers expense.
- 2) New pillars and a motorized gate (as it is now, to include all trenching and electrical and light fixtures) to be installed on Pourroy at my direction and to my specifications and location.
- 3) All trees that are now lining the current property line will be carefully transplanted to the new property line at developer expense. If any trees die as a result of transplanting, it will be the developer's responsibility to replace said trees with equal or greater trees.
- 4) Any other items, not mentioned herein, that require restitution.

It is becoming very obvious that we are not being told full truths regarding what "must" be included with the development as well as infrastructure. Due to work, I was unable to make the meeting on April 18, 2010, but wanted to go on record regarding my dissatisfaction regarding the unwillingness to accommodate those of us current land owners not to mention what appears to be deceitfulness that appears to be taking place. I can't speak for anyone else, but I feel as a community we have been all but willing to work with the developer but have not been given any true consideration regarding the concerns we proposed. Should the plan go through as proposed, the Egan's will be coming after the developer or anyone necessary and tied to the project in order rectify all the areas they have wronged.

Extremely Displeased,



Ryan Egan – Home Owner

(On behalf of the Egan Family)

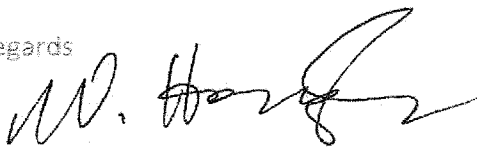
To whom it may concern,

Myself and my family are deeply concerned with the future of our residential property that we purchased with our life-savings. When we bought this property, we anticipated a peaceful country lifestyle with pure water, low crime and clean air.

With the proposed development across the road from our house, we are now concerned with the possibility of our water well being contaminated or drying up because of the construction efforts. With an increase in population density, it is inevitable that the crime rate will increase, as well as the traffic and noise. Not only is the proposed plan threatening to our life style but the manner in which the development is proposed, with the large amount of commercial area and the density of the residential areas, this will maximize the impact to my family and my neighbors. I would have expected that the developer to have been more sensitive to the close residents and work with them to develop a area that would support not only the success of the development but allow the neighboring properties to retain their intended purpose as well.

Many of the formal notices for this development have been sent to an address that I moved out of more than a year ago so I have had to rely on other residents to inform me of upcoming actions. This does not give me any confidence that the developer is concerned with the impact that his plans have on the surrounding area.

Regards



Wade and Victoria Hough

33975 Pourroy Road

Winchester Ca. 92596

GPA - APPLICATION ATTACHMENT (DJC Job# 149-001)
Property Owner - APN LISTING

APNs	Property Owner	Property Address	Mailing Address	Daytime Phone	Fax #	e-mail	acres
480-030-001	Poliquin Credit Trust/ Poliquin Exempt Marital Trust	n/a	1331 W. Bay Ave. Newport Beach, CA 92661	949-716-8230	949-716-4750		
480-030-002	Poliquin Credit Trust/ Poliquin Exempt Marital Trust	n/a	1331 W. Bay Ave. Newport Beach, CA 92661	949-716-8230	949-716-4750		4.05
480-030-003	Belcuore, Grace Italiano, Josephine	31145 Keller Rd. Winchester, CA 92596	31145 Keller Rd. Winchester, CA 92599	926-6363			4.75
480-030-004	Belcuore, Grace M. Italiano, Josephine M.	34033 Kooden Rd. Winchester, CA 92596	(no mail) 34033 Kooden Rd Winchester, CA 92596				4.76
480-030-005	Herrera, Andres T & Aurora	34215 Kooden Rd. Winchester, CA 92596	34215 Kooden Rd. Winchester, CA 92596	951-926-6721			4.33
480-030-006	Goodwin, Russell L.	31130 Flossie Way Winchester, CA 92596	31130 Flossie Way Winchester, CA 92596	951-926-2949			4.42
480-030-007	Delgadillo, Fernando	31120 Flossie Way Winchester, CA 92596	31120 Flossie Way Winchester, CA 92596	951-233-0242	1427 N. Kirby Hemet, CA 92345	Fernando-di@msn.com	4.86
480-030-008	Davis, Harold W. PNC Mortgage	31080 Flossie Way Winchester, CA 92596	31080 Flossie Way Winchester, CA 92596	951-970-7978			4.92 4.24
480-030-009	Shores, Charles W. & Sharilyn A.	31085 Flossie Way Winchester, CA 92596	31085 Flossie Way Winchester, CA 92596	951-926-4271			4.18
480-030-010	Faulk, Jon Pierre & Elizabeth	31125 Flossie Way Winchester, CA 92596	31125 Flossie Way Winchester, CA 92596	310-849-1210	951-325-2222		4.75

GPA - APPLICATION ATTACHMENT (DJC Job# 149-001)
Property Owner - APN LISTING

APNs	Property Owner	Property Address	Mailing Address	Daytime Phone	Fax #	e-mail	acres
472-090-005	Kizziar, Wayne W.	31450 Keller Rd. Winchester, CA 92596	31450 Keller Rd. Winchester, CA 92596	951-926-6710 951-926-6710		n/a	
472-090-007	Cavanaugh, Edward B.	n/a	104 Deborah Ct. Upland, CA 91784	909-981-5471			4.95
472-090-008	Tait, George M. & Kyriaki	31650 Scenic Hills Winchester, CA 92596	31650 Scenic Hills Winchester, CA 92596	951-926-6662	951-926-6662/ Cell	n/a	10.39
472-090-010	Cordero, Ignacio & Maria D.	n/a	28265 Rawlings Rd. Hemet, CA 92544	951-453-4081	951-954-1389		9.55
472-090-017	CHS Investments, LLC (Hai Phan Davis)	n/a	15822 Las Flores St. Westminster, CA 92683	714-315-0199	714-315-0199		4.49
472-090-018	Asimakopoulos, Clara M.	n/a	39908 Via Castana Murrieta, CA 92563	951) 294-0026	951) 677-8989	no e-mail Anh Nguyen missbolisa@yahoo.com casimak@msn.com	9.08
472-090-019	Delrio, Salvador Asimakopoulos, Clara M.	31750 Keller Rd. Winchester, CA 92596	39908 Via Castana Murrieta, CA 92563	951) 294-0026	951) 677-8989	casimak@msn.com	9.33
472-090-020	Vintage Plaza Ltd (Dale Lyons)	31820 Keller Rd. Winchester, CA 92596	7 Corporate Plaza Newport Beach, CA 92660	949-719-7221	949-719-7274	dlyon@olenproperties.com	7.29
472-090-021	Vintage Plaza Ltd	31820 Keller Rd. Winchester, CA 92596	7 Corporate Plaza Newport Beach, CA 92660	949-719-7221	949-719-7274	dlyon@olenproperties.com	24.76
472-090-022	McCausland, Stephen A. & Louise C.	33525 Pourroy Rd. Sun City, CA 92586	P.O. Box 187 Winchester, CA 92596	951-926-3350	951-926-3051	lmccausland@earthlink.net	12.38
472-090-023	Reyes, Jesse & Tedra A.	33555 Pourroy Rd. Winchester, CA 92596	33555 Pourroy Rd. Winchester, CA 92596	951-926-8095			9.11
472-090-024	Vintage Plaza Ltd	n/a	7 Corporate Plaza Newport Beach, CA 92660	949-719-7221	949-719-7274	dlyon@olenproperties.com	9.55
472-090-026	Delrio, Salvador Asimakopoulos, Clara M.	n/a	39908 Via Castana Murrieta, CA 92563	951) 294-0026	951) 677-8989	casimak@msn.com	1.21

Henri Montelone 951-677-6403

GPA - APPLICATION ATTACHMENT
Property Owner - APN LISTING
(DJC Job# 149-001)

APNs	Property Owner	Property Address	Mailing Address	Daytime Phone	Fax #	e-mail	acres
480-030-011 <i>Don Fawcett</i>	Faulk, Everett & Caroline <i>Hennie Mordehane</i>	31135 Flossie Way Winchester, CA 92596	31135 Flossie Way Winchester, CA 92596				
480-030-012 <i>Don Fawcett</i>	Faulk, Jon P. & Elizabeth <i>Mike Warren</i>	31492 Flossie Way Winchester, CA 92596	31125 Flossie Way Winchester, CA 92596	310-849-1210	951-325-2222		4.79
480-030-014	Lubec Properties LLC Kalman Family Trust- Dr. Albert Kalman, trustee (Paul Attyah)	n/a	908 South Granville Ave. Apt 5 Los Angeles, CA 90049	(310) 562-5153	(949) 474-8430	Paul Attyah (PA1@earthlink.net)	4.62
480-030-015	Carvi Auto Body & Paint Inc. (Carlos & Zulma Celia)	n/a	18266 Santa Carlotta St. Fountain Valley, CA 92708	714-593-4978 Cell 714-402-4878			20.39
480-030-019	Cargill, Boyd	n/a	275 W Rider St. Perris, CA 92571	951-940-4556	951-940-4566		20.37
480-030-021	Rederich, Peggie	34180 Elliott Rd. Winchester, CA 92596	34180 Elliott Rd. Winchester, CA 92596	951-926-9220 <i>not in service</i>			9.23
TOTAL ACRES							230.72

I, Mary Warren, live at 34118 Keller (476010007-5) and have been here since June 1987. I bought my parcel for the quiet and the rural life style. This 380 project will destroy that life style. Keller Road didn't need moving then and doesn't need moving now. We do not need lights and commercial buildings 200 feet away.

The value of my 2 1/2 acres has dropped so much that whatever profit after 25 years is gone. Now we will be boxed in for the sake of greed. Where will the horses, birds, and peace and quiet end up?

My son was able to have a childhood with horses, dark skies so that stars were visible and pure clean water from uncontaminated wells.

I do not want this to happen. We don't need or want tract homes or as Mrs Hoffman said plumbing company 200 feet away.

Please reconsider this plan. I have a right to rural living and continued little road on which there is safe egress and room for horses.

Mary Agnes Warren
34118 Keller

Winchester Ca 92576
951 9560809

Riverside County Planning
Department County Administrative Center
PO Box 1409
4080 Lemon Street
Riverside, California 92502

I have lived in the Keller/Pourroy rural community since 2004. We moved here because it was an equestrian area with beautiful views. Our five acre home cost us over half a million dollars. The homes in this area are well kept, 2.5 acre and up plots. Because it was zoned RR we believed that it would continue to be the country living area that we needed. Over the years we have continued to improve our home with new fencing, new buildings, horse facilities and plantings.

The proposed commercial building will ruin our investment and life style. We have four horses. The traffic and road changes will make it impossible for us to safely enjoy them. We are only one of many equestrian families that will lose our chosen life style and investment if these zoning changes and development occur.

There are many options for the use of the land that would cause less disruption and require fewer disturbances to the environment. A winery, an equestrian center or a multi-use park would be good options. Any kind of development should include trails and crossings for the equestrians. My experience in this community tells me if this development goes through, that the neighborhood will be torn up for at least two years and then we will be looking at empty buildings and failed businesses over and over for many more years. The changes to the traffic patterns will be very dangerous, expensive and annoying for the home owners.

The commercial developments that have been tried in the last few years on Winchester Rd. passed Pourroy are mainly empty or dying. The new ones at the intersection of Scott and the 215 stand mostly empty. This is the wrong time and place for the proposed development.

The rights of the many current rural residents out-weigh this kind of proposed development of one land owner. This is a RR zoned area and should stay that way.



Sheryl Eramo
34125 Pourroy Road
Winchester, Ca 92596

Riverside County Planning
Department County Administrative Center
PO Box 1409
4080 Lemon Street
Riverside, California 92502

My name is Lincoln Eramo, I am a Principal Chemical Engineer for Covidien Medical Company. I would like to take this opportunity to comment why I am against development of the area at Keller and Winchester.

1. First it would undermine my quality of life by blocking my view. I have a 180° panoramic view from my front porch. I have a view of Big Bear and San Gregorio and the surrounding foothills. Development across the street from my house would destroy my view and significantly lower my quality of life. I would no longer be able to sit out on my porch and look at the countryside. Instead, I would see low cost apartments, a shopping center and office buildings.
2. Being in such close proximity to the a commercial area with a shopping center, office building and high density housing would significantly lower the value of my rural residence because nobody would wish to purchase such a five acre parcel in such close proximity to a commercial area. The commercial area would increase traffic and noise so nobody would wish to live there.
3. I also do not see the need for this type of area which includes a commercial center, office buildings, high density housing. The reason that this area has one of the highest rate of empty homes and unfilled offices is because of poor planning. Someone manufactured a need without proper planning. This area being developed would represent a repetition of the same mistake which caused the economic crisis.
4. Finally, I feel that development would represent a significant health hazard for the people in the area. I believe that this area has been fertilized with human waste. This type of fertilizer is known to contain a large amount of human pathogens which are harmful to human Development of this area can release these pathogen and contaminate the surrounding area.



Lincoln Eramo
34125 Pourroy Road
Winchester, Ca 92596

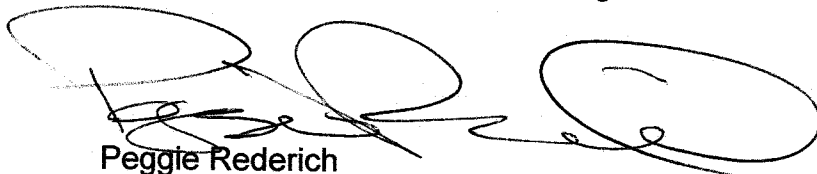
April 18, 2012
Riverside Planning Commission,

It would be a mistake to allow commercial building to occur in a 2 1/2 acre plus rural residential zoned area . The area I am referring to is bordered by Winchester Road, Pourroy Road and Keller Road. Located in the beautiful French Valley of Winchester, California. For the past ten years I have been a home owner near the proposed building project. If allowed this development would severely impact the peacefulness and the view that this valley offers. This is a rural residential area, not commercial. It has been a farming community for well over a hundred years. Too many strip malls have been built in this area that still sit unoccupied.....do we really need more? I think not! I'm strictly opposed to any rezoning as are my neighbors.

I bought my 5 acres located on Elliot Road in 2002. I moved from Palos Verdes, Ca to escape development of open area to find that my dream of RR zoning would be encroached upon within two years of relocating to the French Valley. Developers came in, bought the land from neighbors and began to change the landscape. Housing tracts have been built a mere 20 acres from me. My view use to be beautiful rolling hills with 10 to 20 acre ranchettes and now my view is a sea of rooftops. Crime has increased. Traffic has increased. Vandalism has increased. And many of those houses sit vacant and bank owned. The property directly next to mine still sits empty with weeds out of control, bought by a developer.

Another concern is that the open area for horse owners will continue to decrease to the point we will not have riding trails left to explore. Or we will have designated trails that are bordered by brick walls and traffic. Our children's welfare will be placed at risk if this happens.

I am strictly opposed to rezoning this area.



Peggie Rederich
34180 Elliot Road
Winchester, Ca. 92596

Hello my name is Jana Rush, my husband and I live at 32265 Keller Road, directly across the street from the Hannah's proposed development specific plan 380. My husband and I bought and developed our 5 acre piece of property in 1984 so we have seen a lot of changes in the past 29 years. I have many concerns with what the Hannah's representative Mr. Rick Hoffman was proposing to my neighbors and I. Everything that is being proposed is so unclear and not at all what I had imagined it would someday become. We always knew that someday the property across the street would be developed, but I am in total opposition to the Hannah's desire to take away our direct access to state hwy 79. I feel it would devalue our property and ruin our dream of someday further developing. With improvements now being made to state hwy 79 naturally the state will develop the intersection at the corner of Keller Rd. and put in traffic signals. I believe that the emergency response time would greatly be increased if they had to go thru a commercial development before they could get to us, with what they are proposing we would have a cull de sac without ingress or egress to state hwy 79. Some of my other concerns are storm water runoff as it is now most of the 200 acres of the properties water shed flows into our property and if it becomes developed what is their plan to contain the increase in runoff. What will the developments impact be on our well water supply. I have loved the view of the rolling hills from my front window for the past 29 years and I would hate to now see the back of some commercial buildings in front of our home. I feel there would be an increase in crime in our neighborhood and Keller Road would look like an alley. I hope and pray that you will take my concerns into consideration. Thank You, Jana Rush

My name is Steve Rush and I live at the house and property closest to Rt. 79 on Keller Road. Specific Plan #380 will destroy the road I live on and end my ready access to Route 79. This project will dwarf my home with intense commercial development, destroy the peaceful environment where I live and prevent reasonable commercial use of my property as Route 79 naturally develops.

My property is 800 feet to 1000 feet from Route 79 at present and it will be even closer when the highway is improved this year. Mr. Hannah's property and commercial development would be much deeper into our community. He proposes commercial development throughout his two hundred acres, deep into the community and high up onto the hills that overlook Keller Road.

Mr. Hannah's representative, Mr. Rick Hoffman, concedes that this applicant, Mr. Hannah, will not commence any construction. He only desires a plan and design for a community that he apparently intends to leave. The problem is that the rest of us will be left to live with his plan and design and we can already tell that it won't improve the quality of our neighborhood. There are so many problems that I feel I must emphasize that I, with my neighbors, need more time to respond to this plan. For now, let me point out the most obvious defects.

1. We do not want Keller Crossing because we believe that it is Keller Double Crossing. We want to continue and improve Keller Road, especially the intersection with Highway 79, and we want this to happen now with the expansion of the Highway. The alternative proposed by this project, the death and abandonment of Keller Road is far from our expectations and desires. It is totally unacceptable. As proposed this plan would be an excuse for delaying the necessary improvements to Keller intersection and would continue and perpetuate the dangerous condition that already exists. The whole purpose for the widening of Highway 79 is to make it safer. It is necessary to improve the intersection immediately. We have already become cutoff from our neighbors to the East by the dangerous traffic. We are trying to keep our neighborhood safe and connected and to do this we need a safe crossing and a safe entrance and exit from our neighborhood. We cannot abandon Keller Road without jeopardizing the welfare of our neighbors. The applicant's plan would not accomplish any of these goals. It would destroy the road, force people to transit through his industrial or

commercial park, minimize our access and egress, and hopelessly delay improvements to this vital road and intersection.

2. I live on a horse ranch which I have owned since 1984. It is a wonderful lifestyle which I share with my neighbors. This life style is the subject of much political discussion in Winchester and Temecula and it is widely recognized that the lifestyle is threatened by irresponsible development. The Riverside Community Integrated Plan of 2004 was enacted to protect this lifestyle and land use. This project mocks such efforts. It sits down right next to one of the largest examples in this area of the horse farm and proposes commercial uses on the very boundry of our neighborhood and demands the theft of our road. Mr. Hannah's entire property adjacent to Keller Road will be developed, not with houses on minimum five acre lots as presently zoned, but with an office park and stores. He will plan some home but much further into the neighborhood than is the present condition.

Sincerely

Steph Rush

Plan 380 will not work for
our residents

For over 25 yrs. the Hanna
land has remained vacant -
it has only been covered by
your Domingone friend with
~~his~~ human sledge + dirty
Basque sheep. Some days windows
would have to be closed (think
backed up toilets) my maternal
side has been in California
since the late 1700's in La Puente
(think Chino + no bragging)
One of your group will have
to reimburse me for 25 yrs
(10 wks) for feeding the wild
birds whose habitat will
be gone forever Thanks 380

The most important
negative is Hanna (Diamond)
wants to move Keller
on their property + leave
9 owners with no hope
of selling. We will be
ruined. We need a
stop + more trails for
horses. Not a smart idea!

since 87 Mary Warren
34118 Keller
Wenchester Ca 92596

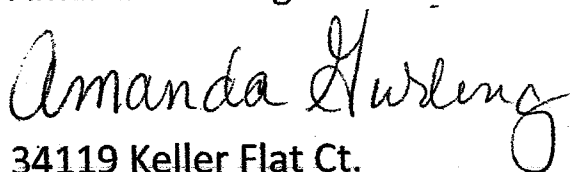
My name is Amanda Gurling and I currently reside as a resident on Keller Flat court. I have lived in Riverside County for the past 24 years and have enjoyed the rural lifestyle for twenty of them. I strongly oppose the specific plan 380 for the following reasons.

Access to old Keller will no longer be my primary access from Winchester, adding additional drive time and wear on my vehicle. And with this being a rural area, driving thru a commercial zone to access Winchester, We didn't move out here to enjoy commercial/Industrial buildings this close to home.

As stated and mentioned by other Residents, another concern is the possibility of loss of use of our wells. With the grading and blasting of such a large project, this could have an everlasting effect not to just the residents, but to all the residents surrounding the project. This is not an isolated concern as it has happened before (Diamond Lake, Eastvale) we have all invested in landscape, livestock and/or Agriculture that our wells could support.

As a single parent for the past 11 years, I have provided a luxury to my son and it's called a rural lifestyle. By living here, I know that when my son is safe away from crime, traffic and gets to enjoy the same lifestyle I grew up with before Temecula became a big City. With this project that is proposed across the street that brings the City mentality to our doorstep. This lifestyle is a luxury and our dream; please don't take that away from us.

Amanda Gurling



34119 Keller Flat Ct.

My name is Michael Gurling. I live directly across the street from Project 380. The problems that could possibly occur range from our wells drying up, our star lit nights being polluted by street lights, theft to our homes and cars because of an increase in population, traffic and our home values severely damaged. We are also loosing direct access to Winchester Rd. because of the realignment of Keller Road. You know, no one ever thinks they are going to get old or their never going to have health problems, but after a car accident left me a quadriplegic, I know how life can change in a split second. As I age, access to a hospital is crucial . With the realignment of Keller Road, this means more traffic, more turns and more traffic signals. In an emergency, this could be the difference between life and death. I cannot stress strongly enough my opposition for Project 380.

Michael T. Gurling

SPECIFIC PLAN 380

My name is Rick Croy. I am speaking as Vice-Chair of Rural Residents and Friends and I am in opposition of the current plan.

I would like to ask the bigger question here, IS THE RCIP DEAD???????

If we examine the RCIP, in Section 2.5 of the Zoning code, states under Letter G. Findings, "A Planning Commission resolution recommending approval of a regular Foundation Component Amendment shall not conflict with the overall Riverside County Vision." 380 "Lacks basic planning justification, creates General Plan inconsistency and most importantly, inconsistency with an adopted Regional Plan". Several policies and goals of the RCIP and General Plan regarding keeping our communities "distinctive and unique in character" have at best, been ignored here.

I would like to ask the Commission "Where is the "line of demarcation" when it comes to Rural Community?

I would also point out that the whole process, when Rural Community is involved, is broken. The 380 team pointed out at the Winchester meeting that 380 has been in the works for at least 6 to 7 years, yet the surrounding Rural Community has only had notice since late fall of last year. Doesn't this very involved Rural Community deserve better? Wouldn't it have benefited all in the name of transparency, to include ALL involved in the process from DAY 1?

Commissioner's, if the RCIP's lofty goals are to be achieved, there HAS TO BE respect for it in Planning. To date, with so many questionable decisions in this very room lately, the RCIP has one foot in the grave and the other one on a banana peel.

Finally, I, once again ask the County to PLEASE start the conversation on a "RIGHT TO A RURAL LIFESTYLE" policy.

I respectfully ask that my comments be included in the public record.



Rick Croy, Vice-Chair
Rural Residents and Friends
"People for Balanced Growth"
10-10-2012

Letter in Opposition to Specific Plan 380

10-11- 12

I oppose Specific Plan 380 for the following reasons.

First, the Staff Report on page 4 under "Findings paragraph 3" says that "Special Circumstances or conditions have emerged that were unanticipated in the General Plan" yet fails to properly identify what these "circumstances" are. Is it the application itself? [certainly NOT a special circumstance], an urgent need for Commercial Property or Higher Density Housing? In the current economy?

Second, in paragraph 4 under the same, the Staff Report is flawed in saying that this "New Community" is allowed if it is "separated by natural boundaries." The Community separator here is the open space corridor on the north side of the project, therefore it is not "separating" this "New Community" from the 5 acre rural residential homes which will abut the project directly, thereby dropping a huge commercial parcel directly on top of a long established Rural Community.

Lastly, I believe Specific Plan 380 and the surrounding Rural Community are the poster child for a dysfunctional notification system which excludes proper public input in a timely manner. This is proven by the fact that after the first Planning Commission Hearing, the Commission required the applicant to expand the area to 1/4 mile from the planning area. Why? The reason is obvious.

Respectfully,

Kelly Croy
Kelly Croy, member

Rural Residents and Friends

'People for Balanced Growth"

October 17, 2012

Riverside County Planning Commission

RE: Specific Plan # 380

General Plan Amendment # 951

Change of Zone # 7723

Applicant: Hanna Marital Trust

Ladies and Gentlemen:

Sincerely, all of us want to be good neighbors to the Hanna Trust.

What we DO NOT WANT is to suffer financial loss due to their Proposed Development Plan.

Actually, it is not a development plan. They will not develop. What they are trying to do is to increase the value of their land. By realigning Keller Road to their liking, they create more commercial lots for themselves, then, sell them at premium prices and Disappear!

As with the Hannas, we all have our dreams and ideas in developing or enjoying our properties.

Personally, I am pro development and I expect to apply for development soon. I am not selling. I intend to stay. I invested in this County, I co-operated with the County with the road widening on both Winchester and Keller Roads, I even rented my lot to the County when they asked me to store their equipment and supplies while they work on the widening of the roads.

Frankly, I was told that I was the most co-operative property owner that they had met so far for that project. Simply put, I wanted to help and to speed the project on. I did not want to be a hold out and prolong the project by fighting for a better deal with the County. I accepted what they offered because I wanted to be a good and co-operative citizen.

In return, I expect the County to also be a good citizen and to help me keep my corner position so that I may proceed with development to bring business to this area that is badly needed. As for the Hannas, only God knows when they or their

buyers may do anything. However, their plan will block me from doing my project, unless I get help from the County.

I may not be big like the Hannas, but, I would like to start soon after the new intersection is in place. Therefore, I propose that the highway widening and the intersection at this corner be done simultaneously.

I never expected to be placed in this predicament when I purchased this property.

Loosing my corner position, renders my lot useless for the commercial purpose that I bought it for and its value drops 80%. I became trapped. I am in a position of a hostage. I have no power to negotiate. I am dead in the water! I am at your mercy.

If I am offered to purchase any remnant to keep my corner position; (A) Who do I buy it from and at what price? (B) Why should I be forced to pay prices other than what the County paid for mine when it took land from me for street widening? (C) Why should the Hannas force me to spend huge sums of money to keep what I already have? And, finally(D) why should the Hannas profit at my expense?

Ladies and Gentlemen, I expect you, the Honorable Members of this Commission, to address all the issues that I have raised and to set the standards and rules to be followed by all.

As for my neighbors, I ask all of you to please temporarily walk in their shoes.

Would you like to live in a home where you have to pass through High Walled Commercial Buildings or being trapped on a street that is blocked on both ends that leads to nowhere to get to your front door? Is this what these people bargained when they bought their homes or lots? What will be the values of these properties then?

All these are absurd scenarios. But, yes, these are the proposals of the Hanna people!

Have the Hannas with all their advisors and all their well paid promoters, V.I.Ps, connections, spokesmen and back room deals ever thought how much all of us will loose financially if this proposal goes through as is without correcting the consequences of the plan?

Tell me, PLEASE, who cares for us?

No one cares to address this issue. No one! Silence everywhere! Avoidance by all!

I was told "do not make waves. It is over, it is a done deal. The big money people will win!" Hold on a second please, here I am given the Coup de Grace and I am told to shot up? Sorry, I have to go to war! I need to protect my investment, my many years of hard work, my dream and my children's inheritance as all of you would do by whatever means necessary.

Ladies and Gentlemen, all of us here are crying for justice. All of us here are looking for your help.

Ladies and Gentlemen, you are our representatives and we as a group look to you and EXPECT from you to PROTECT us from this impending financial destruction!

Finally, please permit me to propose what I believe is the most logical solution.

Make Keller Road Crossing less than 90° , as I am told is possible and permissible, to an acceptable angle that would create smaller curves and smaller remnants on both sides.

Dedicate the remnant on the west side of Winchester Rd. in front of the homes as a park for the home owners to go through and the remnant on the east side of Winchester Rd. to be given to the property owners that lost their positions at a price to be paid by the Hanna group as they are causing this disruption.

Thank you!

Theodore A Karnezis

23990 Aliso Creek Rd

Laguna Niguel, Ca. 92677

Owner of Lot with Assessment # 472110023-0, NEC Winchester and Keller Roads

Good Morning

My name is Stephen Rush

We as long time Keller Rd. residents oppose specific plan #380 as presented.

The R.C.I.P. is a plan we have relied on. The R.C.I.P. shows this site as five acre minimum residential parcels. Why not just stick with a highly thought out good plan? What is wrong with having some open space. We and our neighbors have a nice rural community. We enjoy having our animals, room for gardens and park like settings on our own property.

When is enough, enough where is the line drawn?

I know the Hanna family has property rights to develop their land. I also have property rights. We being directly across the street to the south of their property are severely impacted . This project would take away our road as it now exists. The grading will take away are beautiful views of the hills and raise the elevation 38' directly across the road from us. Their drainage plan would run water through our property. C street in their project being 38' higher at the top and lining up with our driveway would be a river onto our property when it rains. As much as the Dimond group wants to paint a pretty picture of the detention basins that we will be looking at. I have never seen one that is something I would like to have to look out my front window at. Our ingress and egress to Winchester road would be only through their development. We would have a cul-de-sac in a hidden corner just outside our gate. What a great place for people to dump trash, or for undesirables to hang out. That concerns me for my family's safety.

If this plan is approved we will have more noise pollution, air pollution light pollution, crime ,and access problems for emergency vehicles

The grading plan (Balance grading) would leave us 38' lower than their lowest grade. The blasting they will probably have to do may or could damage our wells and our water quantity and quality. As proposed grading would require moving 2.4 million yards of material (That is a lot of material). To prevent the drastic elevation change, all excess material should be exported from this site, not just moved from the top or high spots to the low spots until it balances. If the site were to remain as five acre minimum residential sites their would be minimal grading and preserve the natural beauty of the site.

The drainage plan as proposed brings the run off to detention basins, when the basins fill the water is directed through our properties. Any water leaving those basins after running through parking lots polluted with no telling what. That should go directly into storm drains not through our

properties close to our wells and contaminating our water supply.

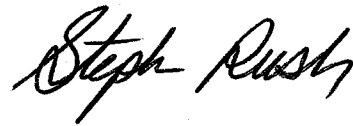
In conclusion, we know all of us have property rights. It seems we need to be able to find some balance that is livable to all of involved. I could live with commercial retail and office buildings along the highway, preferably with its own separate ingress and egress. The balance of the property should remain five acre minimum residential parcels to fit into our existing community.

We are already surrounded by specific plans that are approved that will already change the area immensely, enough is enough.

Thank you for your consideration on this matter.

Sincerely

Stephen Rush

A handwritten signature in cursive script that reads "Steph Rush". The signature is written in black ink and is positioned below the printed name "Stephen Rush".

October 15, 2012

To Ms. Mary Stark

RCTLMA Commission Secretary

Riverside County

To Mr. John Petty

Planning Commissioner for the Third District

Riverside County

To Mr. Juan C. Perez

TLMA Director

Riverside County

To Mr. David Mares

Principal Planner

Riverside County

To Ms. Kinika Hesterly

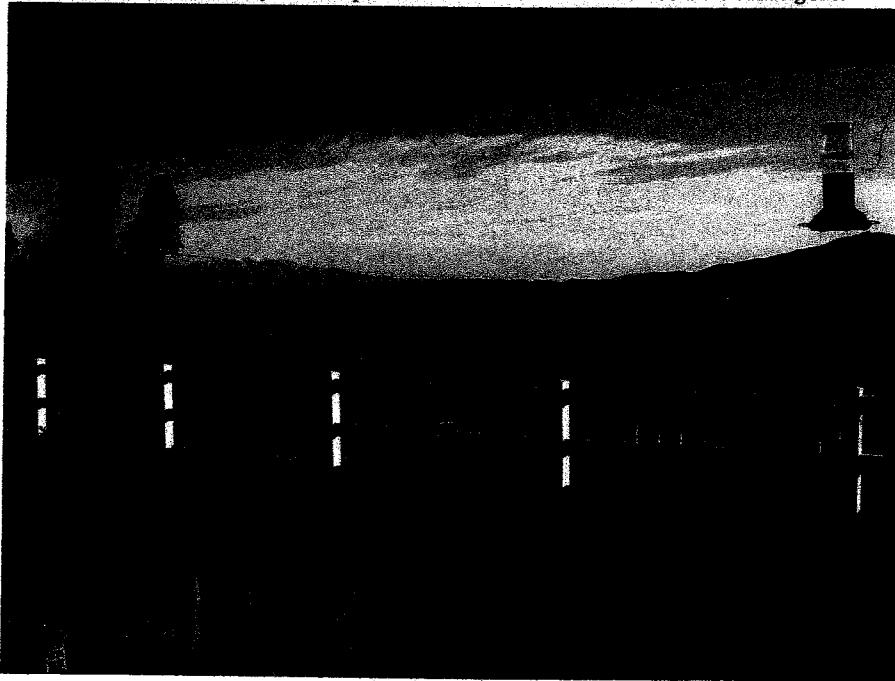
Urban Regional Planner IV

Riverside County

RE: Specific Plan #380-The Hanna Project

Dear Sirs and Madams;

I live in the community around Specific Plan #380. Our home over-looks the building site.



We purchased our home on five acres in 2004. We have invested heavily in our property. We have four horses and have enjoyed the rural life style where we are able to ride out of our gate on dirt trails, open space and roads safely. Most of our neighbors have done the same. If this project is allowed, all of that will be gone.

We do not need more commercial development. The property at the intersection of Pourroy and Winchester on both sides is zoned commercial and has been setting unsold for years. The shopping centers built over at the Scott/215 locations are mainly vacant.

The SP#380 site has been farmed using sludge in the past and may not be safe for residential. Housing developments on the east side of Winchester are in the process of determining whether they may be having medical problems due to sludge fertilization. Surrounding residential development projects have been halted, slowed, sold or just sitting vacant.

This plan calls for leveling the hilltops and filling the lower areas. Blasting and rain draining changes will impact our wells. We do not currently have problems with flooding.

Changes to Keller road will greatly impact the traffic on our street where people jog, ride bikes and horses. The surrounding housing developments enjoy the rural areas as much as we do. This is a large equestrian community that wants and needs to stay that way. It is also a rich wildlife preserve. Hawks, owls, rabbits, toads and coyotes make our lives here so interesting.

Please, do not pass SP#380. Leave us our beautiful surroundings and our investments.

Sincerely,

Sheryl Eramo

Greetings:

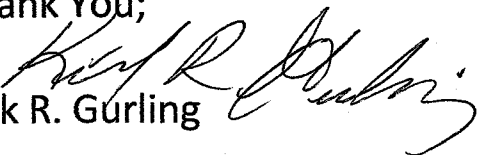
My name is Kirk Gurling. I live within 500 feet of the subject property. As of today 10/17/2012, I have not yet received notice of this public hearing, this is the second occurrence in as many public hearings for S.P. 380 this year.

Rural Residents & Friends are a group of local residents who actually live here. We are not speculators and we support and enjoy this lifestyle! The Hanna property is made up mostly of gently rolling hills and valleys. Let's take a short tour beginning at the eastern boundary along Winchester Rd. Looking southwesterly this area is a relatively flat and could certainly be used as a commercial retail site, and by itself does not need to nor should it be raised 38'+/- higher than the highway. This only accentuates and magnifies the negative impacts that the area residents will have to endure in the foreseeable future. Next we take a look at the gently rolling topography from Pourroy Rd. looking east towards Winchester Rd. This area is perfectly suited for large rural residential lots with rural streets meandering through the natural terrain. This would negate the need for mass grading & blasting and lessen the risks to our water supply as well as minimizing the negatives associated with concentrated development, such as; light, air and noise pollution. Just to be clear most retail shopping centers are built at or near street grade for obvious reasons. I could not find one example within a ten mile radius that was unnecessarily elevated 38'+/- on compacted fill and surrounded on three sides by rural lots and residences. Certainly one can look at all the rooftops that now dominate the developed areas around us and allow for some rural areas to remain rural, for those who bought here believing that growth would allow this there is only despair. Many of the residences around proposed

S.P. 380 and in our neighborhood are rural by design, enjoying all that the rural lifestyle provides, such as; ample pleasant tasting well water, horse riding, views, light traffic, a safe neighborhood, dark starry nights, little noise and hopefully safe quick access to main thoroughfares. Please understand, planning and the Hannas' say they have made adequate changes to their original plan. We believe that not to be the case, remember it's not us asking for something not currently ours. It's the Hannas' who are asking for massive increases in density for their residential planning areas. Increases from the current densities such as; P.A. 1 (300% to 500%), P.A. 4 (733%), P.A. 5 (1,825%) and when it comes to P.A. 6 it's a blank check (10,000 %+/-?). All of this on the doorsteps of many of us like Wade & Vickie Hough who will have to wake up every morning and look (60' +/-) across the street at the monstrosity of a project left behind by wealthy speculators who by their own admission only want to sell their grossly entitled property and move on, while we suffer from what's left behind.

I think you can figure it out. I oppose S.P. 380 and invite planning and the Hannas' to do the right and moral thing and redesign everything west of the 38 acres designated as commercial retail.

Thank You;


Kirk R. Gurling

34119 Keller Flat Court

Winchester, Ca. 92596

YAHOO! NOTEPAD**Specific Plan 380**

Unfiled

To the Riverside County Planning Department,

Atten: Matt Straite,

My name is Peggie Rederich and I have lived in the Temecula area for 10 years. I moved from the Palos Verdes Peninsula where I resided for 18 years. I raised my family there and decided to leave when I was faced with the overwhelming development that was slowly destroying the beauty of the openness of the area. I find myself, once again, facing over-development of this peaceful valley I call home. I have a five acre ranch that is rapidly being closed in by development of open farming land. I have horses and enjoy riding. When I first moved to my ranch it was easy to saddle up and go for a trail ride without obstructions and restrictions. Now our trails are being closed off and fenced making it impossible to go on trails we have used for years. When housing tracks are build there have been no trails allowcated for the equestrian use. Also, we are forced to ride next to the road making it dangerous. With the increase traffic flow I feel it will be impossible to ride safely.

When the track homes started being built close to me I started experiencing an increase in crime. My mailbox has been vandalized on several occations. I've replaced it twice, had mail stolen and also had the mail thrown out on the road. There has also been an increase in off road vehicles destroying the dirt roads that the county will not maintain. They race up and down the roads without thinking of the hazards they can cause by spooking the horses.

With the increased traffic I feel the development sould be mandated to put safe equestrian trails throughout the development. Along with safe traffic light crossings for equestrians and people. I oppose re-zoning to allow more density then a minimum of 2.5 acre parcels. this is a rural area! LET'S KEEP IT RURAL! More density brings more street lights, therefore, reducing the georgous night sky filled with stars. Why should we have to give up our views? Why should we have to contour our lifestyles around a developer that doesn't even live in the area and doesn't care about the people they will impact?

Sincerely Concerned,

Peggie Rederich

Rural Residents & Friends

310-213-8121

Printed on October 17, 2012 at 6:25 AM

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YAHOO! NOTEPAD

Specific Plan 380

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Rural Residents & Friends

310-213-8121

Printed on October 17, 2012 at 6:25 AM

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Verizon Message Center

Tuesday, Oct 16 at 8:38 AM

From: Cathys Email <Thethreekings@verizon.net>

To: thethreekings@verizon.net

Subject: Council members

Council members

We should have the right to chose the neighborhood in which we live. whether
It be coned living because you do not want outside up keep, an area where good schools are important for your
children gated communities for your safety, senior communities for near by services, country living for open spaces
and nature. the freedom to live where you desire, this is what you work and save for. What does not seem important
to you is very important to us, that is why we CHOSE TO LIVE HERE. why do you think it is ok to remove the right to
live a rural lifestyle?

We value the heritage our country was built upon, we enjoy the freedoms that are slipping away across America,
our children are learning what can't be taught in schools, that land, the sounds of nature, and the beauty of space
are to be cherished. That there are other activities to be enjoyed besides those offered in the city. The equestrian
world is a dream that many city children enjoy because we have open spaces and opportunity with in their reaches,
we have the future farmers of America, and 4 H. Not everyone enjoys the same things, isn't it fair to offer all of those
things in which we have to power to do so. Balanced living, balanced growth, this is the recipe for a city that values
everyone

Sent from my iPad




Verizon Message Center

Wednesday, Oct 17 at 7:31 AM

From: Cathy's Email <Thehreekings@verizon.net>

To: thehreekings@verizon.net

Subject: Council members.

Council members

I was going to speak at a town meeting that would address the change to our environment regarding your new general plan. The problem is that everything will change, the traffic, the safety, the light pollution, the views, the noise, the horse trails. EVERYTHING IN MY WORLD WILL CHANGE BECAUSE OF WHAT YOU ARE DOING. I will no longer be able to wake up and enjoy the views that were created by God and changed by nature. I will no longer be able to hear the sounds of roosters crowing, cows mooing, and horses whinnying, I will no longer be able to smell the fresh cut fields and the piles of hay that are so country. Nor will I see the burrowing owls, hear the cries of wild coyotes. See the nests of red tail hawks, boundless rabbits, squirrels, and yes skunks...see we all live in harmony now us w/ life and nature. But that will come to a screeching halt, when you invade us. And for what, is there any sensible reason that your commercial building has to be on rural land, when just yards away you have all of it. Don't even touch upon.....when is enough enough..... When is it ok in your plans to disregard a community that is fine just the way it is..... We deserve the right to a rural lifestyle, just like you have a choice to live in the city..... No one is asking you to give that up, so why should we.

Cathy King
Rural lifestyle enthusiast

Sent from my iPad

I am a concerned resident who OPPOSES the SP380 project!!!

My rural way of life will be severely impacted if this is approved "as-is". Mr. Diamond has NOT made enough of an effort to really take the concerns of myself and my neighbors into account. There is NOT enough of a buffer zone that might at least provide some sort of comfort between our existing rural community and the proposed commercial changes.

I am not able to attend because of my work schedule. But, please know that I am STRONGLY OPPOSED to this project. I actually am a mega-commuter because I enjoy living rurally. I was lucky enough to move to my present home 20 years ago. I was able to enjoy my son growing up in an open and positive rural community. He has grown into a wonderful young man, now serving in the United States Air Force overseas. He learned to appreciate life and space. I have no doubt that he will raise his family in a similar rural community.

Over the past 20 years I have seen way too many tract homes built that still sit empty. I have seen too many strip malls built that ALSO sit empty. When will there be enough empty houses and mini-malls??? Does everything really need to be covered in cement, black-top, and buildings??? When will it be enough???

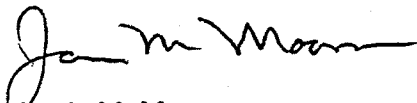
At the last meeting, you said yourself...

If we knew then what we know now – we would do it differently.

So, I am asking you to do it differently. DO NOT approve this proposed change to SP380. Send Mr. Diamond back to the drawing board to REALLY spend some time thinking about the rural lifestyle that he will be making an impact on. Send Mr. Diamond back to actually meet AND take into consideration the rural community.

I do not oppose all growth – just irresponsible growth. This is an irresponsible proposal.

Sincerely,



Jamie M. Moore

Pourroy Road Resident

From: Donna Richards <donnarich1@aol.com>
To: msr@msr.com
Subject: S.P.#380
Date: Mon, Oct 15, 2012 5:46 PM

This is regarding the development near Winchester Rd. and Keller Rd. I do not want this development. I do not want any more traffic in this area. I moved here over 25 years ago and it was a quiet rural area at that time. As the dirt roads were paved, the noise level went up, as evidenced by the traffic and noise level on Scott Road. We have wells with good water at this time. More development scares me as to how clear is the water going to be and are we going to have water. Other areas near us have had problems with their water or the water is not good for drinking. At a hearing for the property next to my property, it was stated that this area was supposed to remain rural-horse property. There is a 35 acre area next to my property that is open area from the Cleveland National Forest to the San Jacinto Mountains for wild life to pass through. We moved here to enjoy the dirt night sides and peace and quiet of rural life. It is getting harder to star gaze because the skies are not dark any more due to so much development in the area. We do not need any more cars on our roads, stores that bring in more traffic or that are standing empty, or more houses to that could destroy our water.

PLEASE KEEP THE AREA R-S. AND KEEP OUR HILLS.

Thank you, Donna Richards --a property owner near Leon and Scott Rd.