

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

2078



FROM: TLMA – Planning Department

SUBMITTAL DATE:
November 5, 2014

SUBJECT: SPECIFIC PLAN NO. 382, GENERAL PLAN AMENDMENT NO. 1113, GENERAL PLAN AMENDMENT NO. 1013, GENERAL PLAN AMENDMENT NO. 1014, and CHANGE OF ZONE NO. 7775 – Intent to Certify an EIR- Applicant: Regent Properties - Engineer/Rep.: Webb – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM), Community Development: Medium Density Residential (CD:MDR) – Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 342.3 gross acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture- 10 Acre Minimum (A-1-10), Light Agriculture- 5 Acre Minimum (A-1-5) and Rural Residential (RR) – **REQUEST:** The Specific Plan proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre. The General Plan Amendments propose foundation changes to two parts of the Specific Plan and inter-foundational changes from the existing designations to Specific Plan Land Use designations. Additionally, the Zone Change proposes a Specific Plan ordinance and will formalize the boundary of the Specific Plan [REDACTED]

Departmental Concurrence

RECOMMENDED MOTION: The Planning Commission and Staff Recommend that the Board of Supervisors:

Juan C. Perez
TLMA Director/ Interim Planning Director

JCP:ms

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:
For Fiscal Year:

C.E.O. RECOMMENDATION: APPROVE
BY:
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: November 25, 2014
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

16-4

- A-30
- Positions Added
- 4/5 Vote
- Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Specific Plan No. 382, General Plan Amendment's No. 1113, 1013, and 1014, and Change of
Zone No. 7775.**

DATE: November 5, 2014

PAGE: Page 2 of 3

DENY GENERAL PLAN AMENDMENT NO. 1013 AND GENERAL PLAN AMENDMENT NO. 1014 as initiated by the Board of Supervisors; but,

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 531, which has been completed in compliance with the State CEQA Guidelines and based on the findings and conclusions in EIR No. 531, pending final adoption of a Resolution for EIR No. 531 and Specific Plan No. 382; and,

TENTATIVELY APPROVE SPECIFIC PLAN NO. 382, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1013, amending the General Plan Foundation Component of the project area from Rural to Open Space and to change the Land Use Designation of the project area from Rural Mountainous (R:RM)(10 Acre Minimum Lot Size) to a Specific Plan land use designation of Open Space- Conservation Habitat (OS:CH) and Open Space- Conservation (OS:C), removing the project area from the North Skinner Policy Area and updating Table 3 "Adopted Specific Plans in the Southwest Area Plan" of the Southwest Area Plan of the General Plan, pending final adoption of a Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1014, amending the General Plan Foundation Component of the project area from Rural to Community Development and amending the Land Use Designation of the subject site from Rural Mountainous (R: RM)(10 acre minimum lot size) to a Specific Plan land use designation of Low Density Residential (LDR)(1/2 Acre Minimum Lot Size), Medium Density Residential (CD:MDR)(2-5 Dwelling Units Per Acre), Open Space- Conservation Habitat (OS:CH) and Open Space- Recreation/Basin (OS:R), and removing the project area from the North Skinner Policy Area and updating Table 3 "Adopted Specific Plans in the Southwest Area Plan" of the Southwest Area Plan of the General Plan, pending final adoption of a Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1113, amending the Land Use Designation from Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to a Specific Plan land use designation of High Density Residential (CD:HDR), Medium High Density Residential (CD:MHDR), Open Space-Recreation (OS:R), Open Space- Conservation Habitat (OS:CH), and Open Space-Conservation (OS:C), and updating Table 3 "Adopted Specific Plans in the Southwest Area Plan" of the Southwest Area Plan of the General Plan, pending final adoption of a Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7775 amending the zoning classification of the project site from Residential Agricultural-2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture-5 acre minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP), pending the adoption of the Zoning Ordinance by the Board of Supervisors.

BACKGROUND:

The project was before the Planning Commission on November 5th and received a 5-0 vote to recommend approval to the Board. The Planning Commission requested some edits to the conditions of approval, those are attached for review.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Specific Plan No. 382, General Plan Amendment's No. 1113, 1013, and 1014, and Change of
Zone No. 7775.**

DATE: November 5, 2014

PAGE: Page 3 of 3

The **SPECIFIC PLAN NO. 382 (Belle Terre)** proposes a 342.3 acre residential community development located northwest of Bachelor Mountain in the French Valley area of Riverside County. The specific plan proposes a total of 1,282 residential dwellings of varying density on a total of 170 acres. Residential density for the proposed project will range from 0.5 to 14 units per acre with an average of 3.7 dwelling units per acre.

GENERAL PLAN AMENDMENT NO. 1113 (Northwest Belle Terre) proposes to implement a portion of the Belle Terre Specific Plan and change the land use designation from Community Development-Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to the Specific Plan land use designation of Community Development-High Density Residential (CD:HDR), Community Development-Medium High Density Residential (CD:MHDR), Open Space-Recreation (OS:R), and Open Space-Conservation (OS:C).

GENERAL PLAN AMENDMENT NO. 1013 (Northeast Belle Terre) proposes a foundation level Land Use Change from Rural to Open Space and to amend the Land Use Designation of the subject site from Rural-Rural Mountainous (R:RM) (10 Acre Minimum Lot Size) to Specific Plan land use designation of Open Space- Conservation Habitat (OS:CH), Open Space- Recreation (OS-R) and Open Space Conservation (OS:C) and removal from the North Skinner Policy Area.

GENERAL PLAN AMENDMENT NO. 1014 (Southeast Belle Terre) proposes a foundation level change from Rural to Community Development and to amend the Land Use Designation of the subject site from Rural Mountainous (R:RM) (10 acre minimum lot size) to Specific Plan land use designation of Community Development-Low Density Residential (CD: LDR) (1/2 Acre Minimum Lot Size), Medium Density Residential (2-5 Dwelling Units Per Acre) (CD: MDR), Open Space- Recreation/Basin (OS:R), Open Space- Conservation Habitat (OS:CH) and removal from the North Skinner Policy Area.

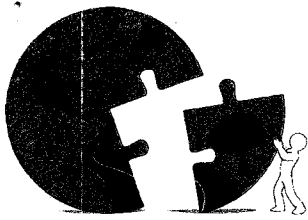
CHANGE OF ZONE NO. 7775 proposes to change the zoning from Residential Agricultural-2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture-5 acre minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP).

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS (if needed, in this order):

- A. **Planning Commission Minutes**
- B. **Planning Commission Memo**
- C. **Planning Commission Condition of Approval changes requested at the hearing**
- D. **Planning Commission Staff Report**



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

*Check's Copy
for the Record*

MEMO

To: Board of Supervisors

From: Matt Straite, project planner

Date: November 25, 2014

RE: ADDITIONAL INFORMATION FOR AGENDA ITEM 16.4 FOR THE NOVEMBER 25th BOARD OF SUPERVISORS MEETING

Additional Information

The following additional letters has been received since the staff report was published.

Neutral to the project:

- Valley Wide Recreation and Parks District Dated November 19, 2014
 - All issues raised in the letter have been addressed in the conditions of approval or the Specific Requirements. The Specific Plan is fully consistent with concerns raised in the letter.

Opposed to the project:

- Endangered Habitats League Dated November 22, 2014
 - The letter explains that this project is requesting additional housing without any kind of absorption study. The findings explain that this project is helping the County meet the General Plan goal of additional housing. The letter also explains that there is no address of the regions growing job-housing imbalance. There are a number of vacant light industrial and commercial parcels in the area where additional jobs are possible based on market demand. A specific jobs-housing analysis is typically done for larger projects, but the department does not require such a study for all Specific Plans. Jobs Housing balance is not a CEQA issue. Lastly, the letter discusses the MSHCP consistency. The project has been through review by the Environmental Programs Division of Planning and complied with all aspects of the MSHCP.

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

11.25.14
16-4



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

**BOARD OF
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John Eragg
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Steve Simpson
Director

Dean Wetter
General Manager

November 19, 2014

Kecia Harper-Ihem
4080 Lemon Street, 1st Floor
P.O. Box 1147
Riverside, CA 92502-1147

RE: BELLE TERRE SPECIFIC PLAN

Dear Ms. Harper-Ihem:

Valley-Wide Recreation and Park District has reviewed the development packet for the above referenced projects and has the following comments:

1. The project is required to annex into the French Valley Landscape Maintenance District.
2. Park requirements are five (5) acres of active parkland for every 1,000 population. This development would be required to provide approximately 20 acres of active park land.
3. All noted open space areas that are not providing active park amenities will not be counted towards park land credit.
4. Before development occurs on any of the properties affected by this project, the developer or property representative shall meet with Valley-Wide to discuss Valley-Wide's standards and specifications.
5. In lieu of paying park fees, the developer must build the park or parks to Valley-Wide standards and specifications.

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

Sincerely,

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

Cc: Matt Straite via email at MStraite@rctlma.org

District Office • 901 West Esplanade Avenue • San Jacinto, CA 92582 • (951) 654-1505 • Fax (951) 654-5279
Menifee Office • 30627 Menifee Road • Menifee, CA 92584 • (951) 672-6744 • Fax (951) 672-6740
Valle Vista Community Center • 43935 Acacia Avenue • Hemet, CA 92544 • (951) 927-6673 • Fax (951) 927-0793
Winchester Community Center • 32665 Haddock Street • Winchester, CA 92596 • (951) 926-5917 • Fax (951) 926-5918
Rancho Bella Vista Community Center • 31757 Browning Street • Murrieta, CA 92563 • (951) 894-1468 • Fax (951) 894-1470
Marion V. Ashley Community Center • 25625 Briggs Road • Menifee, CA 92585 • (951) 928-2700 • Fax (951) 928-2727

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



November 22, 2014

Riverside County Board of Supervisors
County of Riverside
4080 Lemon St., 5th Floor
Riverside, CA 92501

**RE: Item 16-2, GPA 945D; Item 16-3, GPA 925; Item 16-4 GPAs 1013, 1014, 1113
(November 25, 2014)**

Dear Chair and Board Members:

The Endangered Habitats League (EHL) appreciates the opportunity to submit written testimony.

GPA 945D

With the modification of this proposal and the apparent addressing of staff's initial concerns, EHL now has no position.

GPA 925 - OPPOSITION

This 203-acre proposal is part of a complex of parcels that now form a Rural Separator. Urban conversion is being recommended despite the absence of an absorption study showing that any additional urban land is actually needed. At its heart, this proposal is piecemeal parcel-by-parcel sprawl, without even the veneer of a community focused specific plan. It is wholly automobile dependent and bereft of merit from a "smart growth" perspective. Because the property is within the sphere of influence of the City of Murrieta, any urbanization should occur via orderly annexation. The potential exclusion of some parcels makes the flaws all the more egregious.

The proposed General Plan findings for the project are either bogus or simply disheartening. Regarding consistency with the Riverside County Vision, the staff report states, "The General Plan envisioned the area as rural." By definition then, conversion from the Rural Foundation to the Community Foundation is inconsistent with the rural vision. One half-acre lots constitute *suburban* development.

The second finding regards new circumstances. How the preservation of nearby open space justifies the creation of development is unclear. And the approval of another piecemeal development project nearby (SP 380) might just as well justify the creation of a strong boundary for the remaining rural separator via denial this request. If the justification for new development is simply "sprawl begets sprawl" then Riverside County has not improved its planning at all over the past decades.

EHL appreciates the inclusion in the hearing packet of the MSHCP HANS documentation as well as the setting aside of land during project design for Criteria Cell compliance. We understand that site-specific surveys will be undertaken at later stages of project review, as allowed by County Resolution 2013-111. The applicant and any future owners or developers should understand that changes in project design may be necessary upon completion of these various surveys in order to comply with the MSHCP.

GPA's 1013, 1014, 1113 - *OPPOSITION*

This highly complex, indeed virtually impenetrable, series of GPAs represents the continued conversion of the French Valley to suburban sprawl absent a documented need for additional housing capacity in the General Plan. There is no attempt to address the region's underlying jobs-housing imbalance or the presentation of alternatives to ever-worsening traffic gridlock. These Foundation changes are justified on the basis of self-perpetuating trends. EHL notes staff's original 2010 assessment of the merits of the proposal:

"The surrounding area remains rural in character which is in keeping with the General Plan's vision for the area. Furthermore, the proposal's incompatibility with General Plan policies, the existing land use pattern, MSHCP and fire issues may create internal inconsistencies amongst the elements of the General Plan."

We note that the staff report now promises MSHCP consistency through a set aside of habitat (although no HANS JPR is supplied). However, such consistency could also be attained by clustering of development and/or density transfer using the baseline zoning.

Yours truly,



Dan Silver
Executive Director



VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

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November 19, 2014

Kecia Harper-Ihem
4080 Lemon Street, 1st Floor
P.O. Box 1147
Riverside, CA 92502-1147

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5. In lieu of paying park fees, the developer must build the park or parks to Valley-Wide standards and specifications.

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

Sincerely,

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

Cc: Matt Straite via email at MStraite@rctlma.org

11-25-14

11-2-14 2014-11-12 5090

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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: SP 382 GPA 1113 etc ZC 7775 /

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, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; 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:

11/15/2014

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

Date: November 15, 2014
At: Riverside, California



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

Ad Number: 0009990363-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, GENERAL PLAN AMENDMENTS AND A CHANGE OF ZONE IN THE 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, November 25, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Regent Properties - Webb on **Specific Plan No. 382**, which proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre; **General Plan Amendments No. 1113, 1013, and 1014**, which propose foundation changes to two parts of the Specific Plan and inter-foundational changes from the existing designations to Specific Plan Land Use Designations; and **Change of Zone No. 7775**, which proposes a Specific Plan ordinance and formalize the boundary of the Specific Plan, or such other zones as the Board may find appropriate ("the project"). The project is located westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal in the Rancho California Zoning Area - 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. 531**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT 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: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 12, 2014

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

11/15

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, GENERAL PLAN AMENDMENTS AND A CHANGE OF ZONE IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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Dated: November 12, 2014

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

16-4 eg 11/25/14

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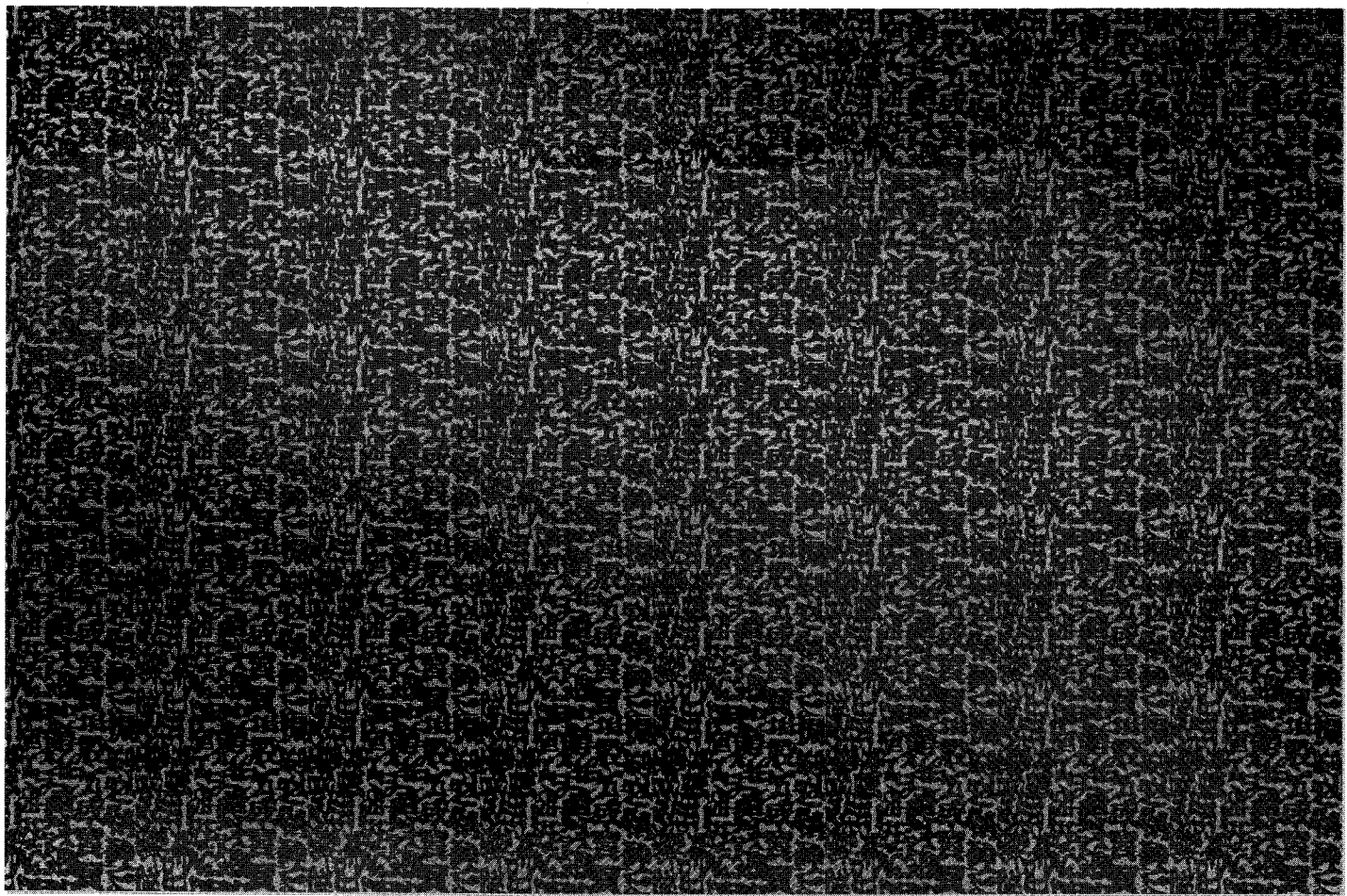
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 12, 2014

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

16-4 of 11/25/14

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CLERK OF RIVERSIDE COUNTY

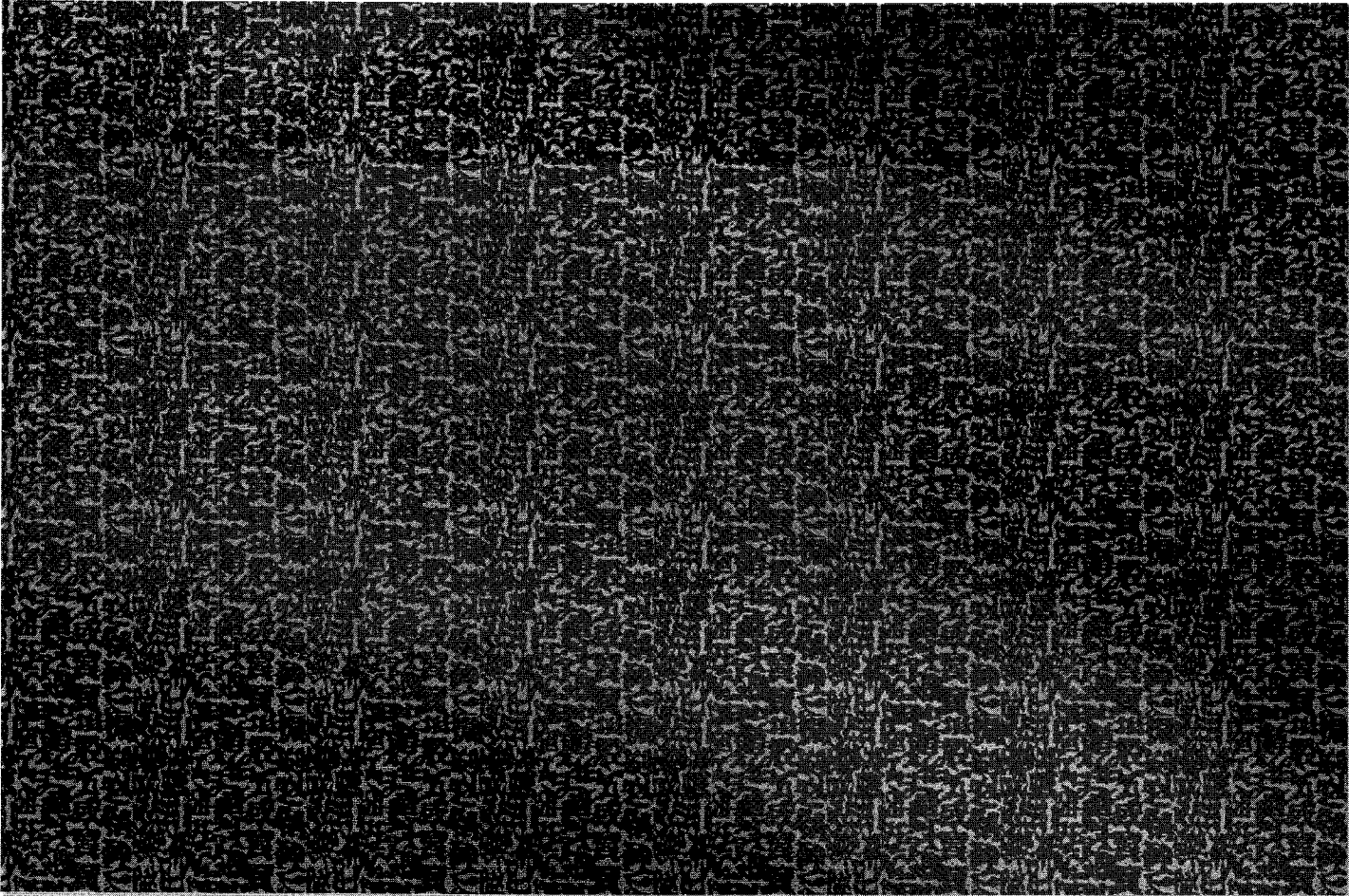
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KYLE J BRONSON
34264 COVENTRY LN
WINCHESTER, CA 92596

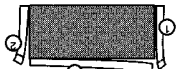
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PUBLIC HEARING NOTICE

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



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, GENERAL PLAN AMENDMENTS AND A CHANGE OF ZONE IN THE 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, November 25, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Regent Properties - Webb on **Specific Plan No. 382**, which proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre; **General Plan Amendments No. 1113, 1013, and 1014**, which propose foundation changes to two parts of the Specific Plan and inter-foundational changes from the existing designations to Specific Plan Land Use Designations; and **Change of Zone No. 7775**, which proposes a Specific Plan ordinance and formalize the boundary of the Specific Plan, or such other zones as the Board may find appropriate ("the project"). The project is located westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

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Dated: November 12, 2014

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

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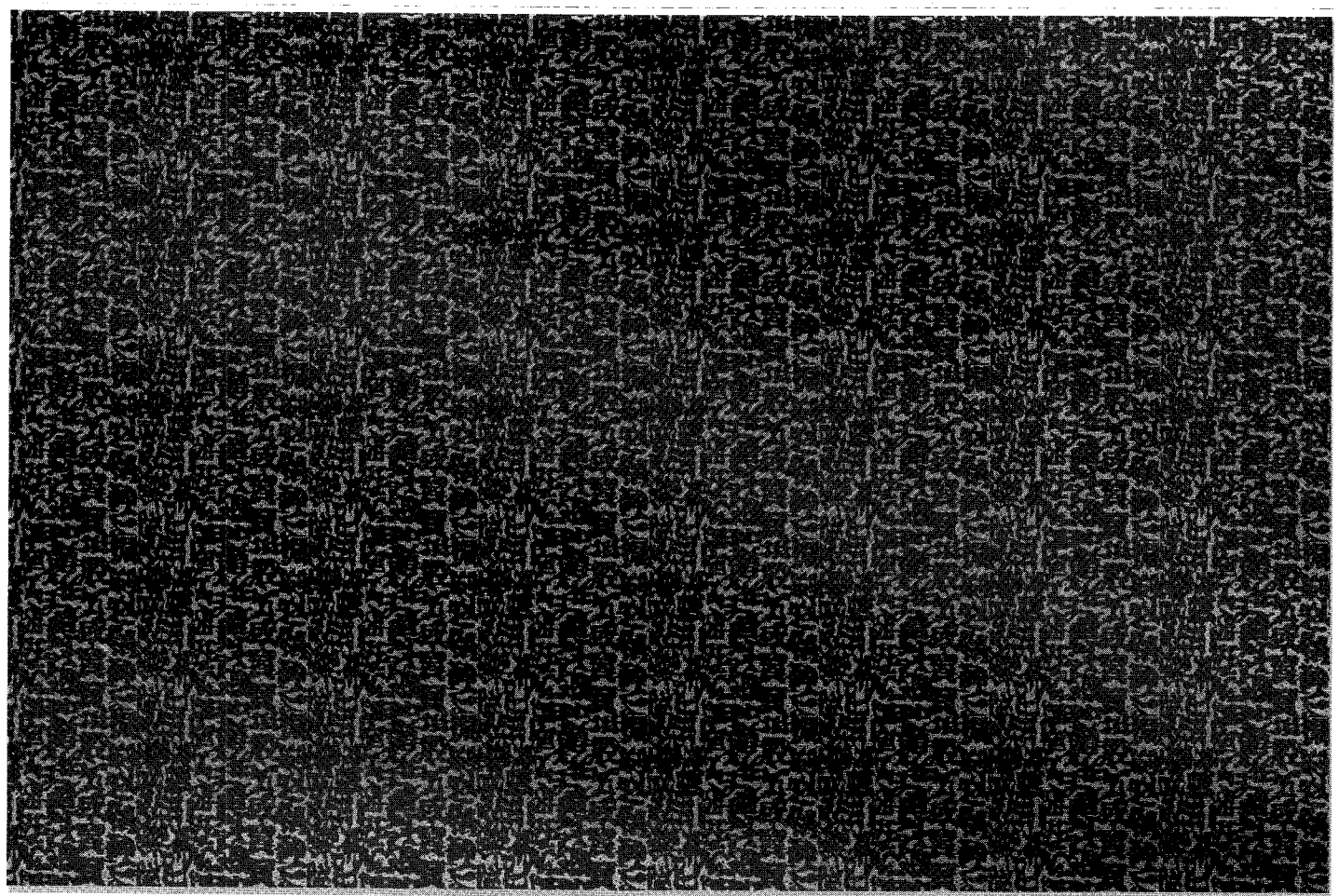
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CLERK / CLERK OF SUPERVISORS

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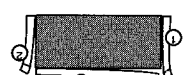
Temecula Towns Association
41934 Main Street
PO Box 435
Temecula, CA 92590

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Dated: November 12, 2014

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

16-4 of 11/25/14

CLERK OF RIVERSIDE COUNTY
CLERK / ESCLAS OF SUPERVISORS

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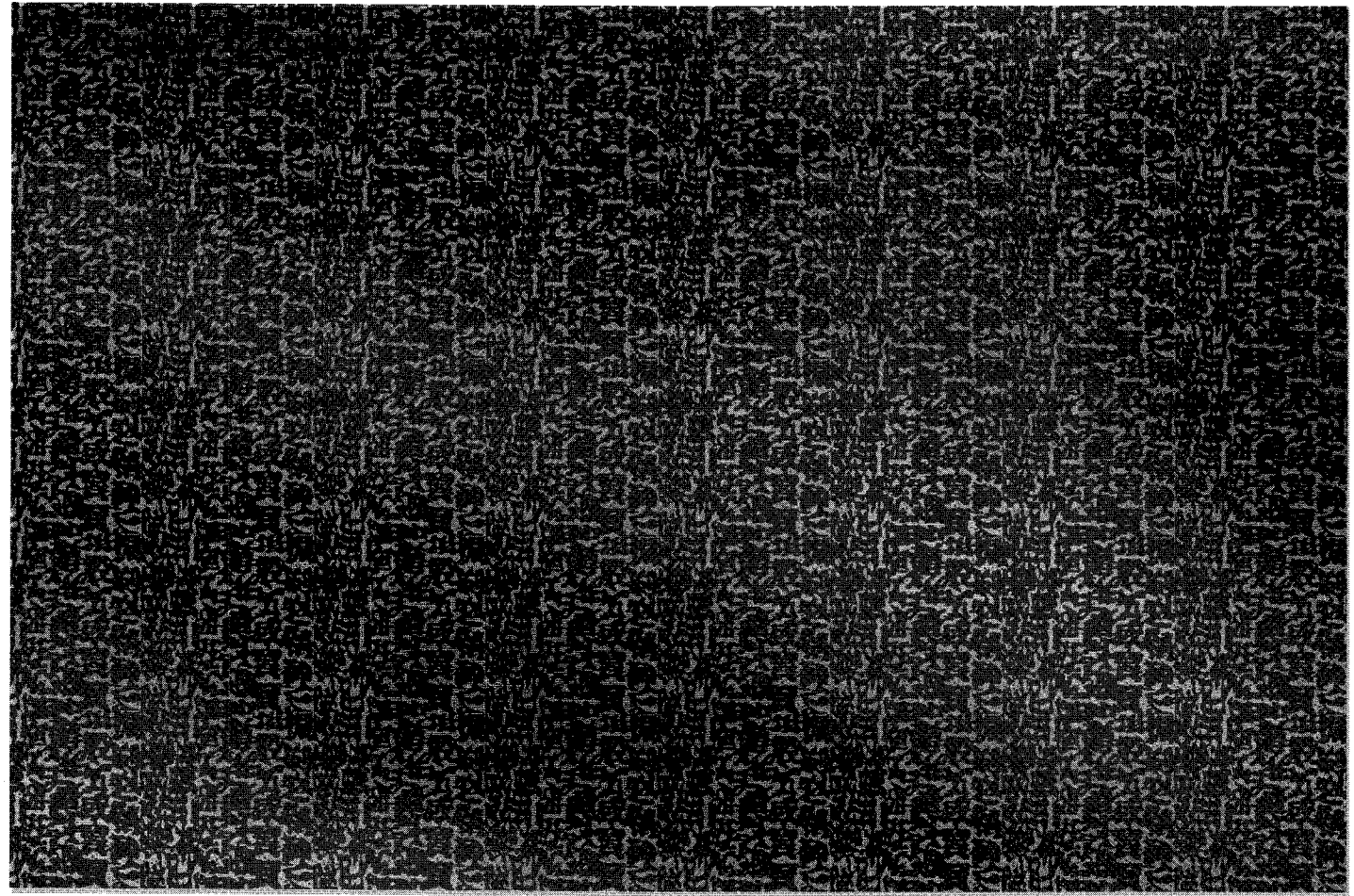
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Citizen Advisory Committee
Attn: Thomas Huntington
41877 Enterprise Circle N, Suite 100
Temecula, CA 92590

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

16-4 of 11/25/14

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92502@1147
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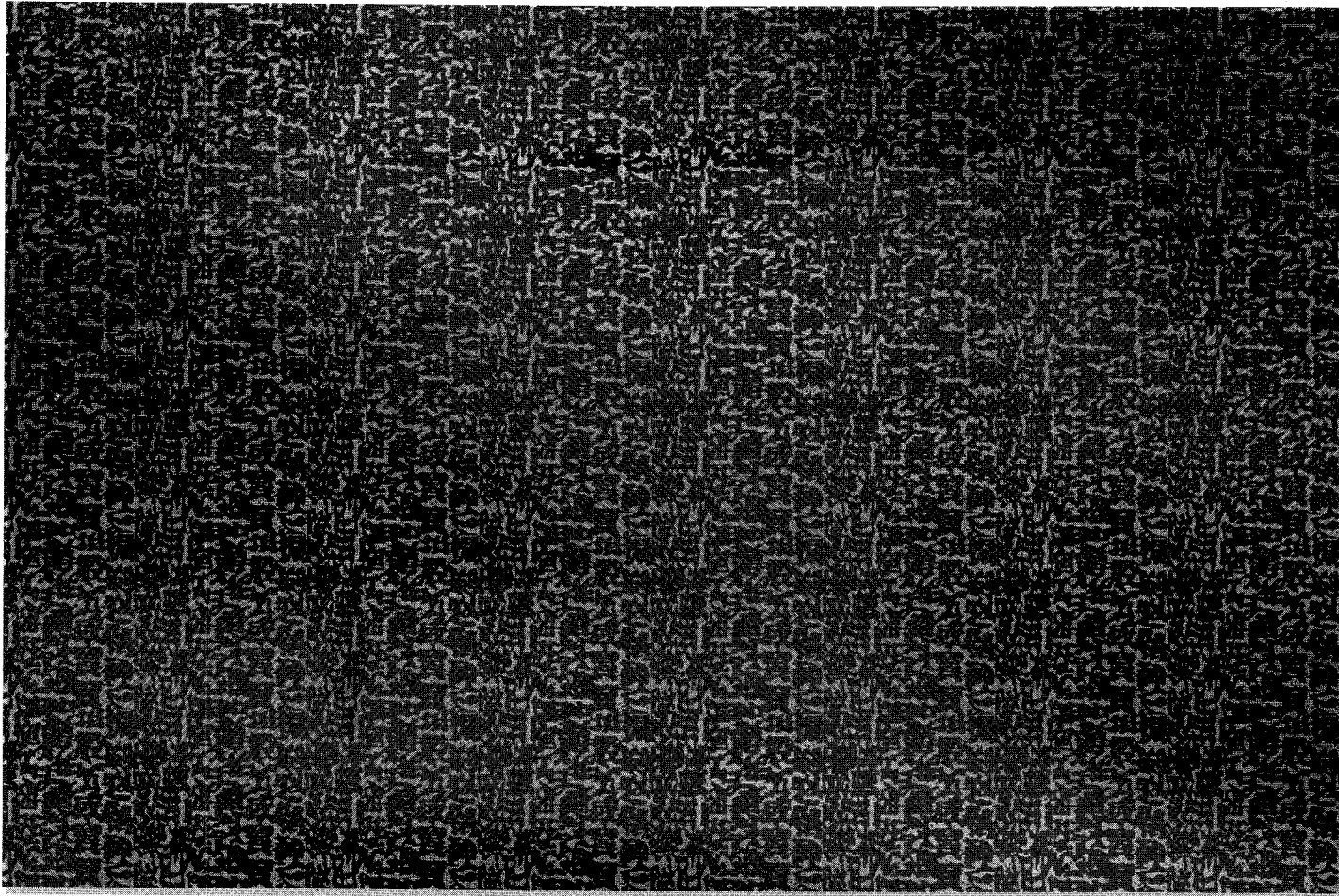
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GREGORY JOHN SCHLINDWEIN
16582 GOTHARD ST STE D
HUNTINGTON BEACH, CA. 92647

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Riverside, CA 92502-1147



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Dated: November 12, 2014

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

16-4 of 11/25/14

PROVIDED RIVERSIDE COUNTY
LEGISLATIVE BOARD OF SUPERVISORS

2014 DEC -1 PM 1:23

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

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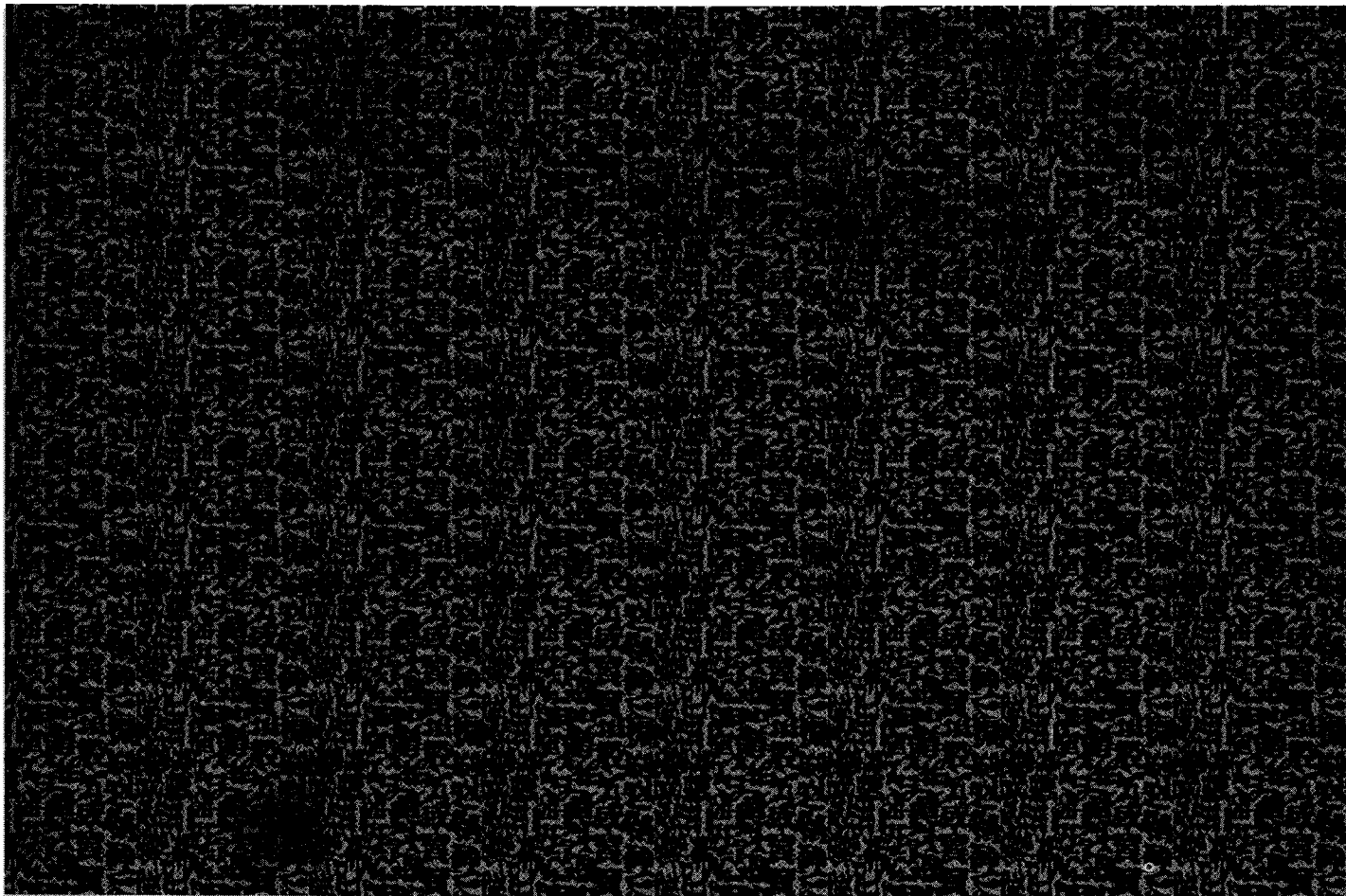
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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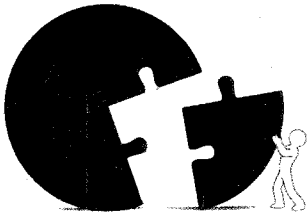
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

DATE: November 5, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: SPECIFIC PLAN NO.382, GENERAL PLAN AMENDMENT NO.1113, GENERAL PLAN AMENDMENT NO.1013, GENERAL PLAN AMENDMENT NO.1014, and CHANGE OF ZONE NO.7775
(Charge your time to these case numbers)

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

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

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

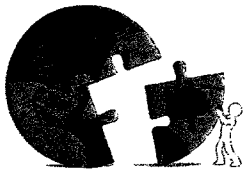
Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

THIS ITEM SHOULD BE ON THE NOVEMBER 25TH AGENDA

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DATE NOVEMBER 5, 2014**

I. AGENDA ITEM 4.3

SPECIFIC PLAN NO. 382, GENERAL PLAN AMENDMENT NO. 1113, GENERAL PLAN AMENDMENT NO. 1013, GENERAL PLAN AMENDMENT NO. 1014, and CHANGE OF ZONE NO. 7775 – Intent to Certify an EIR- Applicant: Regent Properties - Engineer/Rep.: Webb – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM), Community Development: Medium Density Residential (CD:MDR) – Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 342.3 gross acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture - 5 Acre Minimum (A-1-5) and Rural Residential (RR). (Legislative)

II. PROJECT DESCRIPTION:

The Specific Plan proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre. The proposal also includes 45.2 percent open space, which includes 20.6 acres of parks and trails, and 128.1 acres of conservation areas. There are three General Plan Amendments that were filed at different times for other projects. The three combine to create the Specific Plan area and propose to change the Land Use Designations of the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) and Rural: Rural Mountainous (R:RM) to Low Density Residential (LDR)(0.5-2 Dwelling Units Per Acre), Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per acre), Open Space Recreation (OS-R), Open Space Conservation (OS-C) and High Density Residential (HDR)(8-14 Dwelling Units Per Acre) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Change of Zone proposes to change the zoning from Residential-Agricultural-2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture- 5 Acre Minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

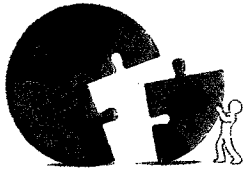
Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

Spoke in favor of the proposed project:

- Daniel Gryczman, Applicant

No one spoke in a neutral position or in opposition.

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.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DATE NOVEMBER 5, 2014**

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comment: Closed

Motion by Commissioner Petty, 2nd by Commissioner Sloman

A vote of 4-0 (Commissioner Valdivia was absent)

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2014-009; and,

PLANNING COMMISSION MAKES THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

DENY GENERAL PLAN AMENDMENT NO. 1013 AND GENERAL PLAN AMENDMENT NO. 1014 as initiated by the Board of Supervisors; but

TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 531, pending final adoption of a Resolution for EIR531 and SP382; and,

TENTATIVE APPROVAL of SPECIFIC PLAN NO. 382; and,

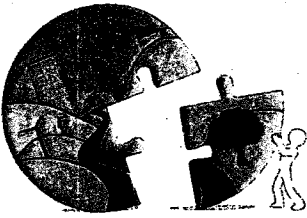
TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1013; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1014; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1113); and,

TENTATIVE APPROVAL OF CHANGE OF ZONE NO. 7775, subject to modifications to the Conditions of Approval made at hearing.

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MEMO

Date: November 4, 2014

To: Planning Commission

From: Matt Straite, project planner

**RE: ADDITIONAL INFORMATION FOR AGENDA ITEM 4.3 SP382 FOR NOVEMBER 5, 2014
PLANNING COMMISSION**

Additional Letters:

MET dated November 3, 2014

The attached letter indicated that the project would require easements and other discretionary actions by MET. It is acknowledged on page III-38 in Section III (Project Description) of the Draft EIR that the Project would require other discretionary approvals for other municipal agencies in addition to those specifically listed.

"In addition to the discretionary approvals listed above, the Project Applicant will request additional approvals and permits from the other municipal agencies for project construction activities including, but not limited to the following: demolition, excavation, shoring, grading, foundation development, building construction, and tenant improvements."

The County and Project Applicant acknowledge that the improvements noted in Metropolitan's letter would require discretionary approval from the municipal agency.

All environmental impacts associated with these improvements have been addressed in the Draft EIR. Metropolitan is referred to the heading "Off-Site Impacts" in each subsection in Section IV of the Draft EIR. Here Metropolitan will find the discussion of these impacts. Because the environmental impacts associated with these improvements have already been addressed and accounted for in the EIR prepared for the Belle Terre Specific Plan, no additional CEQA review is required for Metropolitan's approval of these improvements.

Mr. Hewett dated October 31, 2014

The attached letter argued that there is a shortage of water and the addition of new homes will exacerbate the condition. The EIR addressed the water supply in Section IV, as did the State required Water Supply Assessment found in Appendix IV.P. No changes are required to the CEQA to address this concern.

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

The Hemet Unified School District dated October 30, 2014

The attached letter restates that the school district for the project site is planned to change. This information was outlined in the Staff Report and the EIR in Section IV.

R. Croy dated 11-3-14

The attached email from Rick Croy representing the Rural Residents and Friends objects to the project. The email argues that there is no urgency to remove the rural property; however the rural areas are staying generally rural, in fact most are going to open space. The email also sites a concern with the notification radius used to provide hearing notice. The notice was sent to properties within 600 feet from the project, as required by Ordinance. Next, the letter argues that many projects are being removed from policy areas with little regard for the policy areas. Staff is supporting the removal of the project from the policy area because the project is bringing together several properties that together provide a better project for the area. Separated, the land plan could not capitalize on the many properties. Additionally, based on the MSHCP conservation patters, conserved land and terrain, the areas to the south of the proposed project do not fit the description of the policy area which indicates that the minimum lot size should be 10 acres due to terrain. The southern portion of the project site is flat and surrounded by conserved land. The northern portion of the project proposed for removal from the policy area is remaining in open space. While this area does fit the description of the policy area, staff is supporting the removal because it will be preserved and a minimum lot size does not pertain.

Additional/Corrections to the Findings:

Staff has drafted the following additional findings to support the Foundation Component Amendment for GPA 1013 from Rural to Open Space:

a. The foundation change from Rural to Open Space is based on substantial evidence that new conditions or circumstances 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 foundation change from Rural to Open Space, a more protective designation, would reflect the corresponding designations in the Specific Plan. These include Open Space – Conservation (OS-C), Open Space – Conservation Habitat (OC-CH), and Open Space – Recreation (OS-R). These designations are intended to preserve the area as an open space conservation area. Conservation achieves MSHCP goals for each of the Criteria Cells within which the site is located.

Changes necessary to achieve MSHCP compliance are considered new information because while the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) had been adopted by the County as of the adoption of the General Plan, it had not received approval by other jurisdictions and the wildlife agencies. (Southwest Area Plan, p. 57) Since the adoption of the General Plan, the MSHCP has received full approval, further solidifying its status as the controlling habitat conservation plan. The current proposal to preserve this Northeastern Site as open space will help the County achieve its MSHCP conservation goals, and is, therefore, a new circumstance that warrants adoption of GPA 1013.

The Project is consistent with the Vision for Riverside County. In particular, the foundation amendment is consistent with the Natural Environment Vision, which states: "We value the unusually rich and diverse natural environment with which we are blessed and are committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment." (General Plan, p. V-6). The amendment from Rural to Open Space will help maintain open space for recreation and habitat purposes. The amendment to a more protective designation would not conflict with other Vision statements.

Chapter IV.K of the Draft EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be consistent with the applicable General Plan goals and policies and would not create an internal inconsistency.

b. A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, General Planning Principles set forth in General Plan Appendix B, or Foundation Component.

As discussed above, the amendment from Rural to Open Space, a more protective designation, is necessary to reflect the corresponding designations in the Specific Plan. These include Open Space – Conservation (OS- C), Open Space – Conservation Habitat (OC-CH), and Open Space – Recreation (OS-R). The current proposal would amend the Foundation Component amendment to the planned open space conservation area and achieve MSHCP goals.

c. A Foundation Component change is necessary to facilitate implementation of open space designations arising from the adopted MSHCP programs that could not be accomplished by a lesser change in the General Plan.

As discussed above, the Foundation Component amendment achieves MSHCP goals. Draft EIR pages IV.E-64 through IV.E-73 demonstrate the Project's consistency with, and furtherance, of the MSHCP goals. A lesser amendment would not be as protective as the proposed change from Rural to Open Space.

On finding 16 from the staff report, the following edits are being proposed-

1. Pursuant to CEQA Guidelines 15162, †The Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Most potentially significant effects have been adequately analyzed in the Environmental Impact Report (531) pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in the Draft EIR and Final EIR:

Additional Conditions of Approval:

Attached are Transportation and Flood Control conditions of approval that were not completed at the time the staff report was prepared.

Recommended Modification to the Conditions of Approval:

Planning Staff is recommending the following changes (in ~~strikeout~~) to the conditions of approval:

30.EPD.4 and 5, 30.Planning.1, 12, 14, 41, 42 are duplicates as they were also mitigation measures that were added as conditions and should be deleted.

30.Planning.29, 35 were revised to update planning area numbers that were revised just before the hearing. The Planning Areas that were labels with an OS were revised to be simply planning area numbers instead, for ease of use with the Zoning Ordinance.

30.Planning.28 F&G Clearance

Prior to the approval of any implementing project within planning area 2, 3, 4, 5, 6, 7, 18 OS-4, OS-749, and OS-816E of 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 Wildlife notification pursuant to Sections ~~4604/4603~~1602 of the California Fish and Game-Wildlife Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (~~Sections 1604/1603 Permit Section 1602~~ Agreement) 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.43 contained an error referencing the incorrect archeological record number.

30.EPD.12 SP-Permanent Fence Plan

Prior to the issuance of any grading permits, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map shall be permanently fenced for protection as permanent MSHCP conservation areas. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated conservation areas. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the MSHCP conservation area, and whether changes to the proposed fencing and signage plan are required. Notwithstanding the foregoing, fencing shall not be required around the boundary of the Northeast parcel.

30.EPD.13 SP-Permanent Fence Plan

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

30.Planning.65 SP-MM-K-1

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

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

100.Planning.1 SP-PA 5 Plans Required

The public park in Planning Area 5 shall be constructed concurrently with development in Planning Area 4 7. More specifically, prior to the issuance of the 58th 4st-occupancy permit for within Planning Area 7 4.

100.Planning.3 SP-PA5 Plans Required

PRIOR TO THE ISSUANCE OF THE 1st occupancy permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the French Valley Recreation and Parks District [County Service Area No. ___] or other entity set forth in the Planning Department's condition entitled "SP - Common Area

¹ As a side note, the intention of the EIR was to have a Transportation condition of approval added that would outline several possible ways to comply with the Highway 79 Policy. This is why the Mitigation Measure makes reference to a condition of approval. However, the detailed text and tables intended to be the condition of approval were too complicated to add as a condition. As a result, the "Highway 79 Condition", which outlines all the ways to potentially comply, will be added to the Specific Plan as Appendix C. This footnote will not be added to Condition 30.Planning.65.

Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District {County Service Area No. ___} or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.Planning.4 SP-PA 8 Plans Construction

The public park and trail in Planning Area 8 shall be constructed concurrently with development in Planning Area 9 10 and 11. More specifically, prior to the issuance of the 93rd occupancy permit for Planning Area 9 10 and 11.

100.Planning.5 SP-PA8 Plans Required

PRIOR TO THE ISSUANCE OF THE 1st occupancy permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the French Valley Recreation and Parks District {County Service Area No. ___} or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District {County Service Area No. ___} or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.Planning.6 SP-PA 15 Park/ Detention

The public park/detention basin in Planning Area 15 shall be constructed concurrently with development in Planning Area 13 and 14. More specifically, the public park shall be constructed prior to the issuance of the 60th occupancy permit for either Planning Area 13 or 14.

100.Planning.7 SP-PA15/ Detention Plan

PRIOR TO THE ISSUANCE OF THE 1st occupancy permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the French Valley Recreation and Parks District {County Service Area No. ___} or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District {County Service Area No. ___} or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping.

The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

Staff also recommends the addition of the following conditions which are mitigation measures added in the Final EIR:

30.Planning.XX MM D-20

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 final inspection, the County Building and Safety Department shall ensure that electric or propane outlets are provided for barbecues in residential areas.

30.Planning.XX MM D-21

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 final inspection, the County Planning Department shall ensure that that the Project's Homeowner's Association enforces the use of electric lawn mowers and leaf blowers.

10.Planning.XX MM D-22

The Project shall incorporate light-colored paving and roofing materials.

Updated Zoning Ordinance:

A revised version of the Zoning Ordinance is attached with minor edits shown in red line strikeout.

Updated PC Resolution:

A revised version of the Planning Commission Resolution is attached.



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office

November 3, 2014

Via Electronic and Express Mail

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

Dear Mr. Straite:

Notice of Public Hearing and
Intent to Certify Environmental Impact Report No. 531 for Specific Plan No. 382,
General Plan Amendment Nos. 1113, 1013, 1014, and Change of Zone No. 7775

The Metropolitan Water District of Southern California (Metropolitan) reviewed the Notice of Public Hearing and Intent to Certify Environmental Impact Report No. 531 for Specific Plan 382, General Plan Amendment Nos. 1113, 1013, 1014, and Change of Zone No. 7775, also known as the Belle Terre Project. The proposed project is located along a portion of Metropolitan's San Diego Canal. This letter contains Metropolitan's comments to the proposed project as an affected responsible public agency.

We previously provided correspondence in response to the applicant's request for information regarding the proposed use of Metropolitan's bridges over the San Diego Canal and on the Notice of Scoping Session, in 2008 and 2012, respectively (copies attached). Initially the project proposed using Metropolitan's San Diego Canal bridges as roadways to access the northeast and southeast portions of the proposed development; however, the project now proposes utilizing Metropolitan's canal siphons to access these portions of the development. The proposed roadway crossings are identified in the Final Environmental Impact Report (FEIR) as the Southern Access Route and the Rebecca Street Improvements. The project also proposes to install 12-inch water lines in both roads and an 8-inch sewer main within the Southern Access Route. Although the project proposes access and construction activities on Metropolitan's fee property, the FEIR does not identify Metropolitan as a responsible or discretionary approval granting agency. Metropolitan will need to rely on the FEIR to evaluate the applicant's request for a public roadway easement and we respectfully request that Metropolitan's discretionary approvals be addressed in the FEIR.

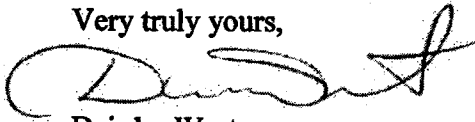
Our previous letters stated that the project's use of Metropolitan's fee property to cross the canal would require a public road easement, and requested prints of detailed street improvement plans and that the road crossings include fencing or other suitable barriers agreeable to Metropolitan to prevent unauthorized entry into our property. The project should also include measures to prevent construction-related dust and other material from entering the canal. When ready to

Mr. Matt Straite
Page 2
November 3, 2014

proceed, the applicant will need to submit detailed improvement plans including but not limited to street, grading, sewer, water, and other utilities for our review and written approval as they relate to Metropolitan's facilities and rights-of-way. For additional information regarding these matters please contact Kieran Callanan at (213) 217-7474.

We appreciate the opportunity to provide input to your planning process and look forward to future coordination with you on this project. For further assistance, please contact Alex Marks at (213) 217-7629.

Very truly yours,



Deirdre West
Manager, Environmental Planning Team

AM/am

(J:\Environmental-Planning & Compliance\COMPLETED JOBS\October 2014\Job No. 20141044MIS\Belle Terre RC EIR No 531

Enclosure: MWD 2008 and 2012 correspondence



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office

**MWD San Diego Canal
Sta. 958+50 and Sta. 970+85 to 989+75
Substr. Job No. 2038-08-001**

August 29, 2008

**Mr. Matt Simonetti
Hall & Foreman Inc.
Suite 200
Three Better World Circle
Temecula, CA 92590**

Dear Mr. Simonetti:

MWD San Diego Canal Road Crossings – Fields Drive Area

Thank you for your e-mailed transmittal dated July 3, 2008, requesting as-built information on the two existing roadway crossings over our San Diego Canal near Fields Drive, in the county of Riverside.

In a telephone conversation with you on August 18, 2008, you indicated a proposal to use the existing Fields Drive roadway crossing (approximate San Diego Canal Stations 975+85 to 989+50) and the bridge crossing northwest of Fields Drive (approximate Station 958+50), to accommodate the proposed development on the east side of our San Diego Canal fee property right-of-way in this area.

The existing pre-stressed concrete bridge that crosses the San Diego Canal at Station 958+50 northwest of Fields Drive was installed to accommodate the occasional farmyard vehicle crossing and for Metropolitan's access. Unfortunately, this 20-foot-wide bridge crossing was designed only for AASHTO H-10 loading, with a maximum

Mr. Matt Simonetti
Page 2
August 29, 2008

weight of 16,000 pounds on an axle or axle group. It was not designed to be used as a public roadway and its use as such would not be permitted by Metropolitan.

Our San Diego Canal siphons (between our Stations 975+00 and 989+58) located under the road crossing at Fields Drive are adequate for AASHTO H-20 loading, provided the cover over our siphons is between 4 feet and 10 feet.

Enclosed for your information and use are prints of our Drawings B-71291, B-71292, B-71318, B-71346 through B-71348, and B-71351, and Right of Way Maps 141-1 (Sheet 4 of 5) and SDA-C-9 (Sheets 1 through 4 of 4).

In order to use the Fields Drive crossing within Metropolitan's fee property, you will need to submit a request for a public road easement to our Property Management Team for consideration since there is no dedicated public right-of-way at this location. Please contact Curtis Baynes of this team, telephone (213) 217-6208, regarding this matter.

For any further correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number located in the upper right-hand corner of this letter. Should you require additional information, please contact Francisco Flores at (213) 217-6679.

Very truly yours,



Kieran M. Callanan, P.E.
Manager, Substructures Team

FF/ly
DOC 2038-08-001

Enclosures (12)

Mr. Matt Simonetti
Page 3
August 29, 2008

bcc: F. Flores
M. Lopez
D. K. Potter/G. L. Michael
Substructures Book
Substructures Files

w/plans

g
ff
SMW



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office

December 17, 2012

Via Electronic and Regular Mail

Mr. Matt Straite
Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Straite:

Notice of Scoping Session regarding
Environmental Impact Report No. 531 for Specific Plan No. 382,
General Plan Amendment Nos. 113, 1013, 1014, and Change of Zone No. 7775

The Metropolitan Water District of Southern California (Metropolitan) has reviewed the notice for this proposal. The Riverside County Planning Department (Riverside County) is acting as the Lead Agency under the California Environmental Quality Act and is holding a scoping session to identify and resolve concerns of agencies and other interested entities with regard to the proposed project and potential environmental impacts. Riverside County intends to prepare an Environmental Impact Report in the near future in support of the proposed project, and will study possible impacts resulting from: 1) a Specific Plan proposing a residential use development containing residential, commercial, park, and open space uses; 2) a General Plan Amendment proposing to create a Specific Plan with one foundation (Community Development) which will revise the Land Use designations according to the Land Use exhibit in the proposed Specific Plan; 3) a Change of Zone proposing to create a site specific zoning ordinance, and to change the zoning on the site from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½), Light Agriculture – 10 Acre Minimum (A-1-10) to Specific Plan.

The proposed project is located along the length of Metropolitan's San Diego Canal within Riverside County, as identified in the Land Use Plan map submitted to us with the scoping session notification.

This letter contains Metropolitan's comments to the proposed project as a potentially affected public agency.

Mr. Straite
Page 2
December 17, 2012

Correspondence regarding the potential use of existing crossings across our San Diego Canal in the vicinity of Fields Drive was exchanged in a letter dated August 29, 2008 from Metropolitan's Substructures Team, which is being attached for inclusion in your project files. Of particular note in this correspondence is the fact that Metropolitan's existing bridge structure, which crosses our canal north west of Fields Drive, is not adequate for use as a public road crossing. Although this bridge crossing is no longer being considered as part of this development, a similar crossing of one of Metropolitan's existing bridges for Belle Terre Drive, which is located southwest of Fields Drive, is now proposed. This bridge is also not adequate for use as a public road crossing.

We request that prints of detailed street improvement plans for Fields Drive and the proposed bridge for Belle Terre Drive crossings, as proposed within our property and over our San Diego Canal, be submitted for review by our Substructures Team, when available. In addition, we request that all new public road crossings include upgraded fencing on both sides of the proposed road crossings of our San Diego Canal and Siphons to be a minimum 6-foot-high chain link with barbed wire, or other suitable barrier agreeable to Metropolitan, in order to prevent unauthorized entry into our property as a result of the new public roads and housing development.

No encumbrances on Metropolitan property, with the exception of public road crossings, will be permitted. For example, Metropolitan property shall not be included within fuel modification areas.

Please continue to keep Metropolitan informed of ongoing developments. We appreciate the opportunity to provide input to your planning process and look forward to receiving future documentation on this project. For further assistance, please contact Miss Connie Yee at (213) 217-5657.

Very truly yours,



for
Deirdre West
Manager, Environmental Planning Team

CY/cy

(J:\Environmental-Planning & Compliance\COMPLETED JOBS\December 2012\Job No. 2012112802)

Enclosure: MWD San Diego Canal Road Crossings – Fields Drive Area letter, August 29, 2008

October 31, 2014

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

Subject: General plan No. 382, General Plan Amendment No. 1113, General Plan Amendment No. 1013, General Plan Amendment No. 1014, Change of Zone No. 7775

Dear Mr. Straite,

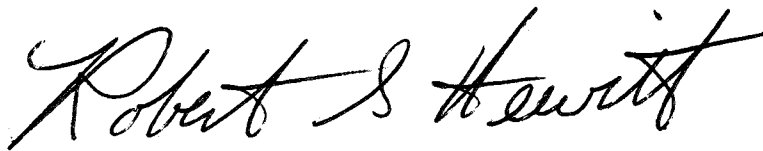
One would hope that when the County Planning Commission and the Board of Supervisors are reviewing this EIR, they would, above all else, insert a little common sense in their decisions. This development proposes to construct 1,282 homes on land that currently uses no water from any source. We are now in what the Association of California Water Agencies consider "a drought of epic proportions". The Governor of California declared a drought state of emergency on January 17th. The State announced on January 31st that the State Water Project would likely deliver zero water to customers in 2014. 2013 was the driest year on record, and 2014 is the third consecutive year of this severe drought. The drought of 2014 will surpass the record 1977 drought since State water reserves are already below the 1977 levels. The Farm Bureau predicts that 500,000 acre of farmland will go fallow this year due to lack of water. The current trend for hot, dry weather is breaking all records. NOAA predicts that this hot, dry condition will continue into the foreseeable future.

Yet here we are planning on approving this new development and the significant water demands that will accompany a development of this size. I question the water company's determination that they can supply the required amounts of water for this development and many others that are being proposed. All the local water districts are requiring mandatory water conservation measures of some level, with additional, more severe reductions in the next few months.

So how many more restrictions will be placed on the existing water users to accommodate this large development? How many additional acres of local irrigated farmland will have to be idled when this and other large developments are approved and built? Does the County have a crystal ball that is telling them when, if ever, these drought conditions will end?

This is not the time to approve large developments, especially on land that currently has no water requirements at the present time. There may come a time when water supply conditions will improve, but now is not the time to make a bad situation worse.

Sincerely,

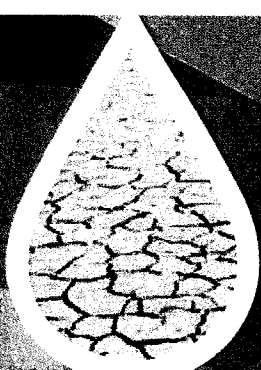
A handwritten signature in cursive script that reads "Robert S. Hewitt". The signature is written in black ink and is positioned above the typed name.

Robert S. Hewitt
42913 Johnston Ave.
Hemet, Ca. 92544



Association
of California
Water Agencies

www.acwa.com



FEBRUARY 2014

2014 DROUGHT

Unprecedented Conditions Put California in Uncharted Territory

By nearly any measure, California is in a drought of epic proportions. Reservoirs are at near-record lows, the Sierra snowpack is meager, and water managers throughout the state are bracing for a water year like no other.

A taste of wet weather brought modest relief to some areas in early February, but the state's drought worries are far from over. Experts say it would take extraordinary precipitation through the rest of the winter to restore California to normal conditions this year.

Local, state and federal water officials are taking a broad suite of actions to combat drought and assist areas in greatest need. Local water agencies are ramping up calls for water conservation, with mandatory restrictions on water use now in place in many areas.

Statewide Emergency Declared

Gov. Jerry Brown declared a drought state of emergency Jan. 17 and directed state agencies to take all necessary actions to prepare for drought conditions. The governor also called on all Californians to voluntarily cut water use by 20%, and directed them to Save Our Water (www.saveourh2o.org) — a partnership between the Association of California Water Agencies and the California Department of Water Resources — for tips on how to conserve.

Unprecedented Actions

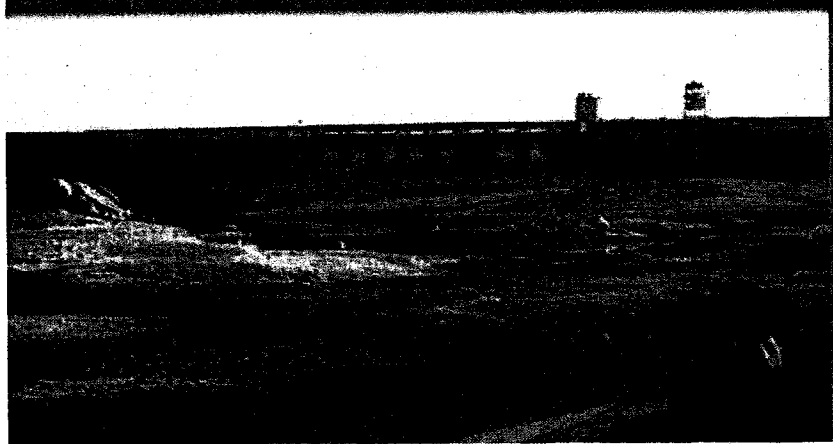
If conditions are unprecedented, so, too, are the responses. Here is a recap of extraordinary actions in recent weeks:

- State officials announced Jan. 31 that the State Water Project would likely deliver zero water to customers in 2014. For the first time in history, the 25 million

Californians and 750,000 acres of farmland that rely on the SWP face the prospect of getting no water from the project this year.

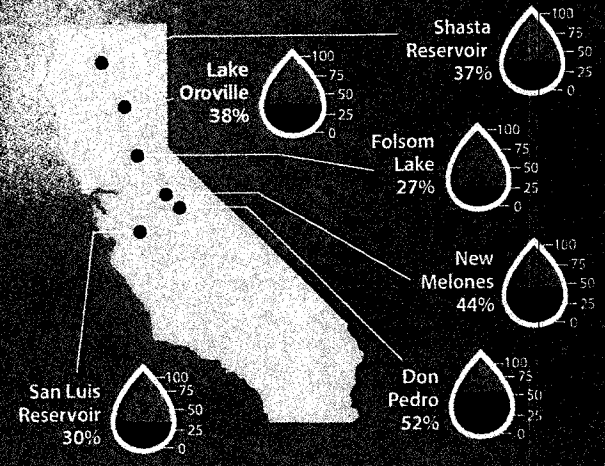
- The State Water Resources Control Board approved an urgency petition to relax water quality and flow requirements in the Sacramento-San Joaquin Delta. It also issued curtailment notices to some water rights holders along the Sacramento and San Joaquin Rivers to reduce diversions.
- Some rivers and streams have been closed to fishing.
- CALFIRE has hired an additional 250 firefighters to battle an unprecedented increase in wildfires.
- President Obama called Gov. Brown on Jan 29 to pledge federal support and assistance, and followed up with a visit to the drought-stricken Fresno area on Feb. 14.

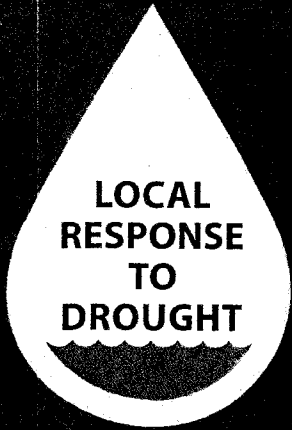
Folsom Lake, a key reservoir on the American River and source of supply for several communities in the Sacramento region, has been at critically low levels. Though a band of storms provided some badly needed inflow in early February, the reservoir remains near record lows for this time of year. Reservoirs across much of the state are likewise suffering with this year's dry conditions.



CURRENT WATER CONDITIONS

As of February 11, 2014, percentage of total capacity at major California reservoirs





Local water agencies throughout California are uniting in response to the governor's call for conservation, working to spread the word to customers on ways to save water. Mandatory water restrictions have been adopted in cities such as Sacramento, Willits, Santa Cruz, Folsom, Visalia and Modesto. Scores of water agencies and communities have called for voluntary conservation.

Water agencies prepare for dry times by putting drought contingency plans in place and also by diversifying their portfolio of water supply sources. But even the best laid plans can be overwhelmed by Mother Nature.

How Does This Drought Compare to 1977?

The drought of 1977 is etched in many Californians' minds as the most severe drought in modern state history. But the drought of 2014 is shaping up to be worse. Several of the state's critical reservoirs — Folsom, Lake Oroville, and San Luis — are at lower levels for this time of year than they were in 1977, even with the rains of early February. And the state's depleted reservoirs must serve a population that has more than doubled from 18 million in 1977 to 38 million today.

Just How Bad is it?

2014 is California's third consecutive year of critically dry weather. 2013 was the driest year on record and the launch of 2014 saw the longest stretch of winter with no rain ever recorded. And while this clearly is a statewide drought, some regions are hit especially hard. Communities in the Sacramento region that rely directly on depleted Folsom Lake are bracing for potentially dire conditions later this year. At least five counties — Mendocino, Santa Barbara, San Joaquin, Tulare and Tuolumne — have declared local drought emergencies.

Meanwhile, the California Department of Public Health has stepped up assistance to several communities and drinking water systems that could face severe water shortages in the next 60 to 100 days. And the dry conditions have heightened the state's wildfire risk. Forest fires in January of this year were up nearly tenfold over the same time period in 2013.

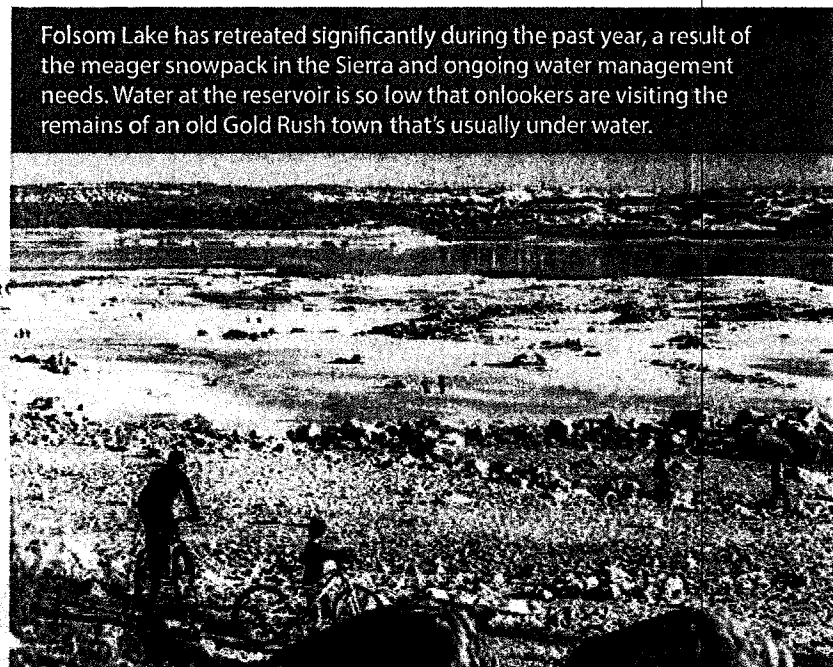
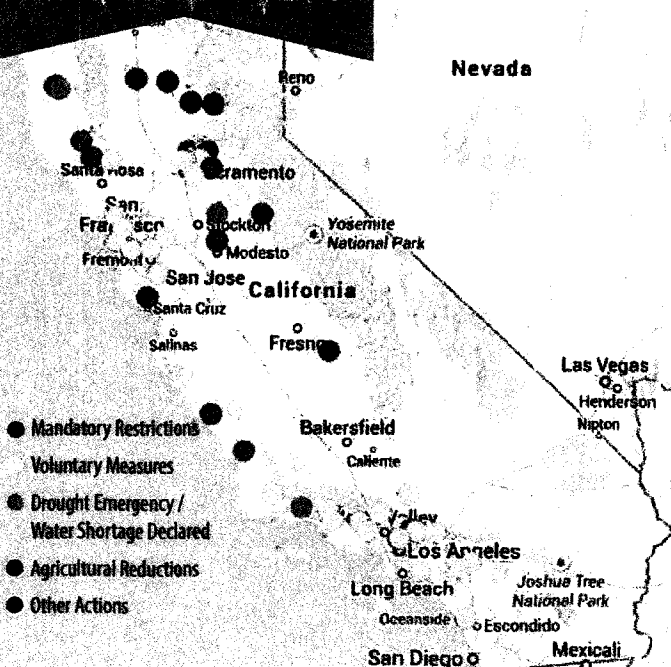
Agriculture is suffering too. The California Farm Bureau expects 500,000 acres of agricultural land to go fallow this year because of lack of water. That will result in an estimated \$2.8 billion impact on California's economy.

Investments Pay Off; More Needed

Investments made in some parts of the state in water recycling, additional storage, conveyance, water run-off capture and integrated regional water management plans have positioned some agencies to better weather the drought. California needs a statewide water plan that incorporates many of these elements to bolster its water system, making it more resilient during periods of drought. ACWA supports Gov. Brown's California Water Action Plan, which contains many of these elements and is similar to ACWA's own plan — the Statewide Water Action Plan. More at www.acwa.com.

Educating the Public

Save Our Water, a partnership between ACWA and the California Department of Water Resources, is reaching out to consumers with tips on how to conserve. Resources available at www.saveourh2o.org.



Folsom Lake has retreated significantly during the past year, a result of the meager snowpack in the Sierra and ongoing water management needs. Water at the reservoir is so low that onlookers are visiting the remains of an old Gold Rush town that's usually under water.

"California is now exceptionally vulnerable to water shortages if precipitation continues to be low," said Werner. "The situation is unlikely to change even if we get an average precipitation year. It will take significantly above-average amounts of precipitation to refill reservoirs and recharge groundwater in the state."

NOAA forecasters did add that other outcomes are possible, but "less likely."

U.S. Drought Monitor California

October 14, 2014
(Released Thursday, Oct. 16, 2014)
Valid 8 a.m. EDT



Drought Conditions (Percent Area)

	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	0.00	100.00	100.00	95.04	81.92	58.41
Last Week 10/7/2014	0.00	100.00	100.00	95.04	81.92	58.41
3 Months Ago 7/15/2014	0.00	100.00	100.00	100.00	81.85	36.49
Start of Calendar Year 1/1/2014	2.61	97.39	94.25	87.53	27.59	0.00
Start of Water Year 8/1/2013	0.00	100.00	100.00	95.04	81.92	58.41
One Year Ago 10/15/2013	2.65	97.35	95.95	84.12	11.36	0.00

Intensity:

- D0 Abnormally Dry
- D1 Moderate Drought
- D2 Severe Drought
- D3 Extreme Drought
- D4 Exceptional Drought

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. See accompanying text summary for forecast statements.

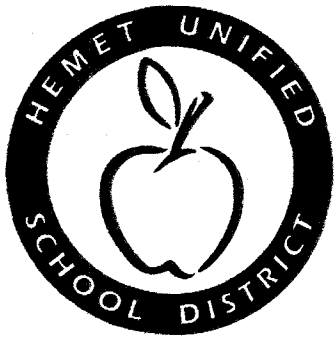
Author:
Mark Svoboda
National Drought Mitigation Center



<http://droughtmonitor.unl.edu/>

[drought \(/rtaglist?tag=drought\)](#)

[\(/about/bios/ed-joyce/\)](#)



Dr. Barry L. Kayrell
Superintendent

Dr. LaFaye Platter
Deputy Superintendent

Dr. David Horton
Assistant Superintendent

Vince Christakos
Assistant Superintendent

**Professional Development
Service Center**

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

**Professional Development
Academy**

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

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Governing Board

Paul Bakkom
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Marilyn Forst
Vic Scavarda
James Smith
Ross Valenzuela
Joe Wojcik



October 30, 2014

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

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

Dear Mr. Straite,

Hemet Unified School District (HUSD) is in receipt of the Notice of Public Hearing for the above-referenced project, referred to as Belle Terre (Project). The Project is located east of Washington Street and south of Keller Road. In terms of residential development, the Project proposes a 342.3 acre residential community consisting of 1,282 dwelling units with densities ranging from 0.5 to 14 units per acre, with an overall density of 3.7 units per acre. The proposal also includes open space, park and conservation areas.

Currently, the northwestern and northeastern portions of the Project are in HUSD. The southeastern portion is in Temecula Valley Unified School District (TVUSD). On October 23, 2014, the County Committee on School District Organization approved a territory transfer, known as the French Valley Reorganization Area (FVRA), from HUSD to TVUSD. The FVRA encompasses the entire area of the Project. The effective date of the transfer will most likely be July 1, 2015. After that date the entire Project will be under the jurisdiction of TVUSD.

Until July 1, 2015 please send all correspondence for the Project to both school districts. After July 1, 2015, all correspondence can be sent to TVUSD. If you have any questions, please contact me at (951) 765-5100 x5465 or jbridwell@hemetusd.k12.ca.us.

Sincerely,

Jesse Bridwell
Facilities Planner

Cc: Jane Dixon, Director of Facilities, TVUSD (via email)

From: rick_croy
To: Straitte, Matt; Stark, Mary
Subject: Re Item 4.3 [Nov. 5] Belle Terre -SP 382, GPA" s 1013,1014,1113, EIR 531 Opposition Letter
Date: Monday, November 03, 2014 4:06:29 PM

Honorable Chair and Commission Members;

Rural Residents and Friends would like to strenuously object to this GPA on several grounds.

First, there seems to be no definable and "urgent" reason to remove even more Rural landscape from this well established Rural area. The staff report from 2010 recognized this fact.

Also, included in the Staff report is the notification boundary in which very few rural property owners east of the project will be notified and allowed input. Once again, even at 600 feet, proper notification seems woefully inadequate to gage community opinion here.

We also are observing a disturbing trend to simply remove GPA's and other development projects from long established "policy areas" for no other reason than to promote urbanization. This trend, which may be "business friendly" is certainly antithetical to the General Plan which calls for a "variety of housing and lifestyle choices" in Riverside County.

Lastly, Traffic, Traffic, Traffic.....

The staff report in "ISSUES OF POTENTIAL CONCERN" on page 4 identifies fatal LOS impacts and Cal Trans Facilities. Amazingly, staff recognizes not only that "implementation of mitigation cannot be guaranteed" but that "significant unavoidable impacts" at all local intersections will be created with no one responsible to pay for them.

Add this 1200 PLUS homes to the planned GPA 960 and it's dire predictions of LOS "F" at local intersections and what will be left? We believe it may necessitate an even worse grading system for future residents in Southern Riverside County.

As always, please include our letter into the public record

--

Rick Croy
Rural Residents and Friends
"People for Balanced Growth"

11/04/14
12:00

Riverside County LMS
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SPECIFIC PLAN Case #: SP00382

Parcel: 472-180-001

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT

DRAFT

Specific Plan 382 is a proposal to develop an approximate 342 acres residential community of up to 1282 dwelling units, as well as open space, park and trails, and conservation areas. The site is located in the Rancho California area at the southeast corner of Keller Road and Washington Street. The San Diego Aqueduct meanders within the site along the eastern and southerly portion of the site.

The District has reviewed Specific Plan 382 and the Preliminary Hydrology, Hydraulic Report, dated April 29, 2014 and revisions on October 28, 2014, Water Quality Study for Belle Terre Specific Plan, dated December 4, 2013 and EIR 531, which describes the project as follows:

The central portion of the site is impacted by a natural watercourse with a tributary drainage area of about 4.7 square miles. A floodplain study with hydrologic and hydraulic calculations supporting the limits of this floodplain has been submitted and appears to be adequate. The developer proposes to leave an open space for the watercourse with channelized/fill slopes to direct the limits of the floodplain away from residential lots. The watercourse eventually ties to the District maintained Warm Springs Valley, French Valley Channel (project number 7-0-00205). A portion of Fields Drive is proposed to be built within the 100 year floodplain limit. Side slope protection will be required for those areas with erosive velocities and an adequate maintenance mechanism will need to be provided.

There are approximately 35 acres of offsite storm runoff tributary to the northeastern boundary of the project. The developer proposes to collect the offsite flows into a storm drain in Planning Area 4 and convey the runoff to the District maintained Warm Springs Valley, Field Drive Storm Drain and Lateral A-1 and A-8 (project number 7-0-00217) and ultimately to the French Valley Channel.

Approximately 50 acres of offsite runoff impacts Planning Area 10 and 11 at South Street and drains into basin "B4" located upstream of the aqueduct. The project will need to address how these flows are adequately conveyed through private property from the basin to South Street.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

DRAFT

Approximately 155 acres of onsite and offsite runoff impacts the southern portion of the project (Planning Areas 13-15 and Open Space 9 and 10) and drains westerly to Tract 30837. The drainage plan references the use of a proposed offsite detention basin within Tract 30837, however no basins are included within Tract 30837. The project will need to show, at a minimum, that the developed condition flow rate is mitigated to the existing flow rate, consistent with the current tract 30837 conditions of approval.

Onsite Planning area 9 and 10 existing condition flows northerly and then westerly to the District maintained facility, Warm Springs Valley Stage 3, Wisteria Loop Storm Drain, project number 7-0-00200 (Tract 30069). The current proposal redirects these flows southerly and outlets at the intersection of South Street and Washington Street. The project will need to address how these diverted flows are conveyed through private property to the Wisteria Storm Drain.

The proposed grading shows diversions of tributary area within the onsite watersheds. The District finds the diversions acceptable as long as the increases in area and flow rate are mitigated within the project's proposed basins. A diversion exhibit, K, has been provided, which identifies the diversions. The project's 100 year runoff calculations shall demonstrate that the existing downstream capacity of the District maintained facilities are not exceeded.

The development of this site would increase peak flow rates upon downstream property owners and shall be mitigated. The downstream infrastructure has been designed and constructed based upon existing land use hydrology and thus, does not serve as an adequate outlet. Therefore, this development would adversely affect downstream property owners and infrastructure. Increased runoff basins have been shown on the exhibits which include size and storage volume of the basins. The proposed basins are also intended to address water quality impacts and hydromodification. The basin are proposed to be maintained by HOA or County CFD.

The proposed development of this site would adversely

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) DRAFT

impact water quality. To mitigate for these impacts, a series of basins are shown. Although the proposed features are truly only conceptual at this stage, the applicant's engineer has submitted documentation to the District to demonstrate the general adequacy of the area set aside for water quality basins. It should be noted that each individual development proposal will be required to submit a preliminary project-specific Water Quality Management Plan (WQMP) as part of their development proposal. The WQMP shall address the site specific development proposed and be consistent with applicable regulations in effect at that time.

10.FLOOD RI. 5 SP ADP FEES DRAFT

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

10.FLOOD RI. 6 SP UNIT PHASING DRAFT

If the development occurs in phases, each phase shall be protected from the 1 in 100 year tributary flows. Also, the construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted 100 year tributary flows of this phase shall be required prior to its final map recordation.

10.FLOOD RI. 7 SP INCREASED RUNOFF CRITERIA DRAFT

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval during the improvement plan check stage of the development.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and

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10. GENERAL CONDITIONS

10.FLOOD RI. 7

SP INCREASED RUNOFF CRITERIA (cont.)

DRAFT

outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

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

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

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

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

11/04/14
12:00

Riverside County LMS
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10. GENERAL CONDITIONS

10.FLOOD RI. 7 SP INCREASED RUNOFF CRITERIA (cont.) (cont.) DRAFT

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

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Riverside County LMS
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30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1 SP - SP382/IMPROVEMENTS

RECOMMND

All road improvements within the project boundaries shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval of the Director of Transportation.

30.TRANS. 3 SP - SP382/TS REQUIRED

RECOMMND

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 382.

30.TRANS. 4 SP - SP382/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 α CE, except that Level of Service α DE 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.

I-215 Southbound Ramps (NS) at:
Scott Road (EW)

I-215 Northbound Ramps (NS) at
Scott Road (EW)

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

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

Briggs Road (NS) at:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4 SP - SP382/CONDITIONS (cont.)

RECOMMND

Scott Road (EW)

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

Margarita Road (NS) at:
Murrieta Hot Springs Road (EW)

Winchester Road (SR-79) (NS) at:
Domenigonia Parkway (EW)
Holland Road (EW)
Scott Road (EW)
Keller Road (EW)
Abelia Street (EW)
Pourroy Road (EW)
Skyview Road (EW)
Thompson Road (EW)
Benton Road (EW)
Auld Road (EW)
Hunter Road (EW)
Murrieta Hot Springs Road (EW)
Willows Avenue (EW)
Nicolas Road (EW)
Margarita Road (EW)
Ynez Road (EW)

I-15 Southbound Ramps (NS) at:
Winchester Road (SR-79) (EW)

I-15 Northbound Ramps (NS) at:
Winchester Road (SR-79) (EW)

Calistoga Drive (NS) at:
Murrieta Hot Springs Road (EW)

Pourroy Road-West (NS) at:
Auld Road (EW)

Pourroy Road-East (NS) at:
Auld Road (EW)

Pourroy Road (NS) at:
Murrieta Hot Springs Road (EW)

Washington Street (NS) at:
Keller Road (North Street) (EW)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4

SP - SP382/CONDITIONS (cont.) (cont.)

RECOMMND

Fields Drive (EW)
Autumn Glen Circle (South Street) (EW)
Abelia Street (EW)
Thompson Road (EW)
Benton Road (EW)
Auld 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.

30.TRANS. 5

SP - SP382/INSTALLATION

RECOMMND

The implementing projects of the specific plan shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Winchester Road (SR-79) (NS) at Scott Road (EW) (725 dwelling units) - signal modification

Signals eligible for fee credit if installed in the ultimate location:

Pourroy Road-West (NS) at Auld Road (EW) (360 dwelling units)

Leon Road (NS) at Scott Road (EW) (725 dwelling units)

Washington Street (NS) at Keller Road (EW) (1,282 dwelling units)

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.

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30. PRIOR TO ANY PROJECT APPROVAL

30. TRANS. 6

SP - SP382/GEOMETRICS

RECOMMND

The following intersection improvements shall be provided prior to the issuance of the 360th residential occupancy permit or earlier if determined to be necessary on the basis of a project traffic study:

The intersection of Pourroy Road-West (NS) at Auld Road (EW) shall be signalized and improved to provide the following geometrics:

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

The following intersection improvements shall be provided prior to the issuance of the 725th residential occupancy permit or earlier if determined to be necessary on the basis of a project traffic study:

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, one through lane
Westbound: one left-turn lane, one through lane

The intersection of Winchester Road (SR-79) (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

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

The following intersection improvements shall be provided prior to the issuance of the 1,282nd residential occupancy permit or earlier if determined to be necessary on the basis of a project traffic study:

The intersection of Washington Street (SR-79) (NS) at Keller Road (EW) shall be signalized and improved to provide the following geometrics:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - SP382/GEOMETRICS (cont.)

RECOMMND

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

or as approved by the Transportation Department.

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

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

30.TRANS. 7

SP - SP382/FEE OR CREDIT AGREE

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. 8

SP - SP382/SW RBBB ZONE D

RECOMMND

Prior to approval of an implementing project of the specific plan, the project shall be conditioned to pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District prior to the recordation of the final map, or any phase thereof. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8 SP - SP382/SW RBBB ZONE D (cont.)

RECOMMND

effect at the time of issuance of the permit.

30.TRANS. 9 SP - SP382/WRCOG TUMF

RECOMMND

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

30.TRANS. 10 SP - SP382/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.

30.TRANS. 11 SP - SP382/(EIR MM-01)

RECOMMND

360 DWELLING UNITS

Prior to issuance of a Building Permit No. 360, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF, TUMF and RBBB fees in the amount and at the time specified for each funding program (refer to Table IV.O-17) for the following improvements that are outside the County's jurisdiction:

- Intersection 1: I-215 Southbound Ramps/Scott Road
Construct a second westbound left-turn lane
- Intersection 7: Margarita Road/Murrieta Hot Springs Road
Modify the traffic signal to remove the southbound (west leg) crosswalk
- Intersection 8: SR-79/Domenigoni Parkway
Modify the traffic signal to implement overlap phasing on the northbound right turn lane
Modify the traffic signal to remove the eastbound (south leg) crosswalk
- Intersection 9: SR-79/Holland Road
Install a traffic signal
- Intersection 11: SR-79/Keller Road

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 11

SP - SP382/(EIR MM-01) (cont.)

RECOMMND

- Install a traffic signal
- Construct a northbound left-turn lane
- Construct a southbound left-turn lane
- Intersection 15: SR-79/Thompson Road
 - Construct a second northbound left-turn lane
 - Modify the traffic signal to implement overlap phasing on the eastbound right-turn lane
- Intersection 19: SR-79/Murrieta Hot Spring Road
 - Construct a second southbound left-turn lane
 - Modify the traffic signal to implement overlap phasing on the southbound right-turn lanes
 - Modify the traffic signal to remove the southbound (west leg) crosswalk
- Intersection 21: SR-79/Nicolas Road
 - Modify the traffic signal to implement overlap phasing on the northbound right-turn lane
 - Construct a second southbound left-turn lane
- Intersection 22: SR-79/Margarita Road
 - Construct a southbound right-turn lane
 - Modify the traffic signal to implement overlap phasing on the southbound right turn lane
- Intersection 23: SR-79/Ynez Road
 - Modify the traffic signal to implement overlap phasing on the eastbound right-turn lane
- Intersection 24: SR-79/I-15 Northbound Ramps
 - Construct a southbound free-right-turn lane

30.TRANS. 12

SP - SP382/(EIR MM-02)

RECOMMND

360 DWELLING UNITS

Prior to issuance of Building Permit No. 360, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:

- Intersection 27: Pourroy Road-West/Auld Road
 - Install a traffic signal
- Intersection 33: Washington and Abelia Street
 - Install a traffic signal

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

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30.TRANS. 12 SP - SP382/(EIR MM-02) (cont.)

RECOMMND

subject to reimbursement or fee credit issues by the County.

30.TRANS. 13 SP - SP382/(EIR MM-03)

RECOMMND

725 DWELLING UNITS

Prior to issuance of Building Permit No. 725, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF and RBBB fees (refer to Table IV.0-17) for the following improvements that are outside the County:

- Intersection 6: Leon Road and Scott Road:
 - Install a traffic signal
 - Construct a northbound left turn lane
 - Construct a southbound left turn lane
 - Construct an eastbound left turn lane
 - Construct a westbound left-turn lane
- Intersection 10: SR-79 and Scott Road:
 - Construct a westbound left-turn lane
 - Construct a westbound right-turn lane

30.TRANS. 14 SP - SP382/(EIR MM-04)

RECOMMND

1,282 DWELLING UNITS

Prior to issuance of Building Permit No. 1282, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBB fees (refer to Table IV.0-17) for the following improvement that is outside the County:

- Intersection 10: SR-79/Scott Road
 - Construct an eastbound left-turn lane.

30.TRANS. 15 SP - SP382/(EIR MM-05)

RECOMMND

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

- Intersection 30: Washington Street/Keller Road (North

SPECIFIC PLAN Case #: SP00382

Parcel: 472-180-001

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 15 SP - SP382/(EIR MM-05) (cont.)

RECOMMND

Street):

- Install a traffic signal
- Construct a northbound left-turn lane
- Construct a southbound left-turn lane
- Construct an eastbound left-turn lane
- Construct a westbound left-turn lane and a shared through-right-turn lane

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

30.TRANS. 16 SP - SP382/(EIR MM-06)

RECOMMND

Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBB fees in the amount and at the time specified for each funding program (refer to Table IV.0-17).

For those improvements not covered under one of the funding programs listed above, the project shall pay its fairshare to mitigate cumulative traffic impacts identified in the specific plan EIR.

30.TRANS. 17 SP - LC LANDSCAPE CONCEPT PLAN

RECOMMND

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

Provide two (2) sets of plans on 24" x 36" sheet at 20 scale that includes a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any

11/03/14
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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 10

SPECIFIC PLAN Case #: SP00382

Parcel: 472-180-001

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 17

SP - LC LANDSCAPE CONCEPT PLAN (cont.)

RECOMMND

amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The conceptual landscape plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

The conceptual landscape plan shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect.

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ORDINANCE NO. 348-XXX

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 ~~of~~ Ordinance No. 348 and Official Zoning Map No. 2, as amended, are further amended by placing in effect in the Rancho California area ~~Area~~ the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. XXXX, Change of Zone Case No. 077757775," which map is made part of the ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new ~~section XXX~~ Section 17.121 to read as follows:

Section ~~XXX~~ 17.121 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 382.

a. Planning Areas 1, 3, 4, 6, 7, 9, 10, 11 and 12

(1) The uses permitted in Planning Areas 1, 3, 4, 6, 7, 9, 10, 11 and 12 of ~~specific~~ Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1a (2), (3), (5), (7) and (8); Section 6.1.b. (1), (2), (3), and (5); and Section 6.1.c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall include temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.

(2) The development standards for Planning Areas 1, 3, 4, 6, 7, 9, 10, 11 and 12 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2 b., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced with the following:

A. Lot area shall not be less than three thousand five hundred (3,500) square feet.

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- B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of eighty feet (80').
- C. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
- D. The front yard setback shall not be less than fifteen feet (15'), measured from the street-line. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback.
- E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the street-line.
- F. The rear yard shall ~~not~~ be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.
- G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least ~~one~~ side of the structure has a clear five foot (5') setback. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of ordinance 348.
- H. The maximum lot coverage shall be 65% for single story and 60% for two story.
- I. Where a zero lot line design is utilized, the distance between structures shall be not less than ten feet (10') provided at least one

1 side of the structure has a clear five feet (5') foot-setback at all
2 times.

3 J. The following development standards for clustered residential
4 development shall also apply and, to the extent there is a conflict,
5 shall supersede the above development standards for Planning Areas
6 1, 3, 4, 6, 7, 9, 10, 11 and 12:

- 7 1. Front yards shall be a minimum of ten feet (10') measured from
8 the street-line.
9 2. Side yards on corner and reversed corner lots shall be not less
10 than ten feet (10') from the street-line. There shall be no other
11 side or rear yard set-back requirements.
12 3. The distance between structures in all directions shall be at least
13 40 feet (10').

14 (3) Any use that is not specifically listed in Section 17.121a.(1) set forth above
15 may be considered a permitted or conditionally permitted use provided that the Planning
16 Director finds that the proposed use is substantially the same in character and intensity as
17 those listed in Section 17.121a.(1). Such a use is subject to the permit process which
18 governs the category in which it falls.

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

21 b. Planning Area 2

22 (1) The uses permitted in Planning Area 2 of Specific Plan No. 382 shall be the
23 same as those uses permitted in Article VI- Section 6.1 of Ordinance No. 348, except that
24 the uses permitted pursuant to Section 6.1.a (2), (3), (5), (7) and (8); Section 6.1.b. (1), (2),
25 (3), and (5); and Section 6.1.c.(1) shall not be permitted. In addition, the uses permitted
26 under Section 6.1.a. shall include, ~~multifamily residential dwellings,~~ temporary real estate
27 tract offices located within a subdivision to be used only for and during the original sale of
28

1 the subdivision, but not to exceed a period of five (5) years in any event. ~~Also, and~~ the uses
2 permitted under Section 6.1.b. shall include multiple family dwellings.

3 (2) The development standards for Planning Area 2 of Specific Plan No. 382
4 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
5 348, except that the development standards set forth in Article VI, Section 6.2. b., c., d. and
6 c. (1), (2), (3) and (4) shall be deleted and replaced with the following:

- 7 A. Lot area shall not be less than three thousand (3,000) square feet.
- 8 B. The minimum average width of that portion of a lot to be used as a
9 building site shall be forty feet (40') with a minimum average depth
10 of seventy five feet (75').
- 11 C. The minimum frontage of a lot shall be thirty five feet (35'), except
12 that lots fronting on knuckles or cul-de-sacs may have minimum
13 frontage of thirty feet (30').
- 14 D. The front yard shall be not less than fifteen feet (15'), measured
15 from the street-line. Porches in the front of the structure may
16 encroach five feet (5') into the front yard setback.
- 17 E. Side yards on interior and through lots shall not be less than five feet
18 (5'). Side yards on corner and reversed corner lots shall not be less
19 than ten feet (10') from the street.
- 20 F. The rear yard shall be not less than ten feet (10'), except that
21 garages, balconies, decks and attached patio covers may encroach
22 five feet (5') into the rear yard setback.
- 23 G. Fireplaces, media niches, bay windows, porches, window boxes, and
24 similar architectural features shall be allowed to encroach a
25 maximum of two feet (2') into setbacks. No other structural
26 encroachment shall be permitted in the front, side or rear yard except
27 as provided for in Section 18.19 of Ordinance No. 348.
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1 H. The maximum lot coverage shall be 65% for single story and 60%
2 for two story.

3 I. Where a zero lot line design is utilized, the distance between
4 structures shall be not less than ten feet (10') provided at least one
5 side of the structure has a clear ~~6-footfive feet (5')~~ setback at all
6 times.

7 J. The following development standards for clustered residential
8 development shall apply and, to the extent there is a conflict, shall
9 supersede ~~either the above development~~ standards for Planning Area
10 2:

11 1. Front yards shall be a minimum of ten feet (10') measured
12 from the street line.

13 2. Side yards on corner and reversed corner lots shall not be
14 less than ten feet (10') from the street line ~~of from any~~
15 ~~future street line, whichever is nearer the proposed structure, upon~~
16 ~~which the main building sides.~~ There shall be no other side or
17 rear yard set-back requirements.

18 3. The distance between structures in all directions shall be at
19 least ~~40~~ ten feet (10').

20 (3) Any use that is not specifically listed in Section 17.121b.(1) set forth above
21 may be considered a permitted or conditionally permitted use provided that the Planning
22 Director finds that the proposed use is substantially the same in character and intensity as
23 those listed in Section 17.121b.(1). Such a use is subject to the permit process which
24 governs the category in which it falls.

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

27 c. Planning Areas 5, 8 and 15

1 (1) The uses permitted in Planning Areas 5, 8 and 15 of Specific Plan No. 382
2 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of Ordinance No.
3 348, except that the uses permitted pursuant to Section 8.100.a.(1), (8) and (9) ~~and~~;
4 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, the permitted uses
5 under Section 8.100.a. shall also include public parks, public playgrounds, dog parks, trails
6 and hiking areas.

7 (2) The development standards for Planning Areas 5, 8 and 15 of Specific Plan
8 No. 382 shall be the same as those standards identified in Article VIII.e., Section 8.101 of
9 Ordinance No. 348.

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

12 d. Planning Area 13

13 (1) The uses permitted in Planning Area 13 of Specific Plan No. 382 shall be
14 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
15 that the uses permitted pursuant to Section 6.1.a (2), (3), (5), (7) and (8); Section 6.1.b. (1),
16 (2), (3), and (5); and Section 6.1.c. (1) shall not be permitted. In addition, the uses
17 permitted under Section 6.1.a shall include temporary real estate tract offices located
18 within a subdivision to be used only for and during the original sale of the subdivision, but
19 not to exceed a period of five (5) years in any event.

20 (2) The development standards for Planning Area 13 of Specific Plan No. 382
21 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
22 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and
23 c. (1), (2), (3) and (4) shall be deleted and replaced with the following:

24 A. Lot ~~areas~~ shall not be less than five thousand five hundred (5,500)
25 square feet.

- 1 B. The minimum average width of that portion of a lot to be used as a
2 building site shall be fifty five feet (55') with a minimum average
3 depth of one hundred feet (100').
- 4 C. The minimum frontage of a lot shall be fifty feet (50'), except
5 that lots fronting on knuckles or cul-de-sacs may have a minimum
6 frontage of thirty five feet (35').
- 7 D. The front yard shall be not less than fifteen feet (15'), measured from
8 the street-line. Porches in the front of the structure and "side-
9 in" garages may encroach five feet (5') into the front yard setback.
- 10 E. Side yards on interior and through lots shall be not less than five feet
11 (5'). Side yards on corner and reversed corner lots shall be not less
12 than ten feet (10') from the street-line.
- 13 F. The rear yard shall not be less than fifteen feet (15'), except that
14 garages, balconies, decks, and attached patio covers may encroach
15 five feet (5') into the rear yard setback.
- 16 G. Fireplaces, media niches, bay windows, porches, window boxes, and
17 similar architectural features shall be allowed to encroach a
18 maximum of two feet (2') into setbacks. No other structural
19 encroachment shall be permitted in the front, side or rear yard except
20 as provided for in Section 18.19 of Ordinance No. 348.
- 21 H. The maximum lot coverage shall be 65% for single story and 60%
22 for two story.

23 (3) Any use that is not specifically listed in Section 17.121d.(1) set forth above
24 may be considered a permitted or conditionally permitted use provided that the Planning
25 Director finds that the proposed use is substantially the same in character and intensity as
26 those listed in Section 17.121d.(1). Such a use is subject to the permit process which
27 governs the category in which it falls.

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1 (3)(4) Except as provided above, all other zoning requirements shall be the same
2 as those requirements identified in Article VI of Ordinance No. 348.

3 e. Planning Area 14

4 (1) The uses permitted in Planning Area 14 of Specific Plan No. 382 shall be
5 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
6 that the uses permitted pursuant to Section 6.1.a. (2), (3), (5), (7) and (8); Section 6.1.b.
7 (1), (2), (3), and (5); and Section 6.1.c.(1) shall not be permitted. In addition, the uses
8 permitted under Section 6.1.a. shall include temporary real estate tract offices located
9 within a subdivision to be used only for and during the original sale of subdivision, but not
10 to exceed a period of five (5) years in any event.

11 (2) The development standards for Planning Area 14 of Specific Plan No. 382
12 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
13 348, except that the development standards set forth in Article VI, Section 6.2.b.c.d. and e.
14 (1), (2), (3) and (4) shall be deleted and replaced with the following:

- 15 A. Lot area shall be not less than fifteen thousand (15,000) square feet.
16 B. The minimum average width of that portion of a lot to be used as a
17 building site shall ~~not be~~ one hundred feet (100') with a minimum
18 average depth of one hundred and fifty feet (150').
19 C. The minimum frontage of a lot shall be ninety feet (90'), except that
20 lots fronting on knuckles or cul-de-sacs may have a minimum
21 frontage of thirty feet (35').
22 D. The front yard shall not be less than twenty feet (20'), measured
23 from the street-line. Porches in the front of the structure and side in
24 garages may encroach five feet (5') into the front yard setback.
25 E. Side yards on interior and through lots shall not be less than five feet
26 (5'), however the distance between residential structures, when
27 measured from the side yard, shall not be less than fifteen feet (15').
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1 Side yards on corner and reversed corner lots shall be not less than
2 ten feet (10') from the street-line.

3 F. The rear yard shall be not less than fifteen feet (15'), except that
4 garages, balconies, decks, and attached patio covers may encroach
5 five feet (5') into the rear yard setback.

6 G. Fireplaces, media niches, bay windows, porches, window boxes, and
7 similar architectural features shall be allowed to encroach a
8 maximum of two feet (2') into setbacks. No other structural
9 encroachment shall be permitted in the front, side or rear yard except
10 as provided for in Section 18.19 of Ordinance no. 348.

11 H. The maximum lot coverage shall be 65% for single story and 60%
12 for two story.

13 (3) Any use that is not specifically listed in Section 17.121c.(1) set forth above
14 may be considered a permitted or conditionally permitted use provided that the Planning
15 Director finds that the proposed use is substantially the same in character and intensity as
16 those listed in Section 17.121c.(1). Such a use is subject to the permit process which
17 governs the category in which it falls.

18 (3)(4) Except as provided above, all other zoning requirements shall be the same
19 as those requirements identified in Article VI of Ordinance No. 348.

20 f. Planning Areas 16A, 16B, 16C, 16D, and 16E

21 (1) The uses permitted in Planning Areas 16A, 16B, 16C, 16D and 16E of
22 Specific Plan No. 382 shall be the same as those uses permitted in Article VIII.e., Section
23 8.100 of ~~ordinance~~ Ordinance No. 348, except that uses permitted pursuant to Section
24 8.100.a.(1), (2), (3), (4), (5), (8) and (9); and Section 8.100.b.(1); and Section 8.100.c.(1)
25 shall not be permitted. In addition, the permitted uses -under Section 8.100.a. shall also
26 include trails and hiking areas.

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1 (2) The development standards for Planning Areas 16A, 16B, 16C, 16D and
2 16E -of Specific Plan No. 382 shall be the same as those standards identified in Article
3 VIII.e., Section 8.101 of Ordinance No. 348.

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

6 g. Planning Areas 17, 18, 19, 20 and 21

7 (1) The uses permitted in Planning Areas 17, 18, 19, 20 and 21 of Specific Plan
8 No. 382 shall be the same as those uses permitted in Article XVI, Section 16.42 of
9 Ordinance No. 348, except that uses permitted pursuant to Section 16.2.a.(1), (2), (3), (4),
10 (5) and (7) and Section 16.2.b.(1), (2), (3), (4), (5), (6), (7), (8) and (9)-and; Section
11 16.42.c.(1) and (2)-and; Section 16.2.d (1.-and); and Section 16.42.e-(1) shall not be
12 permitted.

13 (2) The development standards for Planning Areas 17, 18, 19, 20 and 21 of
14 Specific Plan No. 382 shall be the same as those standards identified in Article XVI of
15 Ordinance No. 348.

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

18 h. Planning Area 16F

19 (1) The uses permitted in Planning Area 16F of Specific Plan No. 382 shall be
20 the same as those uses permitted in Article VIII.e., Section 8.100 of Ordinance No. 348,
21 except that uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (8) and (9)
22 and; Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, the
23 permitted uses under Section 8.100.a. shall also include trails and hiking areas.

24 (2) The development standards for Planning Are 16F of Specific Plan No. 382
25 shall be the same as those standards identified in Article VIII.e., Section 8.101 of
26 Ordinance No. 348.

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

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Section 3. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

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

By: _____
Chairman

ATTEST:

CLERK OF THE BOARD:

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
October ____, 2014

By: _____
MICHELLE CLACK
Deputy County Counsel

MPC:ak
10/14/14
G:\Property\MClack\Planning and Land Use\Specific Plans\DRAFT SP382 Zoning Ordinance - Belle Terre (1).docx

RESOLUTION No. 2014-009
RECOMMENDING ADOPTION OF
SPECIFIC PLAN NO. 382, GPA1013, 1014, and 1113

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on November 5, 2014, to consider the above-referenced matter; and,

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

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on November 5, 2014, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

CERTIFICATION of the environmental document, EIR 531;

APPROVAL of Specific Plan No. 382;

APPROVAL of General Plan Amendment No. 01013;

APPROVAL of General Plan Amendment No. 01014; and,

APPROVAL of General Plan Amendment No. 01113.

PRIOR TO THE ISSUANCE OF THE 1st ~~occupancy permit~~ final inspection within Planning Area 9, 10 and 11 of the SPECIFIC PLAN, detailed park plans shall be submitted to ~~and approved by~~ the Planning Department and the French Valley Recreation and Parks District ~~{County Service Area No. ___}~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District ~~{County Service Area No. ___}~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.Planning.6 SP-PA 15 Park/ Detention

The public park/detention basin in Planning Area 15 shall be constructed concurrently with development in Planning Area 13 and 14. More specifically, the public park shall be constructed prior to the issuance of the 60th ~~occupancy permit~~ final inspection for either Planning Area 13 or 14.

100.Planning.7 SP-PA15/ Detention Plan

PRIOR TO THE ISSUANCE OF THE 1st ~~occupancy permit~~ final inspection within Planning Area 13 and 14 of the SPECIFIC PLAN, detailed park plans shall be submitted to ~~and approved by~~ the Planning Department and the French Valley Recreation and Parks District ~~{County Service Area No. ___}~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District ~~{County Service Area No. ___}~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

All changes are shown in redline ~~strikeout~~.

100.Planning.1 SP-PA 5 Park Construction

The public park in Planning Area 5 shall be constructed concurrently with development in Planning Area 3, 4, 6, and/or 7. More specifically, prior to the issuance of the 56th ~~1st~~ occupancy permit for final inspection within Planning Area ~~7~~ 3, or the issuance of the 58th final inspection within Planning Area 4, or the issuance of the 25th final inspection within Planning Area 6, or the issuance of the 55th final inspection within Planning Area 7, or to the satisfaction of the Planning Director.

100.Planning.3 SP-PA5 Plans Required

PRIOR TO THE ISSUANCE OF THE 1st ~~occupancy permit~~ final inspection within Planning Area No. 3, 4, 6, or 7 of the SPECIFIC PLAN, detailed park plans shall be submitted to ~~and approved by the~~ Planning Department and the French Valley Recreation and Parks District] ~~[County Service Area No. ___]~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District ~~[County Service Area No. ___]~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.Planning.4 SP-PA 8 Plans Construction

The public park and trail in Planning Area 8 shall be constructed concurrently with development in Planning Area 9, 10 and 11. More specifically, prior to the issuance of the 31rd occupancy permit for Planning Area 9, ~~and 11.~~ or the issuance of the 93th final inspection within Planning Area 10, or the issuance of the 14th final inspection within Planning Area 11, or to the satisfaction of the Planning Director.

100.Planning.5 SP-PA8 Plans Required

Agenda Item No.: 4.3
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third/Third
Project Planner: Matt Straite
Planning Commission: November 5, 2014

SPECIFIC PLAN NO. 382
GENERAL PLAN AMENDMENT NO. 01013
GENERAL PLAN AMENDMENT NO. 01014
GENERAL PLAN AMENDMENT NO. 01113
CHANGE OF ZONE NO. 7775
ENVIRONMENTAL IMPACT REPORT NO. 531
Applicant: Regent French Valley, LLC
Engineer: Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

SPECIFIC PLAN NO. 382 (Belle Terre) proposes a 342.3 acre residential community development located northwest of Bachelor Mountain in the French Valley area of Riverside County. The specific plan proposes a total of 1,282 residential dwellings of varying density on a total of 170 acres. Residential density for the proposed project will range from 0.5 to 14 units per acre with an average of 3.7 dwelling units per acre. The Belle Terre Specific Plan proposes 20.6 acres for community parks and trails and 128.1 acres for open space conservation. The Belle Terre Specific Plan is divided into three portions which consist of:

- **Northeast Belle Terre:** Designated as part of the open space habitat preservation area which acts as a buffer for the planned community of the Belle Terre Specific Plan and encompasses a total of 73.2 acres. Minimal infrastructure (water tanks and access roads) may be developed on the 73.2 acre section of the project site if additional storage is needed for adequate water pressure for the proposed Belle Terre community.
- **Northwest Belle Terre:** Proposes to modify the Land Use Designation of twelve planning (12) areas of the Specific Plan which encompass a total of 215 acres. The Northwest Belle Terre planning area proposes 1,161 residential dwellings, 15 acres for recreational uses, 17 acres of open space conservation, and 33.4 acres of open space for habitat conservation. Proposed residential density for the northwest area ranges from medium high (5.1-8.0 du/ac) to high density (8.1-14 du/ac).
- **Southeast Belle Terre:** The Southeast section of the Belle Terre Specific Plan is approximately 55 acres with 20 acres planned for open space, detention basins, parks, streets, and additional infrastructure improvements. The remaining acres within the Southwest area are designated for 120 low (0.5-2 du/ac) to medium (2.1-5 du/ac) residential units.

GENERAL PLAN AMENDMENT NO. 1113 (Northwest Belle Terre) proposes to implement a portion of the Belle Terre Specific Plan and change the land use designation from Community Development-Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to the Specific Plan land use designation of Community Development-High Density Residential (CD:HDR), Community Development-Medium High Density Residential (CD:MHDR), Open Space-Recreation (OS:R), and Open Space-Conservation (OS:C).

GENERAL PLAN AMENDMENT NO. 1013 (Northeast Belle Terre) proposes a foundation level Land Use Change from Rural to Rural Community and to amend the Land Use Designation of the subject site from Rural-Rural Mountainous (R:RM) (10 Acre Minimum Lot Size) to Open Space- Conservation Habitat (OS:CH), Open Space- Recreation (OS-R) and Open Space Conservation (OS:C) and removal from the North Skinner Policy Area.

GENERAL PLAN AMENDMENT NO. 1014 (Southeast Belle Terre) proposes a foundation level change from Rural to Community Development and to amend the Land Use Designation of the subject site from Rural Mountainous (R:RM) (10 acre minimum lot size) to Community Development-Low Density Residential (CD: LDR) (1/2 Acre Minimum Lot Size), Medium Density Residential (2-5 Dwelling Units Per Acre) (CD: MDR), Open Space- Recreation/Basin (OS:R), Open Space- Conservation Habitat (OS:CH) and removal from the North Skinner Policy Area.

CHANGE OF ZONE NO. 7775 proposes to change the zoning from Residential Agricultural-2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture-5 acre minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP).

Environmental Impact Report NO. 531 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, and rezoning approvals for the proposed residential Specific Plan.

The project is located easterly of Washington Street, southerly of Keller Road, and is intersected by the San Diego Canal.

PROJECT BACKGROUND:

General Plan Amendment (GPA) No. 1013 and GPA No. 1014 were originally proposed to the County of Riverside on February 15, 2008. The General Plan Amendments focused on revising the General Plan Foundation Component from Rural to Rural Community and to amend the Land Use Designation from Rural Mountainous (RUR:RM) to Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size).

A letter submitted by the Garrett Group dated May 6, 2010, identified that the Garrett Group had agreed upon a joint venture with Regent Properties and in doing so, the General Plan Amendment properties would be incorporated into the Regent Properties Specific Plan Proposal (Belle Terre).

On May 18, 2010, the initiation process had begun for General Plan Amendments 1013 and 1014 by the Riverside County Board of Supervisors. On May 18, 2010, the Board of Supervisors approved the initiation process for both General Plan Amendment Numbers 1013 and 1014.

ISSUES OF POTENTIAL CONCERN:

Removal from North Skinner Policy Area:

As part of the proposal for General Plan Amendment Numbers 1013 and 1014, submitted on February 15, 2008, the project applicant requested that the project site be removed from the North Skinner Policy Area of the Southwest Area Plan. The North Skinner Policy Area requires:

- A minimum lot size of 10-acres for residential development within the North Skinner Policy Area, regardless of the underlying land use. In addition, the North Skinner Policy Area requires a 5 acre minimum lot size for intended Rural Residential land uses.

In order for the change in acreage of proposed residential lots to be applicable, both General Plan Amendment Numbers 1013 and 1014 would need to be removed from the North Skinner Policy Area.

Preservation of Rural Environment:

The proposed land use designations for the Belle Terre Specific Plan consists primarily of Medium High Density Residential (MHDR) (5.1-8.0 du/ac) and High Density Residential (HDR) (8.1 to 14 du/ac). Although the proposed land use designations comply with the density requirements of the Southwest Area Plan. Land Use designations within the Southwest Area Plan focus on agriculture uses, open space conservation, and low density development. It should be noted that the project proposal intends to use 35.8 of the 342.3 acres of the project area for Low Density Residential (LDR) (0.5-2 du/ac) and Medium Density Residential (MDR) (2-5 du/ac) located in the southwest section of the project site as reflected by the Belle Terre Land Use Plan. This section of the project area will act as a buffer between the high density and open space areas of the Belle Terre Specific Plan.

Public School Capacity:

The central and northern sections of the proposed Belle Terre Specific Plan are located within Hemet Unified School District (HUSD) and the southern section is located within Temecula Valley Unified School District (TVUSD). As of August 14, 2013, classrooms within Hemet Unified School District (HUSD) were over capacity and portable classrooms were being used to resolve the issue. The original design capacity for HUSD was 20,299 students and, as of 2013, the school district had a total of 21,698 students enrolled within the district. HUSD has determined that the proposed Belle Terre project could generate upwards of 900 new students within the district. Prior to the current proposal, the Garrett Group was working with HUSD to locate a 12 acre elementary school within the project area. As of August 15, 2013, HUSD had been given the approval by the California Board of Education to continue the environmental studies to find an adequate elementary school site. In addition, there is a proposed territory transfer which would transfer the entire project from HUSD to TVUSD. The transfer is set to finalize before the 2014-2015 school year (Refer to attached Hemet Unified School District Letter).

Highway 79 Policy Area

The project is within the Highway 79 policy area. The overall density of the project is increasing. The EIR has addressed this with Mitigation measure No. k-1 which explains:

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

Environmental Impact Report Summary of Significant Impacts:

The Draft Environmental Impact Report was circulated in September of 2014. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

- a. **AQMP Consistency:** Although the project would be consistent with the regional population projections, the project would be considered inconsistent with the South Coast Air Quality Management District's (SCAQMD) 2012 Air Quality Management Plan (AQMP) due to the overall

increase in units as compared to the local growth projections and existing General Plan designations.

- b. GHG Emissions: The project would incorporate numerous Greenhouse Gas emission reduction features. These features would not produce the additional 17 percent reduction in GHG emissions needed to achieve the County's recommended threshold of a 30 percent reduction in GHG emissions when compared to the BAU scenario.
- c. Noise-Traffic: The project's operational noise levels (from parking and stationary sources) would not exceed the significance thresholds. However, traffic noise levels along Washington Street from Winchester Road to Keller Road and Washington Street from Fields Drive to Keller Road to the AM and PM peak hours and along Washington Street from Fields Drive to Autumn Glen Circle during the PM peak hour would exceed the significance thresholds, and impacts would be significant and unavoidable.
- d. LOS Impacts: The traffic/circulation section of DEIR 531 analyzed 36 different intersections adjacent to the project site during weekday peak hours. Through the implementation of roadway improvements, significant impacts at the study intersections would be reduced. However, some of the intersections are not under the jurisdiction of the County, and implementation of mitigation cannot be guaranteed, the Project would result in significant unavoidable impacts at 13 intersections under the Existing-With-Project (2012) traffic condition, 18 intersections under the Near-Term (2014) Cumulative-With-Project traffic condition, and 33 intersections under the Long-Term (2014) Cumulative-With-Project traffic condition.
- e. CalTrans Facilities: The project would contribute traffic trips to significantly impacted segments of Interstate 215 (I-215), which is under the jurisdiction of CalTrans. Neither CalTrans nor the State have adopted a fee program that can ensure that locally-contributed impact fees will be tied to improvements to freeway mainlines, and only CalTrans has the jurisdiction over mainline improvements. At this time, no feasible mitigation to reduce the Project's contribution to cumulative impacts along I-215 Freeway segments is known.

Small Changes to the Specific Plan:

During the review of the Zoning Ordinance, after the Final EIR was published, the Specific Plan Land Use Plan was slightly altered for clarity. The Residential Planning areas featured numbers (such as PA1, etc.) but the open space planning areas featured the letters "OS" instead of "PA". The attached version of the Land Use Plan has been revised to reflect consistent Planning Area numbers. The Specific Plan provided was not yet revised to reflect this change partially because the change will have many small ripple effects that will take some time to complete. This will be made prior to Board or with a condition of approval to be reflected in the Final version of the Specific Plan. A table is attached outlining the change in PA nomenclature.

Summary of Findings:

1. Proposed General Plan Land Use (Ex. #5): Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space-Recreation (OS-R), Open Space-Conservation (OS-C), Open Space-Conservation Habitat (OS-CH), and Open Space-Recreation and Basin (OS-R/Basin) as reflected on the Belle Terre Specific Plan (SP) No. 382 Land Use Plan.

2. Surrounding General Plan Land Use (Ex. #5): Community Development-Low Density Residential (CD:LDR), Community Development-Medium Density Residential (CD:MDR), and Community Development-Public Facilities (CD:PF) to the west, Rural-Rural Mountainous (R:RM) (10 acre minimum lot size), and Community Development-Public Facilities (CD:PF) to the east, Community Development-Medium Density Residential (CD:MDR) (2-5 units per acre), Rural-Rural Mountainous (R:RM) (10 acre minimum lot size), and Community Development-Public Facilities (CD:PF) to the south, and Community Development-Public Facilities (CD:PF), Community Development-Low Density Residential (CD:LDR) (1/2 Acre minimum lot size), Community Development-Medium Density Residential (CD:MDR) (2-5 units per acre), and Agriculture (AG:AG) to the north.
3. Proposed/Existing Zoning (Ex. #2): Proposed zoning: Specific Plan No. 382 (SP) Belle Terre.
4. Surrounding Zoning (Ex. #2): Specific Plan (SP), Light Agriculture-10 acre minimum (A-1-10) to the north, Rural Residential (R-R) and Agriculture Poultry (A-P) to the east, One family Residential (R-1) and Agriculture Poultry (A-P) to the south, and One Family Residential (R-1), Open Area Combining Zone-Residential Development (R-5), Light Agriculture (5 acre minimum) (A-1-5), and Light Agriculture 2 ½ acre minimum (A-1-2-1/2) to the west.
5. Existing Land Use (Ex. #1): The project area is currently undeveloped
6. Surrounding Land Use (Ex. #1): To the north and south of the project area is vacant, single family residential tracts to the west, and scattered single family homes are located to the east of the project area. In addition, the San Diego Canal runs through the center portion of the project area.
7. Project Data: Total Acreage: 342.3

STAFF RECOMMENDS THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2014-009 recommending adoption of Specific Plan No. 382, General Plan Amendment No.'s 1013, 1014 and 1113 to the Board of Supervisors as outlined below; and,

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

DENY GENERAL PLAN AMENDMENT NO. 1013 AND GENERAL PLAN AMENDMENT NO. 1014 as initiated by the Board of Supervisors; but

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 531**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures; pending final adoption of a Resolution for EIR531 and SP382; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 382**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1013**, amending the General Plan Foundation Component of the project area from Rural to Open Space and to change the Land Use Designation of the project area from Rural Mountainous (R:RM)(10 Acre Minimum Lot Size) to a Specific Plan land use designation of Open Space- Conservation Habitat (OS:CH) and Open Space- Conservation (OS:C), and removing the project area from the North Skinner Policy Area; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1014**, amending the General Plan Foundation Component of the project area from Rural to Community Development and amending the Land Use Designation of the subject site from Rural Mountainous (R: RM)(10 acre minimum lot size) to a Specific Plan land use designation of Low Density Residential (LDR)(1/2 Acre Minimum Lot Size), Medium Density Residential (CD:MDR)(2-5 Dwelling Units Per Acre), Open Space- Conservation Habitat (OS:CH) and Open Space- Recreation/Basin (OS:R), and removing the project area from the North Skinner Policy Area; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1113**, amending the Land Use Designation from Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to a Specific Plan land use designation of High Density Residential (CD:HDR), Medium High Density Residential (CD:MHDR), Open Space-Recreation (OS:R), Open Space- Conservation Habitat (OS:CH), and Open Space-Conservation (OS:C); and,

TENTATIVE APPROVAL OF CHANGE OF ZONE NO. 7775 amending the zoning classification of the project site from Residential Agricultural-2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture-5 acre minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached Draft Environmental Impact Report No. 531, which is incorporated herein by reference.

1. The project site is currently designated Rural Mountainous (R:RM) and Community Development-Medium Density Residential (CD:MDR), on the Southwest Area Plan.
2. The Land Uses on surrounding parcels are Community Development-Low Density Residential (CD:LDR), Community Development-Medium Density Residential (CD:MDR), and Community Development-Public Facilities (CD:PF) to the west, Rural-Rural Mountainous (R:RM)(10 acre minimum lot size), and Community Development-Public Facilities (CD:PF) to the east, Community Development-Medium Density Residential (CD:MDR) (2-5 units per acre), Rural-Rural Mountainous (R:RM) (10 acre minimum lot size), and Community Development-Public Facilities (CD:PF) to the south, and Community Development-Public Facilities (CD:PF), Community Development-Low Density Residential (CD:LDR) (1/2 Acre minimum lot size), Community Development-Medium Density Residential (CD:MDR) (2-5 units per acre), and Agriculture (AG:AG) to the north.
3. By removing the project area from the Skinner Policy Area, the proposed project is consistent with the Southwest Area Plan.
4. The following findings support General Plan Amendment No. 1013:
 - a. General Plan Amendment No. 1013 does not involve a change in or conflict with:
 - I. the Riverside County Vision;
 - II. any general planning principle set forth in General Plan Appendix B;
 - III. or any foundation component designation in the General Plan.

Chapter IV.K of the Draft EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be consistent with the applicable General Plan goals and policies.

Specifically, the Project is consistent with the vision for Riverside County as a "family of special communities in a remarkable environmental setting, as articulated in the General Plan Vision Statement." (General Plan, p. V-3). The Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Other Project attributes include the following:

- Land consumption has been minimized as a result of a clustered, more compact development pattern.
- The clustered development would result in higher densities, up to 14 units per acre on the Northwestern Site, and more varied housing types than what is typically found in French Valley.
- The Project will provide a wide range of pedestrian trails and interconnectivity.

Further, the Project is consistent with the planning principles in General Plan Appendix B for the reasons included in Draft EIR Table IV.K-3.

Finally, General Plan Amendment No. 1013 does not involve a conflict in any foundation component designation as the existing foundation component designation of Rural will remain unchanged.

- b. General Plan Amendment No. 1013 would contribute to the purposes of the General Plan. As noted above, the Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Specifically, since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve the Northeastern Site as open space will help the County achieve its MSHCP conservation goals. Finally, the Project is consistent with the purposes of the General Plan as analyzed in Draft EIR Table IV.K-3.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- I. Since the adoption of the General Plan, new residential developments and associated infrastructure have been constructed and approved on the properties adjacent to the Project Site. New residential developments on the western boundary of the Project Site have been approved and constructed since 2003. These subdivision tracts include the following:
- The tract south of Brumfield St. and north of Cottonwood Rd. (# 29017, part of SP 286) was fully built out by August of 2006.
 - The tract south of Cottonwood Rd. (TR 30069) was partially complete in January of 2007, and has remained relatively unchanged since then.
 - The tract north of Brumfield St. (TR 29962) was fully built out by June of 2009.

Road, water and sewer improvements were built in conjunction with these developments. Additionally, Tentative Tract 30837, a residential subdivision to the south of the Project Site, was approved in October of 2004, although it has not yet been constructed. Tentative Tract Map 33423, located directly to the west of the Site, was approved with 132 single family lots in 2006. Both projects are being designed now and will be constructed as soon as designs are approved and bonds are posted.

GPA 1013 would allow the Project to be planned in a comprehensive manner with clustered development such that the land uses and development intensity proposed for the Northwestern and Southeastern Sites would be an appropriate transition from the residential uses to the west, while preserving property within the Northeastern Site to buffer the more rural areas located to the east of the Project Site.

- ii. New information about the Project Site's characteristics and the propriety of a specific plan, including the proposal to preserve the riparian corridor, has emerged since the General Plan was adopted. As background, the General Plan recognized that "specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development." (Southwest Area Plan, p. 32)

A detailed examination of the Project Site has revealed valuable information about the site's physical characteristics. The land plan created as a result of the site-specific analysis would cluster development to provide substantial new local and regional benefits as well as protect natural resources. Specifically, an east-west riparian corridor has been identified and analyzed within the Project Site. The Specific Plan would preserve this corridor in order to ensure protection of habitat and the wildlife travel route as well as to provide trails and passive recreational opportunities. More generally, the Northeastern Site property subject to GPA 1013 would be preserved for open space. Development density would be clustered on the Northwestern and Southeastern Sites where topography and access are most suitable for development. In order to do so, a specific plan is necessary to implement the plan. The specific plan would allow for a comprehensive plan that would help achieve the County's vision of coordinated communities surrounded by aesthetically pleasing settings. Accordingly, the detailed analysis of the Project Site's resources and the propriety of a specific plan constitute new information that has emerged since the General Plan was adopted, thereby warranting GPA 1013.

- iii. Further, while the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) had been adopted by the County as of the adoption of the General Plan, it had not received approval by other jurisdictions and the wildlife agencies (Southwest Area Plan, p. 57). Since the adoption of the General Plan, the MSHCP has received full approval, further solidifying its status as the controlling habitat conservation plan. The Specific Plan proposes to preserve the Northeastern Site as open space, in contrast to prior development plans which proposed some amount of development on this parcel. The proposal to preserve the Northeastern Site is possible only with the adoption of the specific plan to cover all three sites. Since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve this Northeastern Site as open space will help the County achieve its MSHCP conservation goals, and is, therefore, a new circumstance that warrants adoption of GPA 1013.

5. The following findings support General Plan Amendment No. 1014:

a. The following findings support a Technical Amendment:

- I. General Plan Amendment No. 1014 would not change any policy direction or intent of the General Plan. As discussed above, Chapter IV.K of the EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be consistent with the applicable General Plan goals and policies.

Specifically, the Project is consistent with the vision for Riverside County as a family of special communities in a remarkable environmental setting, as articulated in the General Plan Vision Statement (General Plan, p. V-3). The Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision.

- II. The existing land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan. When the General Plan was last updated in 2003, large areas of land were designated as Rural: Rural Mountainous based on a belief that topography consisted of slopes greater than 25%. (See General Plan, p. LU-48) The designation was also imposed to areas completely or partially surrounded by slopes greater than 25% that do not have county-maintained access to access to community sewer and water systems. The property subject to General Plan Amendment No. 1014 was designated as Rural: Rural Mountainous without regard for its true characteristics. Specifically, the Southeastern Site does not consist of slopes greater than 25% and therefore the designation was based on inaccurate information and warrants a technical amendment. In fact, the average slopes of the Project Site are approximately 2-3%. Slopes on the Southeastern Site, the property subject to this amendment, are less than 20% (Specific Plan, Chapter 3). Further, the Southeastern Site property subject to this amendment is accessed and served by sewer and water systems to the west of the site.

b. The following findings support an Entitlement/Policy Amendment:

- I. General Plan Amendment No. 1014 does not involve a change in or conflict with:
 - a. the Riverside County Vision;
 - b. any general planning principle set forth in General Plan Appendix B;
 - c. or any foundation component designation in the General Plan;

Chapter IV.K of the EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be consistent with the applicable General Plan goals and policies.

Specifically, the Project is consistent with the vision for Riverside County as a family of special communities in a remarkable environmental setting, as articulated in the General Plan Vision Statement (General Plan, p. V-3). The

Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Other Project attributes include the following:

- Land consumption has been minimized as a result of a clustered, more compact development pattern.
- The clustered development would result in higher densities, up to 14 units per acre on the Northwestern Site, and more varied housing types than what is typically found in French Valley.
- The Project will provide a wide range of pedestrian trails and interconnectivity.

Further, the Project is consistent with the planning principles in General Plan Appendix B for the reasons included in Draft EIR Table IV.K-3.

Finally, General Plan Amendment No. 1014 does not involve a conflict in any foundation component designation as the technical amendment addresses the error in designation in the 2003 General Plan.

- II. The General Plan Amendment No. 1014 would contribute to the purposes of the General Plan. As noted above, the Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Finally, the Project is consistent with the purposes of the General Plan as analyzed in Draft EIR Table IV.K-3.
- III. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
 - i. Since the adoption of the General Plan, new residential developments and associated infrastructure have been constructed and approved on the properties adjacent to the Project Site. New residential developments on the western boundary of the Project Site have been approved and constructed since 2003. These subdivision tracts include the following:
 - The tract south of Brumfield St. and north of Cottonwood Rd. (# 29017, part of SP 286) was fully built out by August of 2006.
 - The tract south of Cottonwood Rd. (TR 30069) was partially complete in January of 2007, and has remained relatively unchanged since then.
 - The tract north of Brumfield St. (TR 29962) was fully built out by June of 2009.

Road, water and sewer improvements were built in conjunction with these developments. Additionally, Tentative Tract 30837, a residential

subdivision to the south of the Project Site, was approved in October of 2004, although it has not yet been constructed. Tentative Tract Map 33423, located directly to the west of the Site, was approved with 132 single family lots in 2006. Both projects are being designed now and will be constructed as soon as designs are approved and bonds are posted.

GPA 1014 would allow the Project to be planned in a comprehensive manner with clustered development such that the land uses and development intensity proposed for the Northwestern and Southeastern Sites would allow for an appropriate transition from the residential uses to the west, while preserving property within the Northeastern Site to buffer the more rural areas located to the east of the Project Site.

- ii. New information about the Project Site's characteristics and the propriety of a specific plan, including the proposal to preserve the riparian corridor, has emerged since the General Plan was adopted. The General Plan recognized that "specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development." (Southwest Area Plan, p. 32)

A detailed examination of the Project Site has revealed valuable information about the site's physical characteristics. The land plan created as a result of the site-specific analysis would cluster development to provide substantial new local and regional benefits as well as protect natural resources. Specifically, an east-west riparian corridor has been identified and analyzed within the Project Site. The Specific Plan would preserve this corridor in order to ensure protection of habitat and the wildlife travel route as well as to provide trails and passive recreational opportunities. Development density would be clustered on the Northwestern and Southeastern Sites where topography and access are most suitable for development in order to preserve property in the Northeastern Site. In order to do so, a specific plan is necessary to implement the plan. The specific plan would allow for a comprehensive plan that would help achieve the County's vision of coordinated communities surrounded by aesthetically pleasing settings. Accordingly, the detailed analysis of the Project Site's resources and the propriety of a specific plan constitute new information that has emerged since the General Plan was adopted, thereby warranting GPA 1014.

- iii. Further, while the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) had been adopted by the County as of the adoption of the General Plan, it had not received approval by other jurisdictions and the wildlife agencies (Southwest Area Plan, p. 57). Since the adoption of the General Plan, the MSHCP has received full approval,

further solidifying its status as the controlling habitat conservation plan. The Specific Plan proposes to preserve the Northeastern Site as open space, in contrast to prior development plans which proposed some amount of development on this parcel. The proposal to preserve the Northeastern Site is possible only with the adoption of the specific plan to cover all three sites. Since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve this Northeastern Site as open space will help the County achieve its MSHCP conservation goals, and is, therefore, a new circumstance that warrants adoption of GPA 1014.

6. The following findings support General Plan Amendment No. 1113:

- a. General Plan Amendment No. 1113 does not involve a change in or conflict with:
1. the Riverside County Vision;
 2. any general planning principle set forth in General Plan Appendix B;
 3. or any foundation component designation in the General Plan.

Chapter IV.K of the EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be consistent with the applicable General Plan goals and policies.

Specifically, the Project is consistent with the vision for Riverside County as a family of special communities in a remarkable environmental setting, as articulated in the General Plan Vision Statement (General Plan, p. V-3). The Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Other Project attributes include the following:

- Land consumption has been minimized as a result of a clustered, more compact development pattern.
- The clustered development would result in higher densities, up to 14 units per acre on the Northwestern Site, and more varied housing types than what is typically found in French Valley.
- The Project will provide a wide range of pedestrian trails and interconnectivity.

Further, the Project is consistent with the planning principles in General Plan Appendix B for the reasons included in Draft EIR Table IV.K-3.

Finally, General Plan Amendment No. 1113 does not involve a conflict in any foundation component designation as the existing foundation designation of Community Development will remain unchanged.

- b. General Plan Amendment No. 1113 would contribute to the purposes of the General Plan. As noted above, the Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Specifically, since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve the Northeastern Site as open space will help the County achieve its MSHCP conservation goals. Finally, the Project is consistent with the purposes of the General Plan as analyzed in Draft EIR Table IV.K-3.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

1. Since the adoption of the General Plan, new residential developments and associated infrastructure have been constructed and approved on the properties adjacent to the Project Site. New residential developments on the western boundary of the Project Site have been approved and constructed since 2003. These subdivision tracts include the following:

- The tract south of Brumfield St. and north of Cottonwood Rd. (# 29017, part of SP 286) was fully built out by August of 2006.
- The tract south of Cottonwood Rd. (TR 30069) was partially complete in January of 2007, and has remained relatively unchanged since then.
- The tract north of Brumfield St. (TR 29962) was fully built out by June of 2009.

Road, water and sewer improvements were built in conjunction with these developments. Additionally, Tentative Tract 30837, a residential subdivision to the south of the Project Site, was approved in October of 2004, although it has not yet been constructed. Tentative Tract Map 33423, located directly to the west of the Site, was approved with 132 single family lots in 2006. Both projects are being designed now and will be constructed as soon as designs are approved and bonds are posted.

GPA 1113 would allow the Project to be planned in a comprehensive manner with clustered development such that the land uses and development intensity proposed for the Northwestern and Southeastern Sites would be an appropriate transition from the residential uses to the west, while preserving property within the Northeastern Site to buffer the more rural areas located to the east of the Project Site.

- ii. New information about the Project Site's characteristics and the propriety of a specific plan, including the proposal to preserve the riparian corridor, has emerged since the General Plan was adopted. As background, the General Plan recognized that "specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and

individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development." (Southwest Area Plan, p. 32)

A detailed examination of the Project Site has revealed valuable information about the site's physical characteristics. The land plan created as a result of the site-specific analysis would cluster development to provide substantial new local and regional benefits as well as protect natural resources. Specifically, an east-west riparian corridor has been identified and analyzed within the Project Site. The Specific Plan would preserve this corridor in order to ensure protection of habitat and the wildlife travel route as well as to provide trails and passive recreational opportunities. More generally, the property subject to GPA 1113 would be preserved for open space. Development density would be clustered on the Northwestern and Southeastern Sites where topography and access are most suitable for development. In order to do so, a specific plan is necessary to implement the plan. The specific plan would allow for a comprehensive plan that would help achieve the County's vision of coordinated communities surrounded by aesthetically pleasing settings. Accordingly, the detailed analysis of the Project Site's resources and the propriety of a specific plan constitute new information that has emerged since the General Plan was adopted, thereby warranting GPA 1113.

- iii. Further, while the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) had been adopted by the County as of the adoption of the General Plan, it had not received approval by other jurisdictions and the wildlife agencies. (Southwest Area Plan, p. 57) Since the adoption of the General Plan, the MSHCP has received full approval, further solidifying its status as the controlling habitat conservation plan. The Specific Plan proposes to preserve the Northeastern Site as open space, in contrast to prior development plans which proposed some amount of development on this parcel. The proposal to preserve the Northeastern Site is possible only with the adoption of the specific plan to cover all three sites. Since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve this Northeastern Site as open space will help the County achieve its MSHCP conservation goals, and is, therefore, a new circumstance that warrants adoption of GPA 1113.
7. To the north and south of the project area the property is vacant, single family residential tracts to the west, and scattered single family homes are located to the east of the project area. In addition, the San Diego Canal runs through the center portion of the project area.
 8. The proposed zoning for the project area is Specific Plan (SP).

9. The proposed project is located adjacent to existing and planned residential developments to the north, west, and southwest of the site. To the west and southwest of the project site is Winchester 1800 (SP 286), to the north is Domenigoni-Barton (SP 310), and to the west and across Highway 79 is the Keller Crossing Specific Plan (SP 380).
10. Zoning surrounding the site includes Specific Plan (SP), Light Agriculture-10 acre minimum (A-1-10) to the north, Rural Residential (R-R) and Agriculture Poultry (A-P) to the east, One family Residential (R-1) and Agriculture Poultry (A-P) to the south, and One Family Residential (R-1), Open Area Combining Zone-Residential Development (R-5), Light Agriculture (5 acre minimum) (A-1-5), and Light Agriculture 2 ½ acre minimum (A-1-2-1/2) to the west.
11. The project is located within Cell 5279 Independent-SU2 French Valley/Lower Sedco Hills, Cell 5278 S, Cell 5274 S, Cell 5373 S, and Cell 5471 S-SU4 Cactus Valley/SWRC-MSR/Johnson Ranch of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed project is consistent with the cell designations as outlined by the Biological Resources Section of EIR 531. In addition, the applicant intends to dedicate 106.6 acres for Open Space-Conservation Habitat as part of the MSHCP habitat conservation plan.
12. The project area is not located within a Sphere of Influence.
13. The land division is located in a California State Responsibility Area.
14. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of pad site, requiring that the site has fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall be covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
15. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
16. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Most potentially significant effects have been adequately analyzed in the Environmental Impact Report (531) pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in the Draft EIR and Final EIR:

Air Quality - Impact IV.D.-b [Operational Emissions]

The Project's potential to violate air quality standards is described on Draft EIR pages IV.D-20 through IV.D-24. All feasible mitigation has been adopted. As shown on Draft EIR Table IV.D-9, area source and energy source mitigation measures would reduce criteria pollutant emissions. However, impacts related to emissions of VOC, NOx, and CO would remain significant and unavoidable.

Air Quality- [AQMP Consistency]

The Project's consistency with the Air Quality Management Plan is described on Draft EIR pages IV.D-26 through IV.D.28. In short, although the Project is consistent with regional population projections, it is considered inconsistent with the SCAQMD's 2012 AQMP due to the increase in units as compared to the local growth projections and existing General Plan designations. Therefore, the Project would have a significant and unavoidable cumulative effect on regional air pollution. All feasible mitigation has been adopted. However, impacts related to AQMP consistency would remain significant and unavoidable.

Greenhouse Gas Emissions - Impact IV.H-a [Greenhouse Gas Emissions]

The Project's contribution of greenhouse gas emissions is discussed on Draft EIR pages IV.H-22 through IV.G-29. It is noted that if the Highway 79 policies remain in effect in their current form, the number of trips associated with the Project would be limited to 6,892 trips unless transportation improvements are implemented. Limiting to 6,892 trips, which is the number of trips associated with a 724-unit project under the "Highway 79 Policy Area Mid-Range Density," would reduce the number of associated GHG emissions to 20,895 metric tons per year, a 50.8 percent reduction from BAU. Nonetheless, environmental impacts associated with 1,282 units proposed in the Specific Plan have been evaluated in the EIR for the purpose of a conservative analysis. Although the Project has incorporated numerous sustainability and design features to help GHG emission reduction features (refer to Draft EIR pages IV.H-25-IV.H-29), and further memorialized as Mitigation Measures H-1 and H-2, the Project would not produce the additional 17 percent reduction in GHG emissions needed to achieve the County's recommended threshold of a 30 percent reduction in GHG emissions when compared to the BAU scenario that assumes 1,182 units (i.e., the number of units allowed under the existing General Plan). (Note that when the Project's emissions are compared against a BAU project of the same size [i.e., 1,282 units], the BAU scenario would produce approximately 48,547 metric tons per year, resulting in a 23 percent reduction from that scenario.) Ultimately, significant further reductions in mobile and energy sources would be needed to achieve the 30 percent reductions recommended in the County's Standard Operating Procedure (SOP). Those further reductions would require implementation of mitigation measures that are not considered feasible for this type of residential project at this time. Emissions from vehicle exhaust are controlled by the state and federal governments and are outside the control of the Project applicant and the County. Similarly, the County has no jurisdiction to control the climate change impacts of projects outside its boundaries. So long as levels of GHG emissions in the atmosphere are generally at levels that create adverse impacts (i.e., climate change), the emissions of a particular project, even if not significant in terms of thresholds, may nonetheless contribute to an adverse, unavoidable impact because other projects do not meet such standards and because other actors (e.g., state and federal government actors) may not take action to reduce emissions from mobile sources. As a result, the Project's contribution of mobile source emissions to global climate change would be considered cumulatively considerable.

Noise - Impact IV.L-d [Permanent Increase in Ambient Noise Levels]

The Project's potential to result in a substantial permanent increase in ambient noise levels is discussed on Draft EIR pages IV.L-21 through IV.L-24. With the exception of noise impacts associated with traffic, the Project's operational noise levels (from parking and stationary sources) would not exceed the significance thresholds. However, traffic noise levels along Washington Street from Winchester Road to Keller Road and Washington Street from Fields Drive to Keller Road to the AM and PM peak hours and along Washington Street from Fields Drive to Autumn Glen Circle during the PM peak hour would exceed the significance thresholds, and impacts would be significant and unavoidable.

Transportation - Impact IV.O-a [Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation System]

The Project's potential to conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit is discussed on Draft EIR pages IV.O-38 through IV.O-71. As discussed in the Draft EIR, the Project would generate traffic that would exceed the significance thresholds for intersections and roadway segments. Implementation of roadway improvements would reduce the impacts to less than significant. However, some of the impacted intersections fall within other jurisdictions (other than the County). Because the County cannot enforce implementation of the improvements at these intersections, impacts at these intersections and roadway segments would remain significant and unavoidable.

CONCLUSIONS:

1. The Belle Terre Specific Plan (SP) No. 382 is in conformance with the Specific Plan Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
6. The proposed project will have a significant affect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
 - a. French Valley Airport Influence Area;
 - b. Community Service Area;
 - c. High Fire Area;
 - d. City Sphere of Influence;

3. The project site is located within:
 - a. The Southwest Area Plan;
 - b. Stephen's Kangaroo Rat Habitat Conservation Fee Area;
 - c. French Valley Park and Landscape Maintenance District annexation;
 - d. The boundaries of Hemet and Temecula Valley School District;
 - e. A MSHCP Fee Area (Ordinance No. 810);
 - f. State Responsibility Fire Area;
 - g. In or partially within SKR Fee Area (Ordinance No. 663.10);
 - h. In or partially within West T.U.M.F Fee Area (Ordinance No. 824);
 - i. A very low, low, and moderate liquefaction zone;
 - j. A 100-year flood plain, an drainage plain, or dam inundation area;
 - k. Riverside County Flood Control District; and
 - l. Eastern Municipal Water District.

The subject site is currently designated as Assessor's Parcel Number : 472-170-001, 472-170-003, 472-170-008, 472-180-001, 472-180-003, 472-200-002, 476-010-040, and 476-010-045.

Updated PA Numbers (OS-C grouped)

Original Planning Area #	Revised Planning Area #	Land Use Designation	Gross Acres	Land Use Designation and Gross Acres Same as Original?
PA-1	PA-1	MHDR	32.8	Yes
PA-2	PA-2	HDR	14.0	Yes
PA-3	PA-3	MHDR	14.0	Yes
PA-4	PA-4	MHDR	14.5	Yes
PA-5	PA-5	OS-R	2.7	Yes
PA-6	PA-6	MHDR	6.3	Yes
PA-7	PA-7	MHDR	13.7	Yes
PA-8	PA-8	OS-R	9.5	Yes
PA-9	PA-9	MHDR	7.7	Yes
PA-10	PA-10	MHDR	23.4	Yes
PA-11	PA-11	MHDR	3.5	Yes
PA-12	PA-12	MHDR	5.2	Yes
PA-13	PA-13	MDR	16.6	Yes
PA-14	PA-14	LDR	19.2	Yes
PA-15	PA-15	OS-R/BASIN	10.5	Yes
OS-1	PA-16A	OS-C	2.7	Yes
OS-2	PA-16B	OS-C	5.6	Yes
OS-3	PA-17	OS-CH	69.0	Yes
OS-4	PA-18	OS-CH	31.6	Yes
OS-5	PA-16C	OS-C	1.8	Yes
OS-6	PA-16D	OS-C	2.4	Yes
OS-7	PA-19	OS-CH	1.8	Yes
OS-8	PA-16E	OS-C	4.8	Yes
OS-9	PA-20	OS-CH	1.3	Yes
OS-10	PA-21	OS-CH	2.9	Yes
OS-11	PA-16F	OS-C	4.2	Yes

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RESOLUTION No. 2014-009
RECOMMENDING ADOPTION OF
SPECIFIC PLAN NO. 382, GPA1013, 1014, and 1113

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on November 5, 2014, to consider the above-referenced matter; and,

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

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on November 5, 2014, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the environmental document, EIR 531;

APPROVAL of Specific Plan No. 382;

APPROVAL of General Plan Amendment No. 01013;

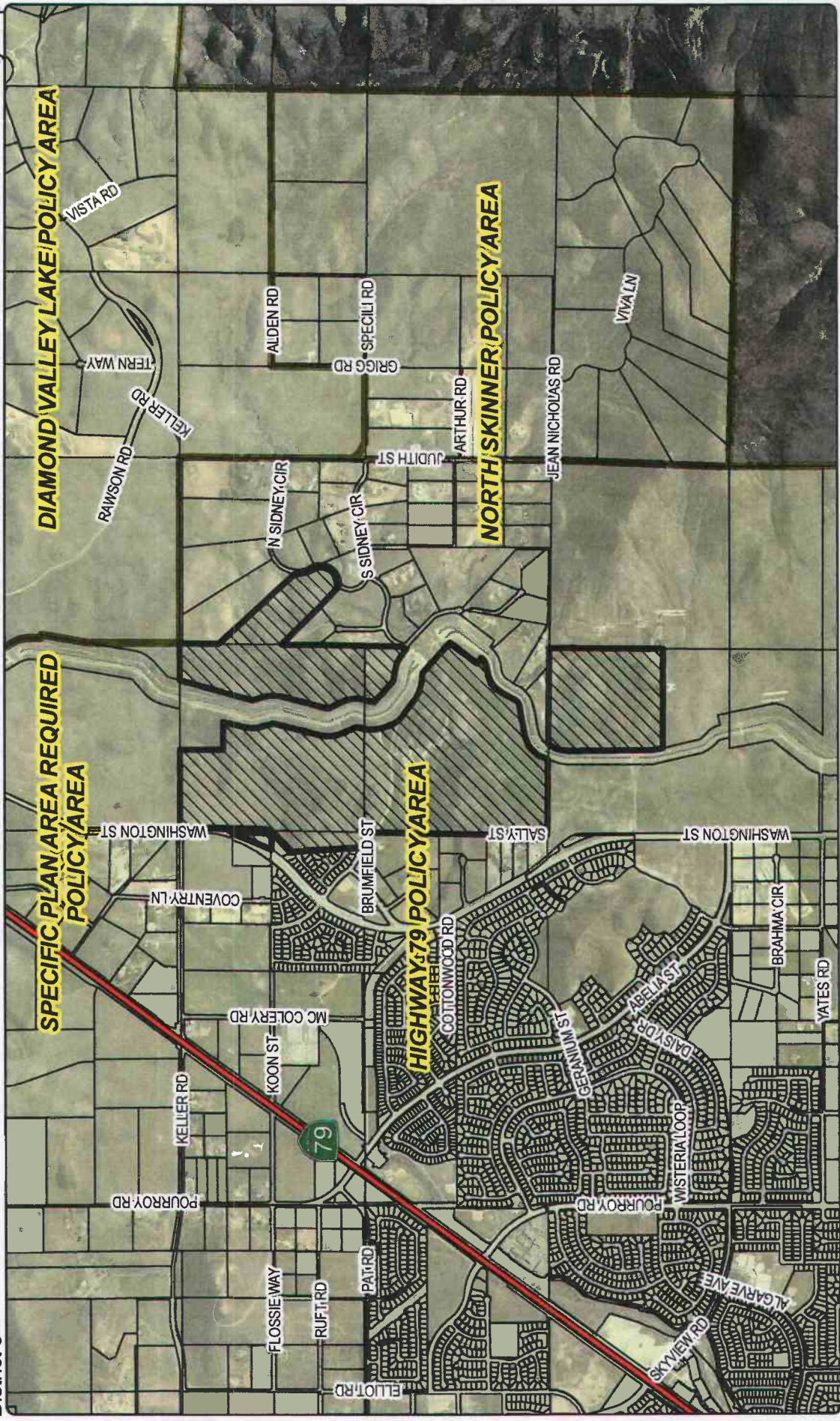
APPROVAL of General Plan Amendment No. 01014; and,

APPROVAL of General Plan Amendment No. 01113.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07775 SP0382 GPA01113 GPA01013 GPA01014
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 09/02/2014
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



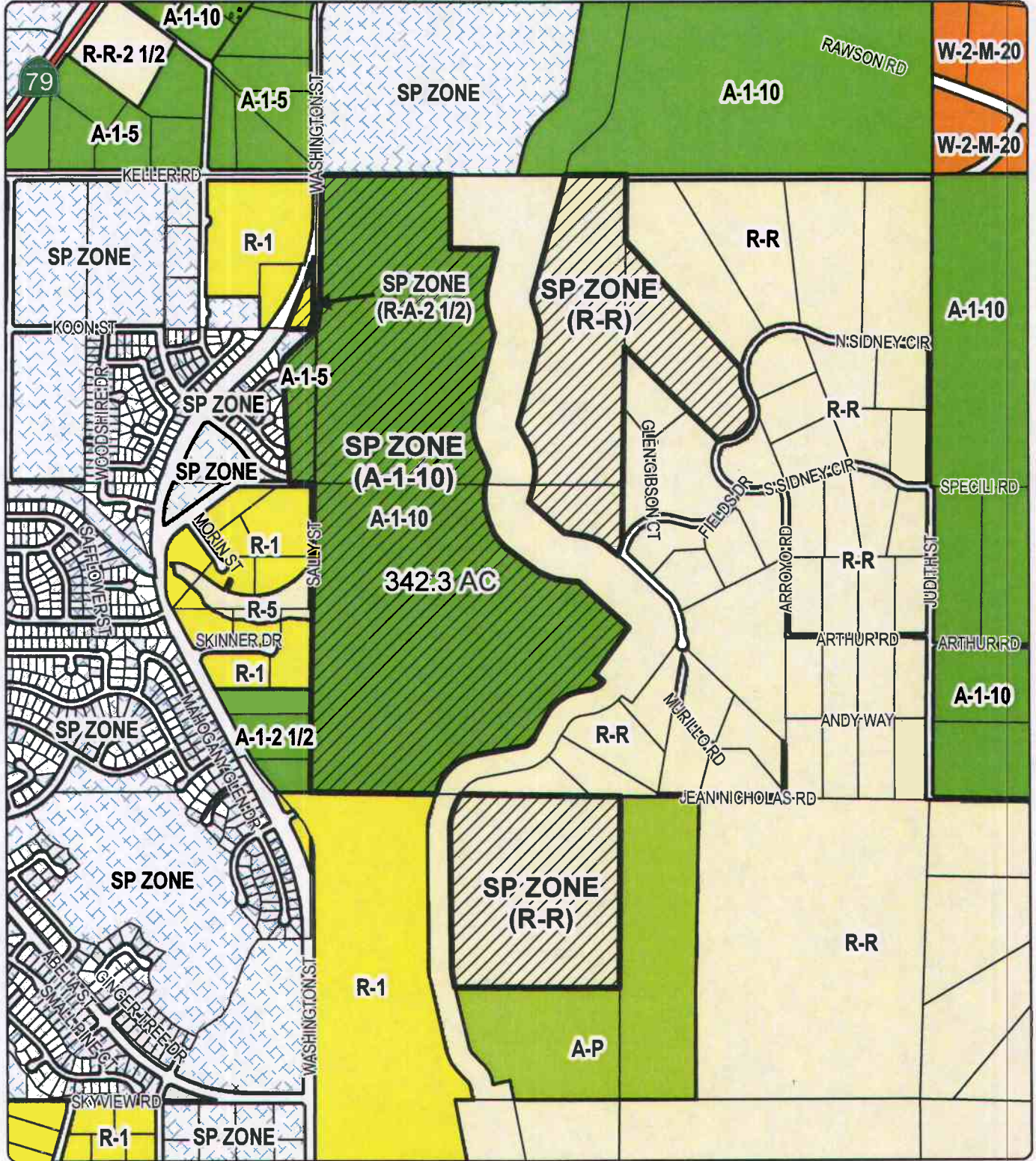
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Map providing new land use designations for "Vicinity/Policy Areas". This map provides the new designations for the "Vicinity/Policy Areas" shown on this map. For more information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8377 (Eastern County) or visit www.riversideca.gov.

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07775 SP0382 GPA01113 GPA01013 GPA01014

Supervisor Stone
 District 3

PROPOSED ZONING

Date: 09/02/2014
 Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



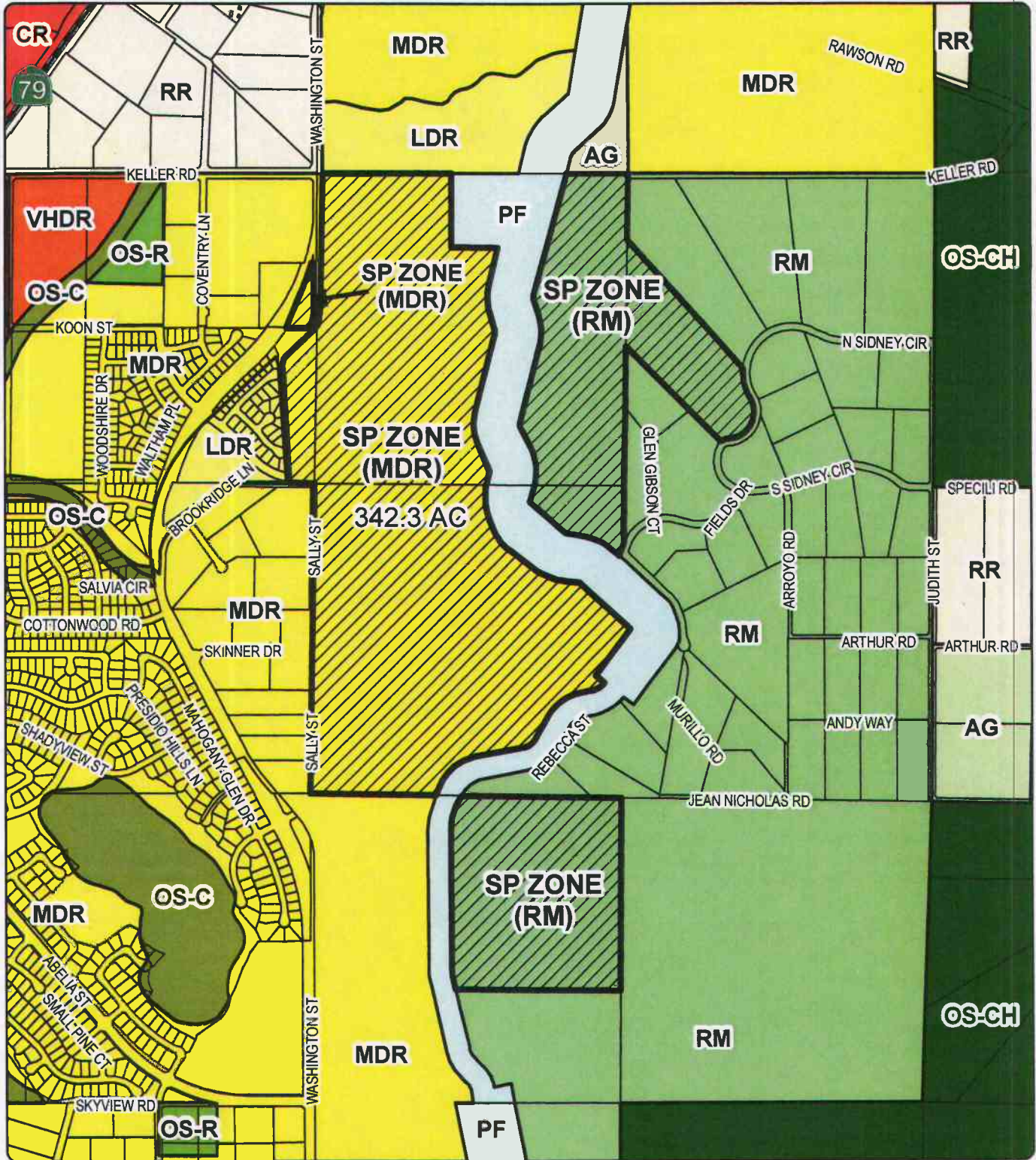
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)965-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdmg.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07775 SP0382 GPA01113 GPA01013 GPA01014

Supervisor Stone
 District: 3

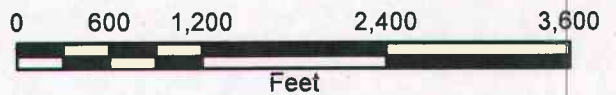
EXISTING GENERAL PLAN

Date: 09/02/2014
 Exhibit 6



Zoning Area: Rancho California

Author: Vinnie Nguyen



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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctime.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07775 SP0382 GPA01113 GPA01013 GPA01014

Supervisor Stone
 District 3

LAND USE

Date: 09/02/2014

Exhibit 1









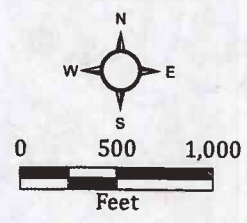
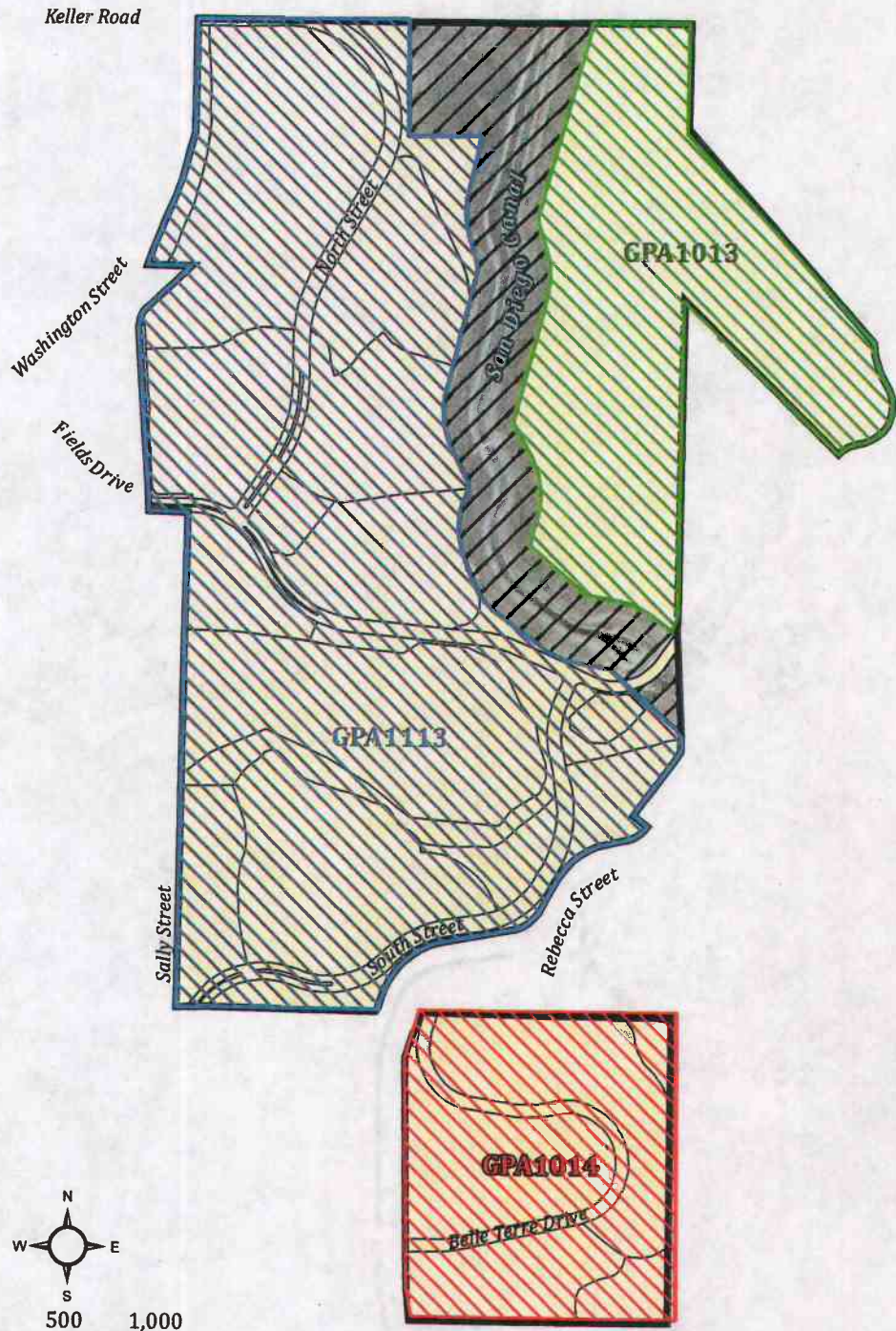
Zoning Area: Rancho California

Author: Vinnie Nguyen



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-  Project Boundary
 -  Planning Areas
 -  Not a Part
- General Plan Amendments**
-  GPA1013 (73.6 ac)
 -  GPA1014 (55.2 ac)
 -  GPA1113 (213.5 ac)



Source: County of Riverside, 2012; ESRI Imagery, 2010.

Albert A.  Associates

Figure III-6
General Plan Amendments



CASE: GPA1013, 1014&1113
 DATE: 7/25/13
 PLANNER: M. STRAITE



III Project Summary

1.0 Introduction

"Belle Terre" is French for beautiful land. The Belle Terre Specific Plan outlines a 342.3-acre residential community located on the north western edge of Bachelor Mountain in the French Valley area of Riverside County, an urbanizing part of French Valley.

This residential community is planned to provide a wide range of home types for a broad spectrum of potential homebuyers which may also include young professionals, first time home buyers, and active adults.

2.0 Project Description

The Belle Terre Specific Plan establishes a residential community of up to 1,282 homes in varying densities from 0.5 to 14.0 dwelling units per acre, with an overall gross density of 3.7 dwelling units per acre. As elaborated further in Section V-Introduction, the Belle Terre Land Use Plan is based on three principles of planning:

- ✦ Clustered Development
- ✦ Protection of Natural Resources
- ✦ Buffering along Project Boundaries

Based on these planning principles, the Belle Terre Land Use Plan can be further described as being comprised of three distinct portions, namely: (1) the northeast portion, east of the San Diego Canal; (2) the northwest portion, northwest of the San Diego Canal; and (3) the southeast portion, southeast of the San Diego Canal.

As shown in **Figure A-1-1, Land Use Plan**, Belle Terre is planned to provide up to 1,282 dwelling units of varying densities, recreational areas, open spaces, streets and other infrastructure. The homes are clustered on 170-acres (49% of the total site) providing homes ranging from low-to-high densities. Community parks and trails are planned over 20.6 acres. Parks planned for the community include an active park that may include a community clubhouse, if the active adult option is implemented (as further described in Section 1.0 Land Use Plan), to a linear park with a trail and possibly a dog run/park, and small neighborhood parks.

The provision of open space is a major element of the Belle Terre Land Use Plan. Approximately 150.8 acres or 45.2 percent of the total plan acreage within Belle Terre is planned for one of four classifications for open space; Open Space-Recreation; Open Space-Recreation/Basin; Open Space-Conservation; and Open Space-Conservation Habitat. **Figure A-1-1-Land Use Plan** and **Table III-1, Land Use Summary** provides the land plan and summary of the land uses for Belle Terre.

Streets provide connectivity within Belle Terre and to the immediate surroundings. To enhance this functionality of the Land Use Plan, architectural and landscape elements (streetscape, trails, entrances, features) are planned to create an overall

Specific Plan



community identity and landscape theme for Belle Terre.

2.1 Northeast Belle Terre

The 73.2 acre northeast portion of Belle Terre is located east of the San Diego Canal and is planned with the lowest intensities for the entire Specific Plan. This large portion of the site is planned to be part of the habitat conservation area requirements under the Multiple Species Habitat Conservation Plan (MSHCP). This area provides a permanent open space buffer to the planned community of Belle Terre. Minimal infrastructure (e.g. a water tank and access roads) may be developed on this 73.2 acre parcel if additional storage is needed to create adequate water pressure for the Belle Terre community.

2.2 Northwest Belle Terre

The 215-acre northwest portion of Belle Terre is located on the western side of the San Diego Canal and is accessible from Washington Street/Keller Road, Fields Drive and Jean Nicholas Road as shown in **Figure V-1-1-Illustrative Plan**.

Designed with twelve planning areas, the northwest portion is planned for up to 1,161 homes, with at least 15 acres of parks, 17 acres of open space conservation and 33.4 acres of open space for habitat conservation. The residential densities range from medium-high (5.1-8.0 du/ac) to high (8.1-14 du/ac). Centrally located in northwest Belle Terre is Planning Area 5, which is a planned park that may include a community clubhouse (if the active adult option is implemented). Neighborhood parks will be strategically sited at the tentative tract map stage to provide small tot lots in close proximity to homes.

Open Space areas, OS-4 and OS-7 total 33.4 acres and are designated as Open Space-Conservation Habitat (OS-CH), to maintain riparian habitat as a part of the MSHCP conservation requirements. A periphery linear park in Planning Area 8 is planned to wrap around the conservation area in Open Space area OS-4 to provide a buffer as well as a recreational amenity for the community. Planning Area 8 is programmed for trails, potentially a dog park/run, and other passive recreational opportunities. This will be a central recreational facility that is intended to provide connectivity and serve as a health amenity for future residents of Belle Terre and the surrounding communities.

2.3 Southeast Belle Terre

Southeast Belle Terre is approximately 55-acres, and is located on the eastern side of the San Diego Canal. About 20-acres are planned for open space, detention basins, parks, streets and other infrastructure requirements. The remaining 35-acres are planned for up to 120 homes at low (0.5-2 du/ac) to medium density (2.1-5.0 du/ac). Providing lower intensities is intended to provide an appropriate buffer between the proposed development (Tentative Tract Map # 30837) to the southwest of the site and the adjacent rural uses to the north and east of this part of Belle Terre.



The General Plan Land Use designation for southeast Belle Terre is “Rural Mountainous”. However, as discussed in greater detail in Section 5.0 Grading Plan, the southeast portion of Belle Terre is generally flat, as shown in Figure A-5-1 Existing Topography; the topography ranges from 1,480 above mean sea level along the southern boundary to 1,520 above mean sea level along the northern boundary.

Table III-1-Land Use Summary

Land Use Designation	Land Use Designation	Density Range (DU/AC)	Target Density	Gross Area (Acres)	Net Park (Acres)	Maximum Dwelling Units	% of Total Acres
Residential							
Low Density Residential	LDR	0.5-2.0	2 Units per acre	19.2		38.4	5.61%
Medium Density Residential	MDR	2.0-5.0	5 Units per acre	16.6		83.0	4.8%
Medium High Density Residential	MHDR	5.0-8.0	8 units per acre	121.1		968.8	35.4%
High Density Residential	HDR	8.0-14.0	14 units per acre	14		196.0	4.1%
Subtotal				170.9		1,286.2	49.9%
Open Space							
Open Space-Recreation	OS-R	-	-	12.2	11.6	0	3.6%
Open Space - Recreation/Basin	OS-R/B	-	-	10.5	5	0	3.1%
Neighborhood Parks*	-	-	-	0	4		1.2%
Open Space-Conservation	OS-C	-	-	21.5		0	6.3%
Open Space-Conservation Habitat	OS-CH	-	-	106.6		0	31.1%
Subtotal				150.8	20.6	0	45.2%
Infrastructure							
Streets	-	-	-	20.6		0	6.0%
Sub total				20.6		0	6.0%
Total				342.3		1,282	100%

* Neighborhood Parks are shown in Figure A-3-1, Open Space and Recreation Plan

3.0 Project Setting

3.1 Regional Location

Belle Terre is located in the “French Valley” area of Riverside County within its Southwest Area Plan [SWAP] as shown in **Figure III-1-Regional Map**. Rapidly urbanizing cities within the SWAP include Menifee, Temecula, Murrieta, Wildomar, Canyon Lake, and Lake Elsinore which are located to the west of Belle Terre and have distinct master planned communities. As stated in the SWAP (pg. 9), the French Valley area runs in a north-south manner and includes Warm Springs, Tualota, and Santa Gertrudis Creeks.

3.2. Project Location

Belle Terre is situated 0.6 miles east from Highway 79. Major arterials surrounding Belle Terre are Washington Street to the west, Keller Road to the north, Fields Drive to the west, and Jean Nicholas to the southwest corner of the site, as illustrated in **Figure III-2-Project Location Map**.

-  Project Boundary
-  Cities
-  Counties
-  Southwest Area Plan

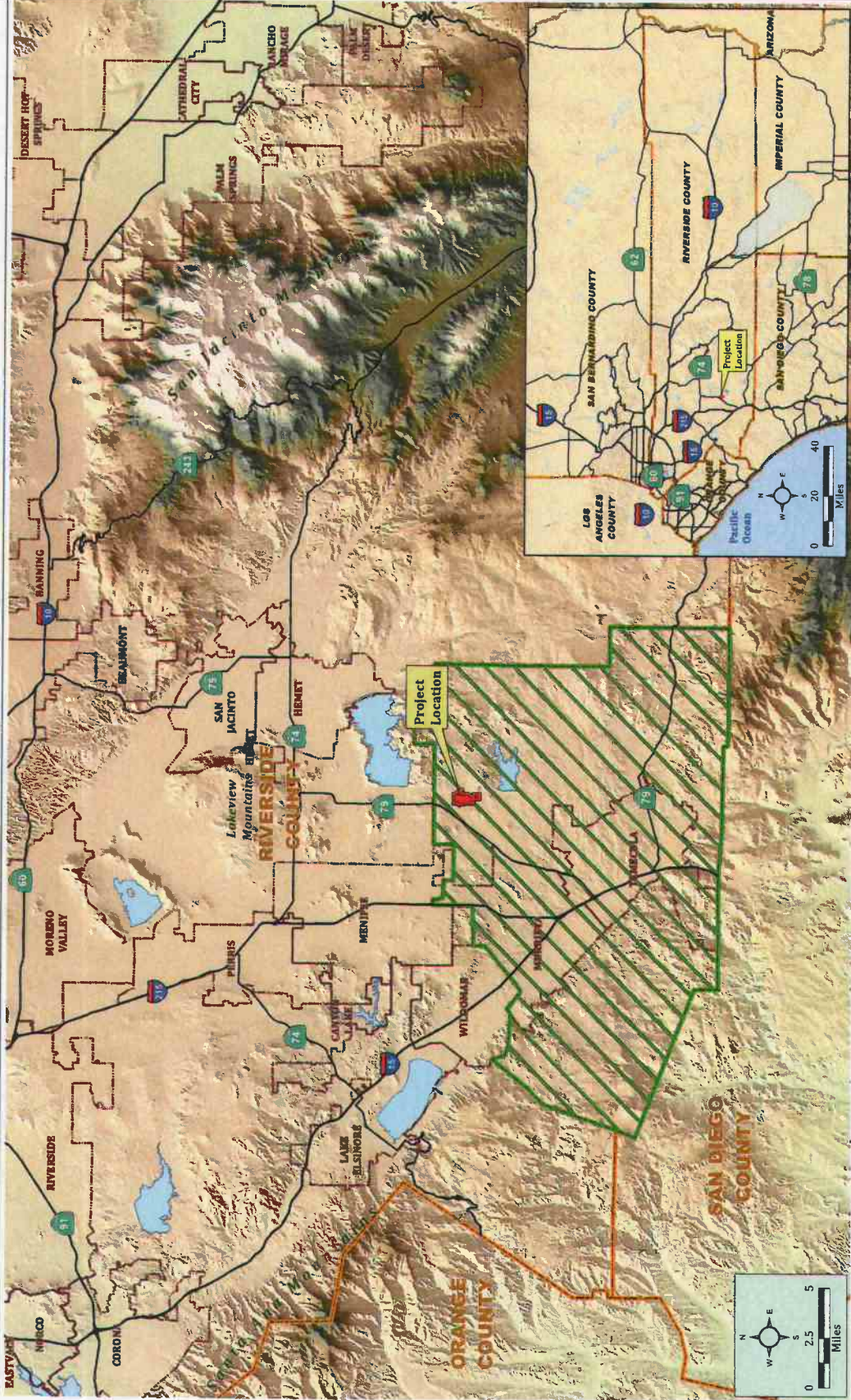


Figure III-1
Regional Map

Albert A. **WEBB** Associates

Sources: County of Riverside, 2012; USGS DEM, NHD.

 Project Boundary



Source: County of Riverside, 2012; Eagle Aerial Imagery, 2012.

Albert A. **WEBB** Associates

Figure III-2

Project Location Map





3.3 Surrounding Land Uses

Belle Terre is surrounded by existing and planned residential developments to the north, west and southwest of the site. Domenigoni-Barton Specific Plan (SP 310) lies directly to the north and northwest of the site. The Keller Crossing Specific Plan (SP 380) is located to the northwest of Belle Terre across Highway 79. Located immediately west and southwest of Belle Terre is the master planned community of Winchester 1800 (SP 286).

Other residential developments planned west and southwest of Belle Terre are Tentative Tract Map #30837 with 320 single-family residential lots (approved in 2004), and TTM #33423 with 132 single-family residential lots. **Figure III-3-Surrounding Developments** illustrates these developments.

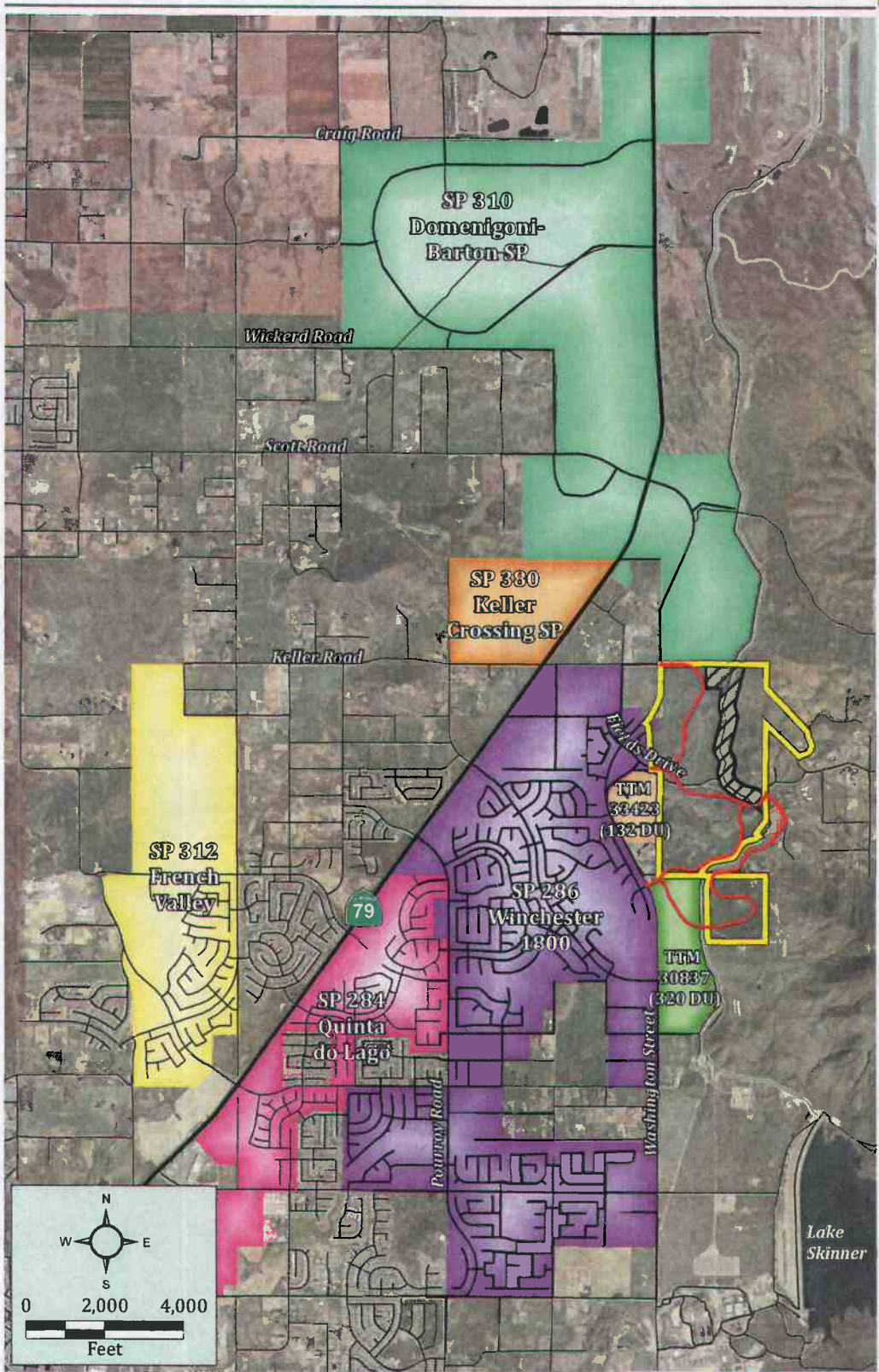
The remaining boundaries of Belle Terre adjoin existing open space, low density rural development, and agricultural lands. Scattered, large lots, rural homesteads and vacant parcels lie to the north, south and east of the site.

As shown in **Figure III-4 Surrounding Open Space**, the area to the east of the south 55 acre portion of Belle Terre is designated by the Western Riverside County Regional Conservation Authority (RCA) as "Conserved Lands." The RCA was created in 2004 to implement the MSHCP, and to preserve natural habitat areas. Since 2004 the RCA has conserved approximately 702 acres in the French Valley Area. Consequently, any future development to the east of the site is limited.

The San Diego Canal/Aqueduct, which runs roughly north-south, is a prominent man-made feature that traverses through the site. The Aqueduct transports water for the California State Water Project and the Colorado River and drains into Lake Skinner, a reservoir located approximately 1.5 miles south of Belle Terre. From that point, deliveries are made to Metropolitan Water District's (MWD) member agencies in southern Riverside County and San Diego County via a system of pipelines.

BELLE TERRE

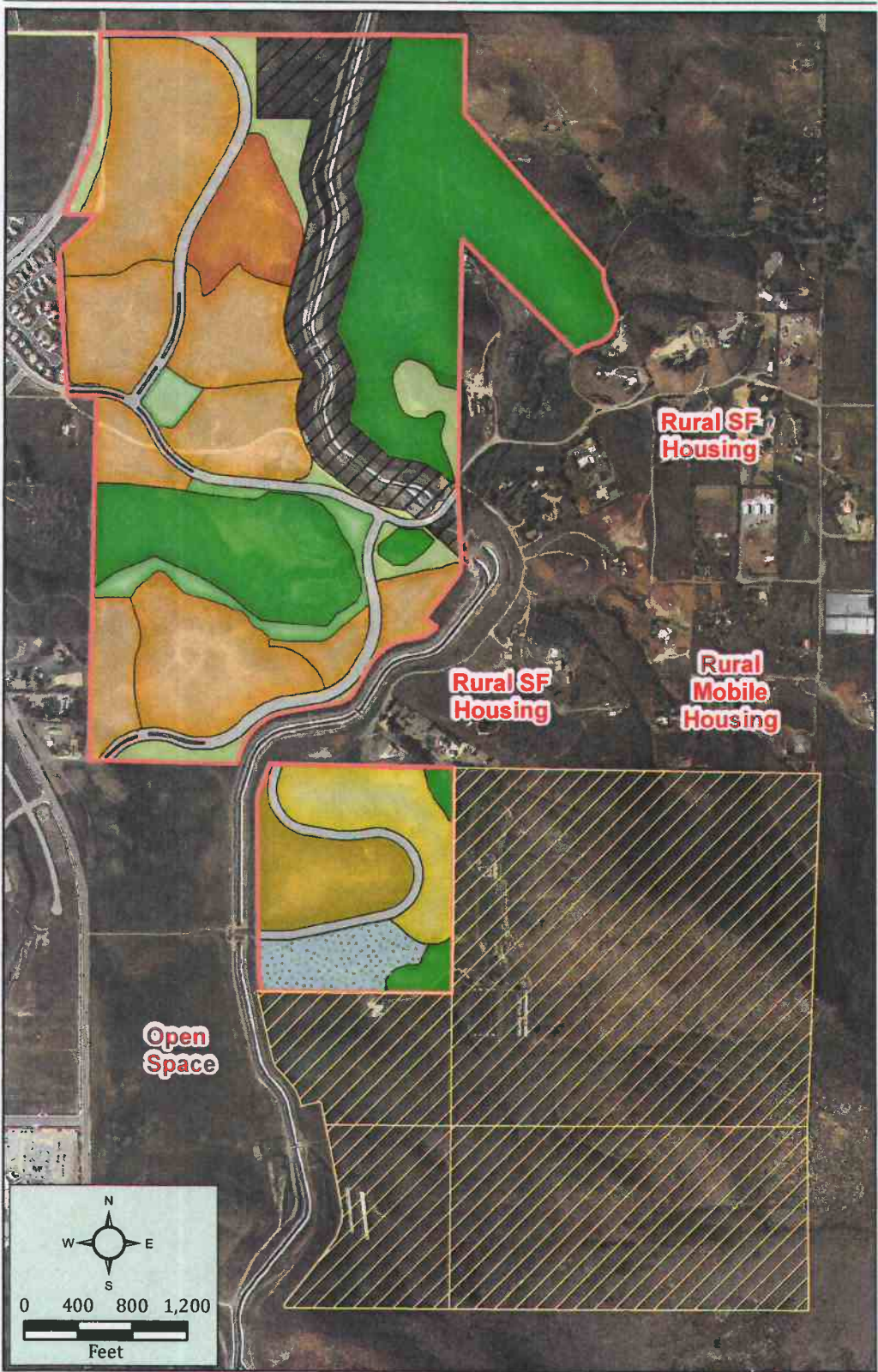
French Valley



- Project Boundary
- Not a Part
- SP 380
- SP 312
- SP 310
- SP 286
- SP 284
- TTM 30837
- TTM 33423
- Proposed Circulation
- Existing Circulation

Figure III-3
Surrounding Developments

Source: County of Riverside, 2012; ESRI Aerial Imagery, 2010.



- Project Boundary
- Western Riverside County Regional Conservation Authority Conserved Lands

Figure III-4
Surrounding Open Space

Sources: Riverside Co. GIS website, June 2013; Eagle Aerial, April 2012.

3.4 Existing APN's

Belle Terre is composed of eight (8) parcels: APNs 472-170-001, 472-170-003, 472-170-008, 472-180-001, 472-180-003, 472-200-002, 476-010-045, and 476-010-040.

- ✦ The northwestern portion totals 214.6 acres
- ✦ The northeastern portion totals 73.3 acres
- ✦ The southeastern portion totals 55.2 acres

3.5 Environmental Characteristics

The approximately 342-acre site is presently undeveloped and is comprised of agricultural land, other previously disturbed areas, and areas with coastal sage scrub, grassland, meadows, and riparian scrub. The site is bisected east-west by an unnamed creek and north-south by the San Diego Canal.

The site is located within the MSHCP Southwest Area Plan within five (5) Criteria Area Cells. Specifically, the site is located within Cell 5279 Independent-SU2 French Valley/Lower Sedco Hills, Cell 5278 S, Cell 5274 S, Cell 5373 S, and Cell 5471 S-SU4 Cactus Valley/SWRC-MSR/Johnson Ranch. Therefore, the Project has undergone the Habitat Evaluation and Acquisition Negotiations Strategy (HANS) process under the requirements of the MSCHP.

The Belle Terre Specific Plan proposes to set aside 107 acres in perpetuity as Open Space-Conservation Habitat; this includes approximately 33.4 acres of riparian scrub habitat that runs east-west through the site and 69 acres of hilly terrain in the northeast portion of the site.

In addition to the conservation, the site will also be required to conform to additional plan wide requirements of the MSHCP such as Riparian, Riverine Policies, Specific Policies, Specific Species Surveys, Urban Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plan Species Polices and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable. Conserved portions of the site will be identified as part of the HANS process and will satisfy the MSHCP requirements.

The Project area has some hilly terrain; particularly the northeastern portion of the site which contains steep slopes with elevations that range from approximately 1,560 feet to 1,680 feet above mean sea level, a difference of 120 feet. The highest elevation is located in the central portion of the site at 1,640-feet above mean sea level and the lowest elevation is at 1,440 feet above mean sea level. The average slopes of the terrain are approximately 2-3%. Slopes on the southeastern portion of the site are less than 20%. Slopes greater than 20% cover less than 10% of the total site.



Introduction

The Belle Terre Specific Plan establishes an additional residential community in the French Valley area of Riverside County. This residential community is planned to provide a wide range of home types for a broad segment of potential homebuyers which may include young professionals, first time home buyers, and active adults.

The Belle Terre Land Use Plan will contain up to 1,282 homes in varying densities from 0.5 to 14.0 dwelling units an acre, with an overall gross density of up to 3.7 dwelling units an acre.

Principles of Planning for Belle Terre

Clustering Development: The land use concept for the SWAP discusses concentrating urban uses on about 11 percent of the planning area, thereby helping conserve the remaining 89 percent in open space, open space-conservation, agricultural and rural uses (SWAP, pg 15).

Belle Terre includes up to 1,282 homes which are clustered on 170 acres (49 percent of the total site) while retaining approximately 150.8 acres (45.2 percent of the total site) as open space; of that acreage, 106.6 acres will be preserved in perpetuity as Open Space-Conservation Habitat. The Belle Terre Land Use Plan shows this clustering of residential planning areas with supportive parks and access routes planned on the northwestern and southwestern portions of the site where topography and access are more suitable for development. The northeastern portion of the site and riparian areas in the northwestern portion of the site are included as part of the open space areas set aside for conservation habitat.

Protection of Natural Resources: At least 128.1 acres (37 percent of total site) are planned as Open Space-Conservation; of that acreage, 106.6 acres will be preserved in perpetuity as Open Space-Conservation Habitat. The Belle Terre Land Use Plan proposes to preserve 69 acres of the 73 acre northeastern site as Open Space-Conservation Habitat. This will achieve MSHCP conservation goals. In addition, an existing un-named riparian corridor on the northwestern portion of the site is also planned to be preserved as Open Space-Conservation Habitat.

Buffering: The Belle Terre Land Use Plan places a special emphasis on buffering along the Project boundaries. As shown in **Figure III-3, Surrounding Development**, the western boundary of the site will adjoin the planned developments for TTM #33423 and TTM #30837 and the developed community of Winchester 1800 (SP 286). The Belle Terre Land Use Plan proposes residential planning areas of similar intensity along the western boundary to provide a seamless transition with the surrounding developments. In addition, the southeast portion of Belle Terre (55 acres) is planned for land uses that would provide an appropriate buffer to the adjacent rural uses to the north and east of this part of the site. The southeast portion of Belle Terre is planned for low and medium density residential uses with larger lots to provide a buffer/transition to the adjacent rural uses along these boundaries.

Specific Plan



1.0 Land Use Plan

1.1 Project Description

Belle Terre is planned to be a 342.3 acre residential community located on the north western edge of Bachelor Mountain in the French Valley area of Riverside County. Regional access to the site is from Highway 79, located 0.6 miles to the west. Major arterials surrounding the site are Washington Street to the west and Scott Road to the north.

As elaborated earlier in Section V-Introduction, the Belle Terre Land Use Plan is defined by the use of three principles of planning:

- ✦ Clustered Development
- ✦ Protection of Natural Resources
- ✦ Buffering along Project Boundaries

Based on these planning principles, the Land Use Plan can be further described as being comprised of three portions, namely: 1) the northeast portion, east of the San Diego Canal; 2) the northwest portion, northwest of the San Diego Canal; and 3) the southeast portion, southeast of the San Diego Canal.

As shown in **Figure A-1-1, Land Use Plan**, Belle Terre is planned to provide up to 1,282 dwelling units of varying densities, recreational areas, streets, open space areas, and other associated infrastructure. The homes will be clustered on 170 acres (49.5 % of total project area) ranging from low-to-high densities. Community parks and trails are planned over 20.6 acres. Parks planned for the community include an active park, a linear park with trails and potentially a dog run/park, and small neighborhood parks.

In addition, the community has a total of 150.8 acres which are designated for Open Space; of which 106.6-acres (31% of total project area) is planned for Open Space-Conservation Habitat to be preserved in perpetuity as protected habitat areas.

Streets provide connectivity within Belle Terre and to the immediate surroundings. To enhance this functionality of the Land Use Plan, architectural and landscape elements (streetscape, trails, entrances, features) are planned to create an overall community identity and landscape theme for Belle Terre.

1.1.1 Northeast Belle Terre

Implementing the principle of protection of natural resources, 69 acres of the site located east of the San Diego Canal are planned as Open Space-Conservation Habitat and 4.2 acres are planned as open space conservation. The northeast portion of the site is planned with the lowest development intensities for the entire Project. This large portion of the site will help achieve conservation goals under the MSHCP. It will also provide a permanent open space buffer to Belle Terre and to the adjacent land uses, while allowing for Belle Terre's developmental capacity to be clustered on the remaining portions of the site. Minimal infrastructure (e.g. a water tank and access roads) may be developed on this 73.2 acre parcel if additional storage is needed to create adequate water pressure for the Belle Terre

Specific Plan

community.

1.1.2 Northwest Belle Terre

The 215-acre northwest portion of Belle Terre is located on the western side of the San Diego Canal and is accessible from Washington Street/Keller Road, Fields Drive and Jean Nicholas Road as shown in **Figure A-1-1-Land Use Plan**.

Designed with twelve residential planning areas and eight open space areas, the northwest portion is planned for up to 1,161 homes, with at least 15 acres of parks, 17 acres of open space and 33.4 acres of open space for habitat conservation. The residential densities range from medium-high (5.0-8.0 du/ac) to high (8.0-14 du/ac). Centrally located in northwest Belle Terre is Planning Area 5, which is a planned park that may include a community clubhouse, if the active adult option is implemented (as further described below under heading 1.5). In addition, four (4) neighborhood parks will be strategically sited at the tentative tract map stage to provide small tot lots in closer proximity to homes.

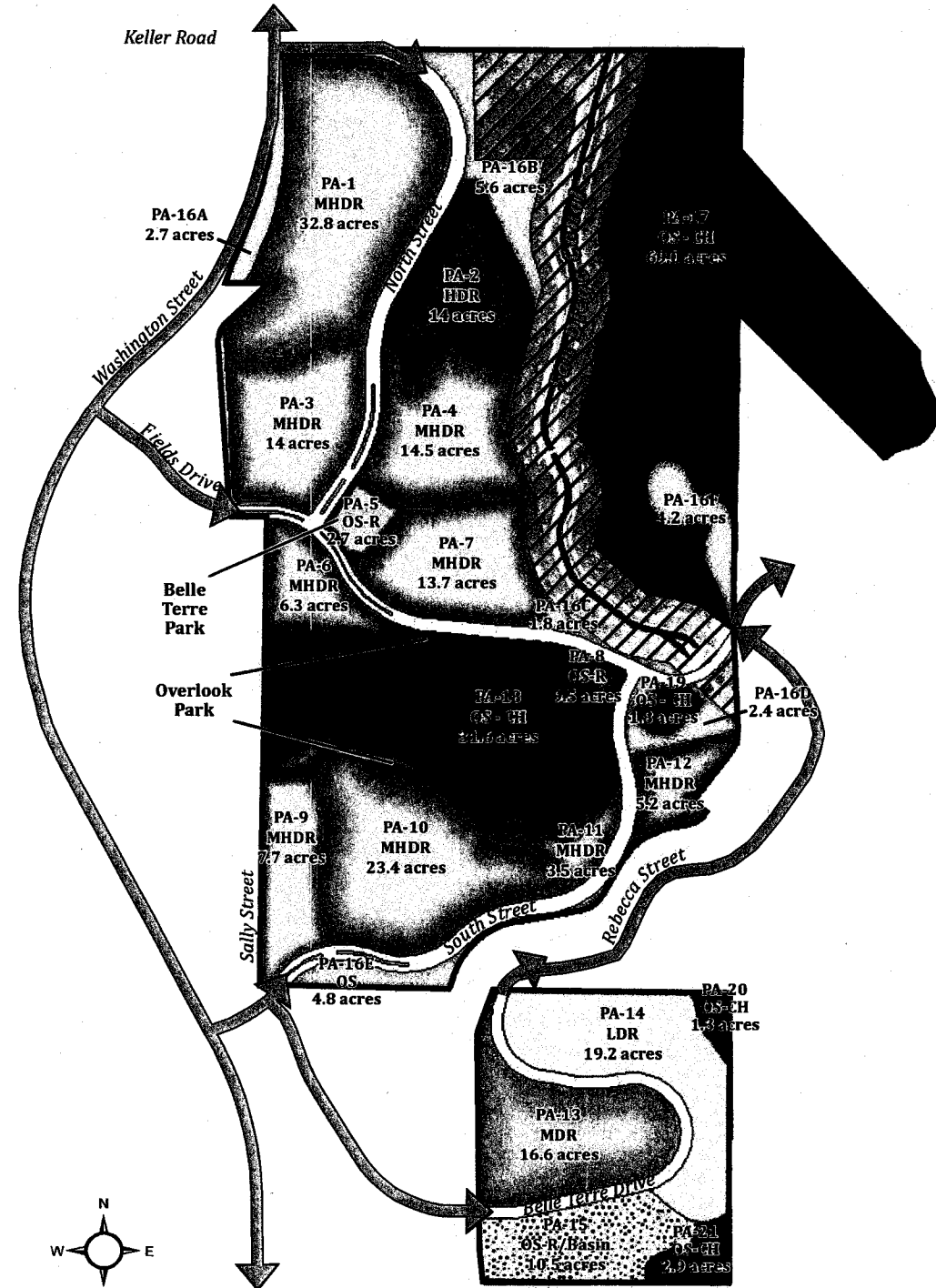
Open Space Areas, OS-4 and OS-7 total 33.4 acres and are designated as Open Space-Conservation Habitat to maintain riparian habitat as a part of the MSHCP conservation requirements. A periphery linear park in Planning Area 8 is planned to wrap around the conservation area in Open Space area OS-4 to provide a buffer as well as a recreational amenity for the community. Planning Area 8 is programmed for trails, potentially a dog park/run, and other passive recreational opportunities. This will be a central recreational facility that is intended to provide connectivity and serve as a health amenity for future residents of Belle Terre.

1.1.3 Southeast Belle Terre

Southeast Belle Terre is approximately 55 acres and is located on the eastern side of the San Diego Canal. About 20 acres are planned for open space, detention basins, parks, streets and other infrastructure requirements. The remaining 35 acres are planned for up to 120 homes at low (0.5-2 du/ac) to medium density (2.0-5.0 du/ac). Providing lower intensities is intended to provide an appropriate buffer between the proposed development (TTM # 30837) to the southwest of the site and the adjacent rural uses to the north and east of this part of Belle Terre.

Overall, the community is connected with the surrounding streets by a backbone of collector and local streets within Belle Terre. Other related infrastructure is discussed further in sections within this Specific Plan.

Table 1.0-A, Belle Terre Land Use Summary below provides a summary of the proposed land uses. Specific information for each of the individual planning areas is provided in **Table 1.0-B Detailed Land Use Summary** below. Section B Planning Area Land Use and Planning Standards provide development standards for each planning area.



- Project Boundary
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Open Space - Recreation
- Open Space - Conservation
- Open Space - Conservation Habitat
- Open Space - Recreation/Basin
- ROW
- ROW - Median
- Not a Part

Figure A-1-1
Land Use Plan

Table 1.0-A: Land Use Plan Summary

Land Use Designation	Land Use Designation	Density Range (DU/AC)	Target Density	Gross Area (Acres)	Net Park (Acres)	Maximum Dwelling Units	% of Total Acres
Residential							
Low Density Residential	LDR	0.5-2.0	2 Units per acre	19.2		38.4	5.61%
Medium Density Residential	MDR	2.0-5.0	5 Units per acre	16.6		83.0	4.8%
Medium High Density Residential	MHDR	5.0-8.0	8 units per acre	121.1		968.8	35.4%
High Density Residential	HDR	8.0-14.0	14 units per acre	14.0		196.0	4.1%
Subtotal				170.9		1,286.2	49.9%
Open Space							
Open Space-Recreation	OS-R	-	-	12.2	11.6	0	3.6%
Open Space - Recreation/Basin	OS-R/B	-	-	10.5	5.0	0	3.1%
Neighborhood Parks*	-	-	-	0	4.0		1.2%
Open Space-Conservation	OS-C	-	-	21.5		0	6.3%
Open Space-Conservation Habitat	OS-CH	-	-	106.6		0	31.1%
Subtotal				150.8	20.6	0	45.2%
Infrastructure							
Streets	-	-	-	20.6		0	6.0%
Sub total				20.6		0	6.0%
Total				342.3		1,282	100%

* Neighborhood Parks are shown in Figure A-3-1, Open Space and Recreation Plan

Table 1.0-B: Detailed Land Use Summary

Planning Area	Land Use Designation	Density Range (DU/AC)	Target Density	Gross Area (Acres)	Park (Acres)	Maximum Dwelling Units
Residential						
High Density Residential						
PA-2	HDR	8.0-14.0	14 units per acre	14.0	-	196
Total HDR				14.0		196
Medium High Density Residential						
PA-1	MHDR	5.0-8.0	7.95 units per acre	32.8		261
PA-3	MHDR	5.0-8.0	8 units per acre	14.0		112
PA-4	MHDR	5.0-8.0	8 units per acre	14.5		116
PA-6	MHDR	5.0-8.0	8 units per acre	6.3		50
PA-7	MHDR	5.0-8.0	8 units per acre	13.7		110
PA-9	MHDR	5.0-8.0	8 units per acre	7.7		62
PA-10	MHDR	5.0-8.0	7.95 units per acre	23.4		186
PA-11	MHDR	5.0-8.0	8 units per acre	3.5		28
PA-12	MHDR	5.0-8.0	8 units per acre	5.2		42
Total MHDR				121.1		966
Medium Density Residential						
PA-13	MDR	2.0-5.0	5 Units per acre	16.6		83
Total MDR				16.6	-	83
Low Density Residential						
PA-14	LDR	0.5-2.0	1.95 Units per acre	19.2		37
Total LDR				19.2	-	37
Subtotal				170.9		1,282
Open Space						
Open Space-Recreation						
PA-5	OS-R	-	-	2.7	2.7	
PA-8	OS-R			9.5	8.9	
Open Space-Recreation/Basin**						
PA-15	OS-R/B	-	-	10.5	5.0	
Neighborhood Parks*		-	-	0	4.0	
Total OS-R				22.7	20.6	
Open Space-Conservation						
OS-1	OS-C	-	-	2.7		
OS-2	OS-C	-	-	5.6		
OS-5	OS-C	-	-	1.8		
OS-6	OS-C	-	-	2.4		
OS-8	OS-C	-	-	4.8		
OS-11	OS-C	-	-	4.2		
Total OS-C				21.5		
Open Space-Conservation Habitat						
OS-3	OS-CH	-	-	69.0		
OS-4	OS-CH	-	-	31.6		
OS-7	OS-CH	-	-	1.8		
OS-9	OS-CH	-	-	1.3		
OS-10	OS-CH	-	-	2.9		
Total OS-CH				106.6		
Subtotal				150.8		
Infrastructure						
Streets				20.6		
Sub total				20.6		
Total				342.3	20.6	1,282

* Neighborhood Parks are shown in Figure A-3-1, Open Space and Recreation Plan

** Open Space Recreation/Basin where 5-acres is planned as active park space

- 1 A. Lot area shall not be less than three thousand five hundred (3,500)
2 square feet.
- 3 B. The minimum average width of that portion of a lot to be used as a
4 building site shall be forty (40') with a minimum average depth of
5 eighty feet (80').
- 6 C. The minimum frontage of a lot shall be thirty five feet (35'), except
7 that lots fronting on knuckles or cul-de-sacs may have a minimum
8 frontage of thirty feet (30').
- 9 D. The front yard setback shall not be less than fifteen feet (15'),
10 measured from the street line. Porches in the front of the structure
11 and "side-in" garages may encroach five feet (5') into the front yard
12 setback.
- 13 E. Side yards on interior and through lots shall be not less than five feet
14 (5'). Side yards on corner and reversed corner lots shall be not less
15 than ten feet (10') from the street line.
- 16 F. The rear yard shall no be less than ten feet (10'), except that garages,
17 balconies, decks, and attached patio covers may encroach five feet
18 (5') into the rear yard setback.
- 19 G. Fireplaces, media niches, bay windows, porches, window boxes, and
20 similar architectural features shall be allowed to encroach a
21 maximum of two feet (2') into setbacks provided at least on side of
22 the structure has a clear five foot (5') setback. No other structural
23 encroachment shall be permitted in the front, side or rear yard except
24 as provided for in Section 18.19 of ordinance 348.
- 25 H. The maximum lot coverage shall be 65% for single story and 60%
26 for two story.
27
28

1 I. Where a zero lot line design is utilized, the distance between
2 structures shall be not less than ten feet (10') provided at least one
3 side of the structure has a clear 5 foot setback at all times..

4 J. The following development standards for clustered residential
5 development shall also apply and, to the extent there is a conflict,
6 shall supersede the above development standards for Planning Areas
7 1, 3, 4, 6, 7, 9, 10, 11 and 12:

8 1. Front yards shall be a minimum of ten feet (10') measured from
9 the street line.

10 2. Side yards on corner and reversed corner lots shall be not less
11 than ten feet (10') from the street line. There shall be no other
12 side or rear yard set-back requirements.

13 3. The distance between structures in all directions shall be at least 10
14 feet.

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

17 b. Planning Area 2

18 (1) The uses permitted in Planning Area 2 of Specific Plan No. 382 shall be the
19 same as those uses permitted in Article VI. Section 6.1 of Ordinance No. 348,
20 except that the uses permitted pursuant to Section 6.1.a (2), (3), (5), (7) and (8);
21 Section 6.1.b. (1), (2), (3), and (5); and Section 6.1.c.(1) shall not be permitted. In
22 addition, the uses permitted under Section 6.1.a. shall include, multifamily
23 residential dwellings, temporary real estate tract offices located within a
24 subdivision to be used only for and during the original sale of the subdivision, but
25 not to exceed a period of five (5) years in any event. Also, the uses permitted under
26 Section 6.1.b. shall include multiple family dwellings.

1 (2) The development standards for Planning Area 2 of Specific Plan No. 382
2 shall be the same as those standards identified in Article VI, Section 6.2 of
3 Ordinance No. 348, except that the development standards set forth in Article VI,
4 Section 6.2. b., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced with
5 the following:

- 6 A. Lot area shall not be less than three thousand (3,000) square feet.
- 7 B. The minimum average width of that portion of a lot to be used as a
8 building site shall be forty feet (40') with a minimum average depth
9 of seventy five feet (75').
- 10 C. The minimum frontage of a lot shall be thirty five feet (35'), except
11 that lots fronting on knuckles or cul-de-sacs may have minimum
12 frontage of thirty feet (30').
- 13 D. The front yard shall be not less than fifteen feet (15'), measured
14 from the street line. Porches in the front of the structure may
15 encroach five feet (5') into the front yard setback.
- 16 E. Side yards on interior and through lots shall not be less than five feet
17 (5'). Side yards on corner and reversed corner lots shall not be less
18 than ten feet (10') from the street.
- 19 F. The rear yard shall be not less than ten feet (10'), except that
20 garages, balconies, decks and attached patio covers may encroach
21 five feet (5') into the rear yard setback.
- 22 G. Fireplaces, media niches, bay windows, porches, window boxes, and
23 similar architectural features shall be allowed to encroach a
24 maximum of two feet (2') into setbacks. No other structural
25 encroachment shall be permitted in the front, side or rear yard except
26 as provided for in Section 18.19 of Ordinance No. 348.
- 27
28

1 H. The maximum lot coverage shall be 65% for single story and 60%
2 for two story.

3 I. Where a zero lot line design is utilized, the distance between
4 structures shall be not less than ten feet (10') provided at least one
5 side of the structure has a clear 5 foot setback at all times.

6 J. The following development standards for clustered residential
7 development shall apply and, to the extent there is a conflict, shall
8 supersede other standards for Planning Area 2:

9 1. Front yards shall be a minimum of ten feet (10') measured
10 from the street line.

11 2. Side yards on corner and reversed corner lots shall not be
12 less than ten feet (10') from the street line of from any
13 future street line, whichever is nearer the proposed structure, upon
14 which the main building sides. There shall be no other side or
15 rear yard set-back requirements.

16 3. The distance between structures in all directions shall be at least
17 10 feet.

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

20 c. Planning Areas 5, 8 and 15

21 (1) The uses permitted in Planning Areas 5, 8 and 15 of Specific Plan No. 382
22 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of
23 Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1),
24 (8) and (9) and 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In
25 addition, the permitted uses under Section 8.100.a. shall also include public parks,
26 public playgrounds, dog parks, trails and hiking areas.

1 (2) The development standards for Planning Areas 5, 8 and 15 of Specific Plan
2 No. 382 shall be the same as those standards identified in Article VIII.e., Section
3 8.101 of Ordinance No. 348.

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

6 d. Planning Area 13

7 (1) The uses permitted in Planning Area 13 of Specific Plan No. 382 shall be
8 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
9 except that the uses permitted pursuant to Section 6.1.a (2), (3), (5), (7) and (8);
10 Section 6.1.b. (1), (2), (3), and (5); and Section 6.1.c. (1) shall not be permitted. In
11 addition, the uses permitted under Section 6.1.a shall include temporary real estate
12 tract offices located within a subdivision to be used only for and during the original
13 sale of the subdivision, but not to exceed a period of five (5) years in any event.

14 (2) The development standards for Planning Area 13 of Specific Plan No 382
15 shall be the same as those standards identified in Article VI, Section 6.2 of
16 Ordinance No. 348, except that the development standards set forth in Article VI,
17 Section 6.2.b., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced with
18 the following:

- 19 A. Lot are shall not be less than five thousand five hundred (5,500)
20 square feet.
- 21 B. The minimum average width of that portion of a lot to be used as a
22 building site shall be fifty five feet (55') with a minimum average
23 depth of one hundred feet (100').
- 24 C. The minimum frontage of a lot shall be fifty feet (50'), except
25 that lots fronting on knuckles or cul-de-sacs may have a minimum
26 frontage of thirty five feet (35').
- 27
28

1 D. The front yard shall be not less that fifteen feet (15'), measured from
2 the street line. Porches in the front of the structure and "side-
3 in" garages may encroach five feet (5') into the front yard setback.

4 E. Side yards on interior and through lots shall be not less than five feet
5 (5'). Side yards on corner and reversed corner lots shall be not less
6 than ten feet (10') from the street line.

7 F. The rear yard shall not be less than fifteen feet (15'), except that
8 garages, balconies, decks, and attached patio covers may encroach
9 five feet (5") into the rear yard setback.

10 G. Fireplaces, media niches, bay windows, porches, window boxes, and
11 similar architectural features shall be allowed to encroach a
12 maximum of two feet (2') into setbacks. No other structural
13 encroachment shall be permitted in the front, side or rear yard except
14 as provided for in Section 18.19 of Ordinance No. 348.

15 H. The maximum lot coverage shall be 65% for single story and 60%
16 for two story.

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

19 e. Planning Area 14

20 (1) The uses permitted in Planning Area 14 of Specific Plan No. 382 shall be
21 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
22 except that the uses permitted pursuant to Section 6.1.a. (2), (3), (5), (7) and (8);
23 Section 6.1.b. (1), (2), (3), and (5); and Section 6.1.c.(1) shall not be permitted. In
24 addition, the uses permitted under Section 6.1.a. shall include temporary real estate
25 tract offices located within a subdivision to be used only for and during the original
26 sale of subdivision, but not to exceed a period of five (5) years in any event.

1 (2) The development standards for Planning Area 14 of Specific Plan No. 382
2 shall be the same as those standards identified in Article VI, Section 6.2 of
3 Ordinance No. 348, except that the development standards set forth in Article VI,
4 Section 6.2.b.c.d. and e. (1), (2), (3) and (4) shall be deleted and replaced with the
5 following:

- 6 A. Lot area shall be not less than fifteen thousand (15,000) square feet.
- 7 B. The minimum average width of that portion of a lot to be used as a
8 building site shall not be one hundred feet (100') with a minimum
9 average depth of one hundred and fifty feet (150').
- 10 C. The minimum frontage of a lot shall be ninety feet (90'), except that
11 lots fronting on knuckles or cul-de-sacs may have a minimum
12 frontage of thirty feet (35').
- 13 D. The front yard shall not be less than twenty feet (20'), measured
14 from the street line. Porches in the front of the structure and side in
15 garages may encroach five feet (5') into the front yard setback.
- 16 E. Side yards on interior and through lots shall not be less than five feet
17 (5'), however the distance between residential structures, when
18 measured from the side yard, shall not be less than fifteen feet (15').
19 Side yards on corner and reversed corner lots shall be not less than
20 ten feet (10') from the street line.
- 21 F. The rear yard shall be not less than fifteen feet (15'), except that
22 garages, balconies, decks, and attached patio covers may encroach
23 five feet (5') into the rear yard setback.
- 24 G. Fireplaces, media niches, bay windows, porches, window boxes, and
25 similar architectural features shall be allowed to encroach a
26 maximum of two feet (2') into setbacks. No other structural
27
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1 encroachment shall be permitted in the front, side or rear yard except
2 as provided for in Section 18.19 of Ordinance no. 348.

3 H. The maximum lot coverage shall be 65% for single story and 60%
4 for two story.

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

8 f. Planning Areas 16A, 16B, 16C, 16D, and 16E

9 (1) The uses permitted in Planning Areas 16A, 16B, 16C, 16D and 16E of
10 Specific Plan No. 382 shall be the same as those uses permitted in Article VIII.e.,
11 Section 8.100 of ordinance No. 348, except that uses permitted pursuant to Section
12 8.100.a.(1), (2), (3), (4), (5), (8) and (9) and Section 8.100.b.(1) and Section
13 8.100.c.(1) shall not be permitted. In addition, the permitted uses under Section
14 8.100.a. shall also include trails and hiking areas.

15 (2) The development standards for Planning Areas 16A, 16B, 16C, 16D and
16 16E of Specific Plan No. 382 shall be the same as those standards identified in
17 Article VIII.e., Section 8.101 of Ordinance No. 348.

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

20 g. Planning Areas 17, 18, 19, 20 and 21

21 (1) The uses permitted in Planning Areas 17, 18, 19, 20 and 21 of Specific Plan
22 No. 382 shall be the same as those uses permitted in Article XVI, Section 16.1 of
23 Ordinance No. 348, except that uses permitted pursuant to Section 16.2.a.(1), (2),
24 (3), (4), (5) and (7) and Section 16.2.b.(1), (2), (3), (4), (5), (6), (7), (8) and (9) and
25 Section 16.1.c.(1) and (2) and Section 16.1.d and Section 16.1.e (1) shall not be
26 permitted.

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(2) The development standards for Planning Areas 17, 18, 19, 20 and 21 of Specific Plan No. 382 shall be the same as those standards identified in Article XVI of Ordinance No. 348.

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

h. Planning Area 16F

(1) The uses permitted in Planning Area 16F of Specific Plan No. 382 shall be the same as those uses permitted in Article VIII.e., Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (8) and (9) and Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In addition, the permitted uses under Section 8.100.a. shall also include trails and hiking areas.

(2) The development standards for Planning Area 16F of Specific Plan No. 382 shall be the same as those standards identified in Article VIII.e., Section 8.101 of Ordinance No. 348.

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

1 Section 3. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after
2 its adoption.

3
4 BOARD OF SUPERVISORS OF THE COUNTY
 OF RIVERSIDE, STATE OF CALIFORNIA

5
6 By: _____
 Chairman

7 ATTEST:

8 CLERK OF THE BOARD:

9
10 By: _____
 Deputy

11 (SEAL)

12
13 APPROVED AS TO FORM

14 October _____, 2014

15
16 By: _____
 MICHELLE CLACK
 Deputy County Counsel

17
18 MPC:sk
10/14/14

19 G:\Property\MClack\Planning and Land Use\Specific Plans\DRAFT SP382 Zoning Ordinance - Belle Terre (1).docx

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 382 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 382, Screencheck No. 3.

CHANGE OF ZONE = Change of Zone No. 7775.

GPA = Comprehensive General Plan Amendment No. 1013, 1014, & 1113.

EIR = Environmental Impact Report No. 531.

10. EVERY. 2 SP - SP Document

RECOMMND

Specific Plan No. 382 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 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. 531 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

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10. GENERAL CONDITIONS

10. EVERY. 2 SP - SP Document (cont.)

RECOMMND

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. 3 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. 4 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 o 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.

10. EVERY. 5 SP - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly

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10. GENERAL CONDITIONS

10. EVERY. 5 SP - HOLD HARMLESS (cont.)

RECOMMND

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 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.

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

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10. GENERAL CONDITIONS

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

RECOMMND

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. 4 SP-#97-OPEN SPACE

DRAFT

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

10.FIRE. 5 SP-#85-FINAL FIRE REQUIRE

RECOMMND

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 6 SP-#47 SECONDARY ACCESS

RECOMMND

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

PARKS DEPARTMENT

10.PARKS. 1 SP - PARK PLAN

RECOMMND

The applicant shall provide park plan for all park sites to the Riverside County Regional Park and Open-Space District for review and approval.

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10. GENERAL CONDITIONS

10.PARKS. 2 SP - MAINTENANCE MECHANISM

RECOMMND

The applicant shall submit a maintenance plan for parks, trails and all open space as identified in the specific plan for review and approval to the Riverside County Regional Park and Open-Space District.

10.PARKS. 3 SP - TRAIL GRADING

RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of Phase I construction.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - PDP01439

RECOMMND

County Paleontological Report (PDP) No. 1439, submitted for this case (SP00382), was prepared by Applied Earthworks, Inc. and is entitled: "Preliminary Assessment of the Paleontological Resources Potential of the Belle Terre Project, Southeast Corner of Keller Street and Washington Road, French Valley, Riverside County, California", dated December 4, 2012. In addition, Applied Earthworks submitted "Paleontological Resources Assessment Report for the Belle Terre Project, Specific Plan 00382, French Valley Area, Riverside County, California", dated November 2013. This document is herein incorporated as a part of PDP01439.

PDP01439 concluded:

1.The Mesozoic rocks, artificial fill and Quaternary old colluvial deposits within the Project area are considered to have a low paleontological resources potential.

2.Quaternary very old alluvial channel deposits and very old alluvial valley deposits are considered to have a high paleontological resources potential.

PDP01439 recommended:

1.Prior to the start of construction, all field personnel will receive a worker's environmental awareness training module on paleontological resources.

2.Prior to commencement of ground-disturbing activities, a qualified and professional paleontologist will be required to prepare and implement a paleontological mitigation plan

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - PDP01439 (cont.) RECOMMND

for the Project.

3.PDP01439 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01439 is hereby accepted for SP00382. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 2 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. 3 SP - NO P.A. DENSITY TRANSFER RECOMMND

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

10.PLANNING. 4 SP - LANDSCAPING PLANS RECOMMND

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

10.PLANNING. 5 SP - MM-D-1 RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection:

During the Project's construction phase, water or a stabilizing agent shall be applied to exposed surfaces at least three times per day to prevent generation of dust plumes.

10.PLANNING. 6 SP - MM-D-2 RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

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10. GENERAL CONDITIONS

10.PLANNING. 6 SP - MM-D-2 (cont.)

RECOMMND

During the Project's construction phase, the construction contractor shall utilize at least one of the following measures at each vehicle egress from the project site to a paved public road:

Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long;

Pave the surface extending at least 100 feet and at least 20 feet wide;

Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages;
or

Install a wheel washing system to remove bulk material from tires and vehicle undercarriages.

10.PLANNING. 7 SP - MM-D-3

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, all haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).

10.PLANNING. 8 SP - MM-D-4

RECOMMND

During the Project's construction phase, construction activity on unpaved surfaces shall be suspended when wind speed exceed 25 miles per hour (such as instantaneous gusts).

10.PLANNING. 9 SP - MM-D-5

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, ground cover in disturbed areas shall be replaced as quickly as possible.

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10. GENERAL CONDITIONS

10.PLANNING. 10 SP - MM-D-6

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).

10.PLANNING. 11 SP - MM-D-7

RECOMMND

During the Project's construction phase, traffic speeds on all unpaved roads to be reduced to 15 mph or less.

10.PLANNING. 12 SP - MM-D-8

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water.

10.PLANNING. 13 SP - MM-D-9

RECOMMND

During the Project's construction phase, heavy-duty equipment operations shall be suspended during first and second stage smog alerts.

10.PLANNING. 14 SP - MM-D-10

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, equipment and vehicle engines shall be maintained in good condition and in proper tune per manufacturers' specifications.

10.PLANNING. 15 SP - MM-11/12 DIESEL-POWERED

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, all diesel-powered off-road construction equipment greater than 50 horsepower shall meet USEPA Tier 4 or higher emissions standards. In

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10. GENERAL CONDITIONS

10.PLANNING. 15 SP - MM-11/12 DIESEL-POWERED (cont.) RECOMMND

addition, all construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a CARB-defined Level 3 diesel emissions control strategy for a similarly sized engine.

During the Project's construction phase, all diesel-powered construction equipment shall use CARB Level 2 or higher diesel particulate filters.

10.PLANNING. 16 SP - MM-D-13 RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, electricity shall be utilized from power supply sources rather than temporary gasoline or diesel power generators, as feasible.

10.PLANNING. 17 SP - MM-D-14 RECOMMND

During the Project's construction phase, heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.

10.PLANNING. 18 SP - MM-D-15 RECOMMND

During the Project's construction phase, the Project shall utilize low VOC paints for the interior and exterior of structures.

10.PLANNING. 19 SP - MM-L-2 RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, all construction activities shall be limited to the following time constraints (as monitored by the County's Building Department):

During the months of June through September, construction activities shall be limited to between the hours of 6:00 a.m. and 6:00 p.m.

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10. GENERAL CONDITIONS

10.PLANNING. 19 SP - MM-L-2 (cont.)

RECOMMND

During the months of October through May, construction activities shall be limited to between the hours of 7:00 a.m. and 6:00 p.m.

10.PLANNING. 20 SP - MM-L-3

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

The Project Applicant shall have the HVAC systems completely enclosed and surrounded with sound insulation.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 SP382 - ENV CLEANUP PROGRAMS

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 project applicant shall submit to the Department of Environmental Health, Environmental Cleanup Programs (ECP) an original copy of an Environmental Site Assessment (ESA) Phase 1 study. An ESA Phase 2 study may be required at the discretion of ECP if the information provided in the ESA Phase 1 indicates the requirements.

30.E HEALTH. 2 SP382 - INDUSTRIAL HYGIENE

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.E HEALTH. 2 SP382 - INDUSTRIAL HYGIENE (cont.)

RECOMMND

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

Prior to the approval of any Planning Case project subject to Specific Plan 382 (SP 382), the applicant shall submit to the Department of Environmental Health (DEH Office of Industrial Hygiene for review and consideration an original copy of a Noise Study. Applicable review fees shall apply.

30.E HEALTH. 3 SP382 - EMWD WATER & SEWER

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 Planning Case project subject to Specific Plan 382 (SP 382), the applicant shall submit to the Department of Environmental Health (DEH) for review and consideration an original copy of a "will-serve" letter for water and sewer service from Eastern Municipal Water District (EMWD). Please note that the requirement for a water and sewer "will-serve" may be waived at the discretion of DEH if an active Memorandum of Understanding (MOU) between the County of Riverside and EMWD exists at the time of the implementing project's submittal stipulating this waiver.

EPD DEPARTMENT

30.EPD. 1 SP - UWIG GENERAL

RECOMMND

Any projects proposed within the SP00382 area must be designed to be compliant with Section 6.1.4 of the WRMSHCP. The following guidelines must be incorporated into the project design.

Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1

SP - UWIG GENERAL (cont.)

RECOMMND

MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

Toxics

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

Lighting

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

Noise

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

Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 SP - UWIG GENERAL (cont.) (cont.)

RECOMMND

within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

Barriers

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

Grading/Land Development

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

30.EPD. 2 SP - UWIG COMPLIANCE

RECOMMND

Any buildings plans will be checked for compliance with section 6.1.4 of the WRMSHCP.

Drainage

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

Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2

SP - UWIG COMPLIANCE (cont.)

RECOMMND

chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

Lighting

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

Noise

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

Invasives

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

Barriers

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

Grading/Land Development

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 3

SP - UWIG INSPECTION

RECOMMND

The project site will be inspected by EPD to ensure compliance with WRMSHCP Section 6.1.4 UWIG. The following elements will be checked for compliance.

Drainage

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

Toxics

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

Lighting

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

Noise

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

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30.EPD. 3 SP - UWIG INSPECTION (cont.)

RECOMMND

exceed residential noise standards.

Invasives

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

Barriers

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

Grading/Land Development

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

30.EPD. 4 SP - BUOW CLEARANCE

RECOMMND

Burrowing Owl Clearance - Prior to Project Approval Pursuant to Objective 6 and 7 of the Species Account for Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist that holds a current MOU with the County of Riverside and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. It is determined that the project site is occupied by the Burrowing Owl; take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31)

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30.EPD. 4 SP - BUOW CLEARANCE (cont.)

RECOMMND

by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If construction has not commenced within 30 days of survey the survey is considered null and void. As a result another survey will need to be conducted.

30.EPD. 5 SP - MBTA SURVEYS

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

30.EPD. 6 SP - LBV CLEARANCE

RECOMMND

Occupied Least Bell's Vireo (LBV) habitat was identified in the Multiple Species Habitat Conservation Plan focused Species Survey Report written by Cadre Environmental in November of 2012. In order to avoid disturbance to LBV during the nesting season (February 1st through August 31st) all grading or ground disturbance within 300 feet of LBV habitat should be carried out outside of nesting season. If disturbance activities must occur during the nesting season a preconstruction survey for LBV shall be

From: Jay Cravath, Ph.D.
To: Kim Quinn 2730
Subject: Draft Environmental Impact Report
Date: Thursday, June 26, 2014 11:35:55 AM

We are in receipt of your letter and accompanying CD dated June 17. Regarding the above referenced subject, we have no specific comment. However, if during construction/examination you find evidence of cultural resources, please cease all work and contact me immediately.

8-1

Sincerely,

Jay Cravath, Ph.D.
Cultural Director
Chemehuevi Indian Tribe
760.858.1115

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

RECOMMND

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

30.EPD. 7 SP - CONSERVATION LANDS

RECOMMND

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

30.EPD. 8 SP - MSHCP MITIGATION

RECOMMND

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

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

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30.EPD. 8 SP - MSHCP MITIGATION (cont.)

RECOMMND

biological resource

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

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

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

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

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

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

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

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

30.EPD. 9 SP - BIO MONITOR

RECOMMND

Prior to the issuance of any grading permits a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities that occur within or in proximity of the CDFW Vegetated/MSHCP Riparian areas as depicted in Figure 16 of the Biological Resources Report written by Cadre Environmental in September of 2013. The biological monitor must also be present when working in proximity to any areas that are adjacent to any MSHCP Conservation Areas as depicted in the JPR 14-02-06-01 Regional Map. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

further information.

30.EPD. 10 SP - BIO MONITOR REPORT

RECOMMND

Prior to the issuance of any building permits, a qualified biological monitor shall submit a final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

30.EPD. 11 SP - TEMPORARY FENCE

RECOMMND

Prior to the issuance of any grading plans, the areas mapped as "Proposed MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map and are outside of the mapped project footprint on Figure 16 of the Biological Resources Report written by Cadre Environmental in September of 2013, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire MSHCP Conservation Area. The only areas of the Conservation Area that will not be fenced are those that have been proposed for development and accounted for in the "Determination of Biologically Equivalent or Superior Preservation" written by Cadre Environmental and dated: October 2013. The document submitted to EPD to confirm temporary fencing must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance.

30.EPD. 12 SP - PERMANENT FENCE PLAN

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 12 SP - PERMANENT FENCE PLAN (cont.)

RECOMMND

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

EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

30.EPD. 13 SP - PERMANENT FENCE

RECOMMND

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

30.EPD. 14 SP - WILDLIFE CROSSINGS

RECOMMND

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

30.EPD. 15 SP - ECS

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 15

SP - ECS (cont.)

RECOMMND

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

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

"MSHCP Conservation Area"

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

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

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

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

PARKS DEPARTMENT

30.PARKS. 1

SP - PROJECT TRAIL PLAN

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PARKS. 2 SP - MAINTENANCE ENTITY RECOMMND

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

30.PARKS. 3 SP - TRAIL MAINTENANCE REGIONA RECOMMND

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

30.PARKS. 4 SP - OFFER OF DEDICATION RECOMMND

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

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR RECOMMND

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

"County Paleontological Report (PDP) No. 1439, prepared by Applied Earthworks concluded the project's potential to impact significant paleontological resources is high.
HENCE:

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

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

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2

SP - PALEO MONITORING REPORT

RECOMMND

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

"PRIOR TO GRADING FINAL:

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

30.PLANNING. 4

SP - NON-IMPLEMENTING MAPS

RECOMMND

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

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

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

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30.PLANNING. 5 SP - DURATION OF SP VALIDITY

RECOMMND

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

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

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

30.PLANNING. 6 SP - SUBMIT FINAL DOCUMENTS

RECOMMND

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

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

- Building and Safety Department 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

30.PLANNING. 7 SP - PROJECT LOCATION EXHIBIT RECOMMND

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

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

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

30.PLANNING. 12 SP - GEO STUDY REQUIRED RECOMMND

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

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

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

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

30.PLANNING. 14 SP - EA REQUIRED RECOMMND

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

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

RECOMMND

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

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

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

30.PLANNING. 15 SP - ADDENDUM EIR

RECOMMND

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16

SP - SUPPLEMENT TO EIR

RECOMMND

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

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

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

30.PLANNING. 17

SP - SUBSEQUENT EIR

RECOMMND

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

not required."

30.PLANNING. 18 SP - COMPLETE CASE APPROVALS

RECOMMND

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

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, all three (3) GPAs, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

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

30.PLANNING. 19 SP - AMENDMENT REQUIRED

RECOMMND

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

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

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

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

includes the entire specific plan, including both changed and unchanged parts.

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

30.PLANNING. 21 SP - AG/DAIRY NOTIFICATION

RECOMMND

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

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

30.PLANNING. 22 SP *- PA PROCEDURES

RECOMMND

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

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

30.PLANNING. 23 SP - CC&R RES PUB COMMON AREA

RECOMMND

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

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

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

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07:32

Riverside County LMS
CONDITIONS OF APPROVAL

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

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

RECOMMND

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

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

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

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

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

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

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

30.PLANNING. 29 SP - ACOE CLEARANCE RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

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

30.PLANNING. 30 SP - SKR FEE CONDITION

RECOMMND

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

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

30.PLANNING. 31 SP - POST GRADING REPORT

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

30.PLANNING. 32 SP - SCHOOL MITIGATION RECOMMND

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

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

30.PLANNING. 35 SP - COMMON AREA MAINTENANCE RECOMMND

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - COMMON AREA MAINTENANCE (cont.) RECOMMND

shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

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

e. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) PA 5, PA 8, PA 15, OS-1, OS-2, OS-5, OS-6, OS-8, and OS-11.

30.PLANNING. 36 SP *- ENTRY MONUMENTATION RECOMMND

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

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

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

30.PLANNING. 39 SP - AVOID CULTURAL RESOURCE RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

on the implementing project:

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

30.PLANNING. 40 SP - ARCHAEOLOGIST RETAINED RECOMMND

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

30.PLANNING. 41 SP - NATIVE AMERICAN MONITOR RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "At least 30 days prior to any grading activities, the Project Applicant shall contact the Soboba Band or Pechanga Tribe to notify them of grading, excavation, and proposed monitoring program, and to coordinate with the County and the Soboba Band or Pechanga Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The plan shall require the Applicant to retain a professional Tribal Monitor to monitor all ground-disturbing activities in an effort to identify any archaeological and cultural resources. The plan shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Soboba Band or Pechanga Tribe monitors during on-site and off-site

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41

SP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

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

30.PLANNING. 42

SP - MONITORING PLAN

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "Prior to the beginning of any ground-disturbing activities, the County-qualified archaeologist shall file a pre-grading report with the County (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Mitigation Measure F-2, the archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the appropriate local Soboba Band or Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Soboba Band or Pechanga Tribe monitors shall be allowed to monitor all on-site and off-site grading, excavation, and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42 SP - MONITORING PLAN (cont.)

RECOMMND

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

30.PLANNING. 43 SP - CA-RIV-10951/H

RECOMMND

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

30.PLANNING. 44 SP - UNANTICIPATED RESOURCES

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

30.PLANNING. 45 SP - ARTIFACT DISPOSITION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:"The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project area to the appropriate local Soboba Band or Pechanga Tribe for proper treatment and disposition as outlined in the Treatment and Monitoring Agreement required in Mitigation Measure F-2".

30.PLANNING. 46 SP - SACRED SITE AVOIDANCE RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:" All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible".

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

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

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

RECOMMND

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

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

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

RECOMMND

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

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

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

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

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

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

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

RECOMMND

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

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

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

RECOMMND

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

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

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

RECOMMND

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

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

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

RECOMMND

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

Mitigation for potential direct/indirect impacts to common and MSHCP covered sensitive passerine and raptor species shall require compliance with the federal MBTA. Construction outside the nesting season (between September 1 and January 31) does not require pre-removal nesting bird surveys. If construction is proposed between February 1 and August 31, a qualified biologist shall conduct a nesting bird survey(s) no more than fourteen days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project site. The survey(s) shall focus on identifying any raptors and/or passerines nests that could be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be deterred until the young

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 55 SP - MM-E-4 (cont.)

RECOMMND

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

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

30.PLANNING. 56 SP - MM-E-5

RECOMMND

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

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

30.PLANNING. 57 SP - MM-E-6

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

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

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

RECOMMND

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

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

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

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

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

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

RECOMMND

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

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

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

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

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

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

RECOMMND

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

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

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

RECOMMND

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

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

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

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 65 SP - MM-K-1

RECOMMND

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

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

30.PLANNING. 66 SP - MM-L-1

RECOMMND

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

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

Notification to land uses in the vicinity of construction schedule

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

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

RECOMMND

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

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

Intersection 1: I-215 Southbound Ramps/Scott Road

Construct a second westbound left-turn lane

Intersection 7: Margarita Road/Murrieta Hot Springs Road

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

Intersection 8: SR-79/Domenigoni Parkway

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

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

Intersection 9: SR-79/Holland Road

Install a traffic signal

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

Intersection 11: SR-79/Keller Road

"Install a traffic signal

Construct a northbound left-turn lane

Construct a southbound left-turn lane

Intersection 15: SR-79/Thompson Road

Construct a second northbound left-turn lane

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

Intersection 19: SR-79/Murrieta Hot Spring Road

Construct a second southbound left-turn lane

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

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

Intersection 21: SR-79/Nicolas Road

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

Construct a second southbound left-turn lane

Intersection 22: SR-79/Margarita Road

Construct a southbound right-turn lane

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

Intersection 23: SR-79/Ynez Road

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

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

Construct a southbound free-right-turn lane.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 68

SP - MM-O-2

RECOMMND

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

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

Intersection 27: Pourroy Road-West/Auld Road

Install a traffic signal

Intersection 33: Washington and Abelia Street

Install a traffic signal

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

30.PLANNING. 69

SP - MM-O-3

RECOMMND

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

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

Intersection 6: Leon Road and Scott Road:

Install a traffic signal

Construct a northbound left turn lane

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

Construct a southbound left turn lane
Construct an eastbound left turn lane
Construct a westbound left-turn lane
Intersection 10: SR-79 and Scott Road:
Construct a westbound left-turn lane
Construct a westbound right-turn lane

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

RECOMMND

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

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

Intersection 10: SR-79/Scott Road
Construct an eastbound left-turn lane.

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

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

Install a traffic signal

Construct a northbound left-turn lane

Construct a southbound left-turn lane

Construct an eastbound left-turn lane

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

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

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

RECOMMND

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

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

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

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

the Society of Vertebrate Paleontology and include the following steps:

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

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

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

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

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

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

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

planning area.

30.PLANNING. 75 SP - PA NO. 3 PARK

RECOMMND

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

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

30.PLANNING. 76 SP - PA NO. 9 PARK

RECOMMND

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

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

30.PLANNING. 77 SP - PA NO. 11 PARK

RECOMMND

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

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

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 SP - TRAIL CONSTRUCTION COMPLE

RECOMMND

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

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

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

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

100.PARKS. 2 SP - TRAIL MAINTENANCE MECHANI RECOMMND

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

PLANNING DEPARTMENT

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

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

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

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

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

PRIOR TO THE ISSUANCE OF THE 1st occpancy permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the French Valley Recreation and Parks District] [County Service Area No. ___] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District [County Service Area No. ___]

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

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

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

100.PLANNING. 4 SP - PA 8 PARK CONSTRUCTION RECOMMND

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

100.PLANNING. 5 SP - PA 8 PLANS REQUIRED RECOMMND

PRIOR TO THE ISSUANCE OF THE 1st occupancy permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the French Valley Recreation and Parks District] [County Service Area No. ___] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 8. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 8 and with the requirements of the French Valley Recreation and Parks District] [County Service Area No. ___] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 6 SP - PA 15 PARK/DETENTION RECOMMND

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

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

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

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

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

PRIOR TO THE ISSUANCE OF THE 1st occupancy permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the French Valley Recreation and Parks District] [County Service Area No. __] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 15. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 15 and with the requirements of the French Valley Recreation and Parks District] [County Service Area No. __] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL

 FILE COPY

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 30, 2013

TO:

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

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

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

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

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

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

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

Public Hearing Path: DH: PC: BOS:

COMMENTS:

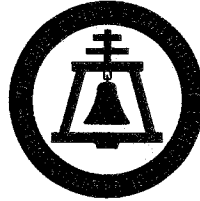
DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

WARREN D. WILLIAMS
General Manager-Chief Engineer



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

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

September 24, 2013

RECEIVED
SEP 30 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Riverside County Planning Department
County Administrative Center
Riverside, California

Attn: Matt Straite

Ladies and Gentlemen:

Re: Change of Zone 7775
Area: French Valley

We have reviewed this case and have the following comments:

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

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

Very truly yours,


HENRY OLIVO
Engineering Project Manager

TH:blj



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

August 26, 2013

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

RECEIVED
AUG 27 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Dear Mr. Straite:

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

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



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

November 30, 2012

VIA E-Mail and USPS

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

Dear Ms. George;

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

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

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

Currently, the Tribe requests the following:

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

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

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

Director:
Gary DuBois

Coordinator:
Paul Macarro

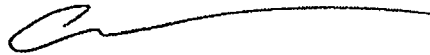
Cultural Analyst:
Anna Hoover

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

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

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

Sincerely,



Anna M. Hoover
Cultural Analyst



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

February 28, 2013

VIA E-MAIL and USPS

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

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

Dear Mr. Straite:

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

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

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

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

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

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

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

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

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

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

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

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

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

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

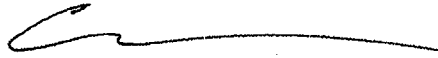
Finally, as you know, the SB 18 consultation process is ongoing and continues for the duration of the Project. As such, under both CEQA and SB 18 we look forward to working closely with all parties involved on ensuring that a full, comprehensive environmental review of the Project's impacts is completed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

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

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

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

Sincerely,



Anna Hoover
Cultural Analyst

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

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

STATE OF CALIFORNIA

Edmund G. Brown, Jr. Governor

NATIVE AMERICAN HERITAGE COMMISSION

916 CAPITOL MALL, ROOM 384
 SACRAMENTO, CA 95814
 (916) 653-4251
 Fax (916) 657-5390
 Web Site www.nahc.ca.gov
 e-mail: ds_nahc@pacbell.net



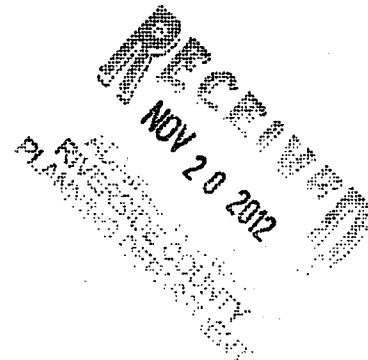
November 20, 2012

Mr. Matt Straite, Senior Planner

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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



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

Dear Mr. Straite:

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

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

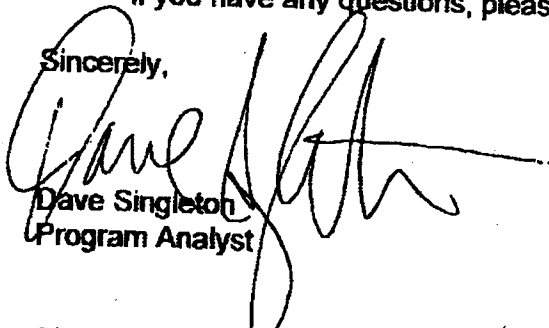
The NAHC did conduct a Sacred Lands File search of the 'area of potential effect, (APE) , Native American cultural resources were not identified in the area you specified as the APE. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of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

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

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

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

Sincerely,



Dave Singleton
Program Analyst

Attachment: Native American Tribal Government Consultation List

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

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

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

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

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

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

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

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

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

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

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3, and 65362.4, et seq.



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

**BOARD OF
DIRECTORS**

Larry Miner
President

Frank Gorman
Vice President

Steve Simpson
Secretary

John Bragg
Director

Rose Sargado
Director

Dean Wetter
General Manager

September 25, 2013

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

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

Dear Matt:

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

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

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

Sincerely,

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



John V. Rossi
General Manager

Securing Your Water Supply

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5

August 7, 2013

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

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

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

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

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

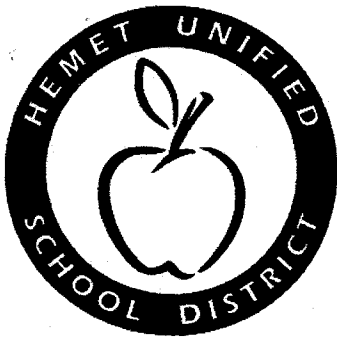
A handwritten signature in cursive script that reads "Tammy Martin".

TAMMY MARTIN
Engineering Technician
Western Municipal Water District

TM:sc

Enc: Request for Conditions

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



Dr. Barry L. Kayrell
Superintendent

Dr. LaFaye Platter
Deputy Superintendent

Dr. David Horton
Assistant Superintendent

Vincent Christakos
Assistant Superintendent

**Professional Development
Service Center**

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

**Professional Development
Academy**

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

www.hemetusd.k12.ca.us

Governing Board

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

August 14, 2013

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

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

Dear Mr. Straite,

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

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

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

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

RECEIVED
AUG 15 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

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

Sincerely,

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

Jesse Bridwell
Facilities Planner

Cc: Jane Dixon, Director of Facilities, TVUSD

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

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

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



The Garrett Group
Land & Real Estate Investment Management

January 31, 2012

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

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

Dear Mr. Neal:

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

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

2/

January 31, 2012

Mr. Greg Neal

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

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

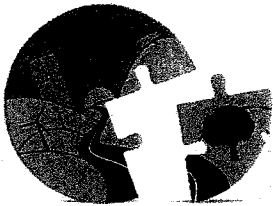
Thank you for your considered attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Paul Garrett".

Paul Garrett

cc: Regent Properties



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set 10#
CC006356

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00382

DATE SUBMITTED: 4-23-12

APPLICATION INFORMATION

Applicant's Name: Regent Properties

E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd # 200

Los Angeles Street 90049
City CA ZIP

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

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

E-Mail: bruce.davis@webbassociates.com

Mailing Address: 3788 McCray Street

Riverside Street 92506
City CA ZIP

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

Property Owner's Name: Regent French Valley, LLC

E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd # 200

Los Angeles Street 90049
City CA ZIP

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

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

GPA 01113
EA 42506

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

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

CFG 05882

APPLICATION FOR SPECIFIC PLAN LAND USE

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

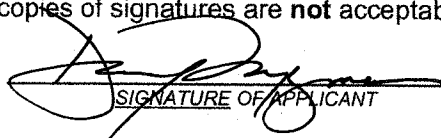
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Regent Properties

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Regent French Valley, LLC

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

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

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

Approximate Gross Acreage: 343.6 acres

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

APPLICATION FOR SPECIFIC PLAN LAND USE

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

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

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

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

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

**FILING INSTRUCTIONS FOR
SPECIFIC PLAN APPLICATION**

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

- THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**
- ✓ 1. One completed and signed application form.
 - ✓ 2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.



Carolyn Syms Luna
Director

**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Set ID# CC006356

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

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

I. GENERAL INFORMATION

APPLICATION INFORMATION

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

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

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

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

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

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

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

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

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

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SP 00382
EA 42506
CFG 05882

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Regent Properties

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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Regent French Valley, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

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

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

Approximate Gross Acreage: 343.6 acres

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

Existing Zoning Classification(s): Rural Residential

Existing Land Use Designation(s): Rural Mountainous

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

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

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

Related cases filed in conjunction with this request:

Belle Terre Specific Plan

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

Case Nos GPA 1013 and 1014

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

To be determined with Plan of Service at later date.

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

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

0004739

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01013 DATE SUBMITTED: 2/15/08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: David Ernst
~~Will Rogers (The Garrett Group)~~ E-Mail: wrogers@thegarrettgroup.net

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

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

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

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

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

Property Owner's Name: See page 2 (two) E-Mail: See applicant name

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

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

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

E41846/CFG05193

65.83.00

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Will Rogers

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Paul Garrett 1994 Revocable Trust

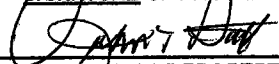
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PG Acquisitions, LLC

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

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

Section: 27 Township: Six South Range: Two West

Approximate Gross Acreage: 75 acres

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

Existing Zoning Classification(s): Rural Residential

Existing Land Use Designation(s): Rural Mountainous

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

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

Related cases filed in conjunction with this request:

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

Case Nos. _____

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

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

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

CC004744

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CPA01014 DATE SUBMITTED: 2/15/08

I. GENERAL INFORMATION

APPLICATION INFORMATION

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

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

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

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

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

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

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

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

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

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

EA41847 / CF6045194

S. Mac

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Will Rogers

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Garrett Holdings, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 47²~~8~~-200-002

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

Approximate Gross Acreage: 55.1 acres

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

Existing Zoning Classification(s): Rural Residential

Existing Land Use Designation(s): Rural Mountainous

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

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

Related cases filed in conjunction with this request:

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

Case Nos. _____

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

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

Is water service available at the project site: Yes No

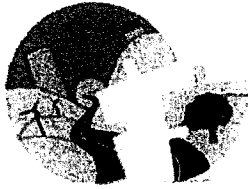
If "No," how far away are the nearest available water line(s)? (No of feet/miles) 8" line in Benton Road

Is sewer service available at the site? Yes No

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

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

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



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01014 --Réplace Applicant/Owner DATE SUBMITTED: 3-13-2012

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: DANIEL T. GRYZZMAN E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200
Los Angeles, California 90049
Street
City State ZIP

Daytime Phone No: (310) 806.9822 Fax No: (310) 806.9801

Engineer/Representative's Name: Bruce Davis (Webb Associates) E-Mail: _____

Mailing Address: 3788 Mc Cray Street
Riverside, CA 92506
Street
City State ZIP

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

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

Mailing Address: 11990 San Vicente Blvd., Suite 200
Los Angeles, California 90049
Street
City State ZIP

Daytime Phone No: (310) 806.9822 Fax No: (310) 806.9801

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

Desert Office · 38886 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Jeff Dinkin

DANIEL GRYZMAN
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Regent French Valley, LLC

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

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

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

Section: N 1/2 Section 34 Township: 6 South Range: 2 West

Approximate Gross Acreage: 55.1 Acres

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

Existing Zoning Classification(s): Rural Residential

Existing Land Use Designation(s): Rural Mountainous

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

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

Related cases filed in conjunction with this request:

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

Case Nos. _____

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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



The Garrett Group
Land & Real Estate Investment Management

July 14, 2008

Via e:mail

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

RE: Change of Applicant Contact
GPA 01013 &
GPA 01014

Ms. Aldana:

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

David Ernst

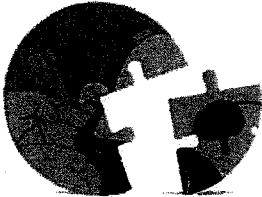
Please let me know if you have any comments or questions about this change.

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

Sincerely,

David W. Ernst
Director, Land Acquisitions & Forward Planning

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Set ID# CC006356

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

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

APPLICATION INFORMATION

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

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

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

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

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

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

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

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

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

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

SP00382
GPA 01113
EA42506
CFG05822

APPLICATION FOR CHANGE OF ZONE

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

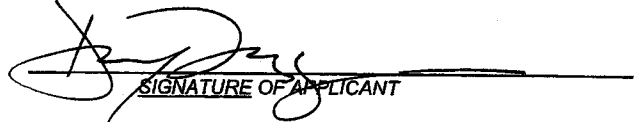
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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Regent Properties

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

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

Regent French Valley, LLC

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

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

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

Approximate Gross Acreage: 343.6 acres

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

APPLICATION FOR CHANGE OF ZONE

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

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

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

Related cases filed in conjunction with this request:

SP00382, GPA01113, EA42506, CFG05882, GPA1013, GPA1014

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

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

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

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

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

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

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

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

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

Please send all written correspondence to:

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



John V. Rossi
General Manager

Securing Your Water Supply

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5

November 5, 2014

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

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

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

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

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

Best Regards,
WESTERN MUNICIPAL WATER DISTRICT

Tracy L. Costello
Development Service Supervisor

Enclosure(s): Notice of Public Hearing Letter

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

RECEIVED
OCT 20 2014
NA 648
W/MWD/Eng.

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance NA 648, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

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

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

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

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

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

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

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

Please send all written correspondence to:

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

PROPERTY OWNERS CERTIFICATION FORM

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

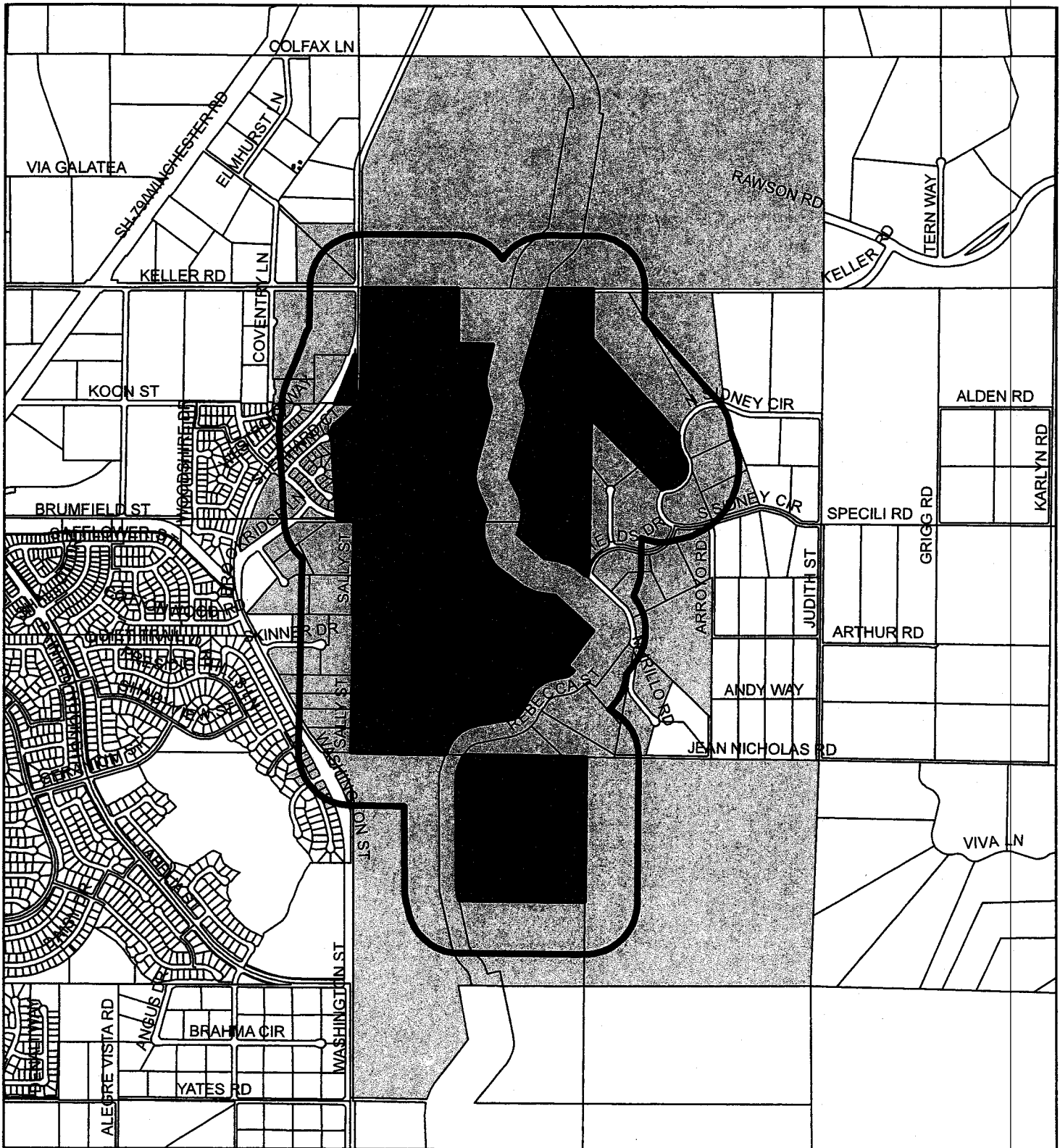
Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners,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

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

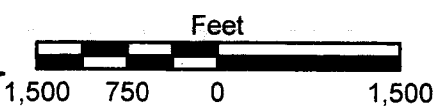
NAME: Matt Straite
TITLE: Planner
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501
TELEPHONE: 58631

*certified by Matt Straite
csp 4/16/15*

SP00382 (600 Foot Buffer)



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



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

JOEL W ADAMS
33745 SIDNEY CIR
WINCHESTER, CA. 92596

RUBEN ANGEL BARRIGA
32845 WESTPORT WAY
WINCHESTER, CA. 92596

HEATH BOTTOMLY
34878 WASHINGTON ST
WINCHESTER, CA. 92596

ROBERT C BRADSHAW
34610 REBECCA ST
WINCHESTER, CA. 92596

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

KYLE J BRONSON
34264 COVENTRY LN
WINCHESTER, CA. 92596

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

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

JENNY H CHAMBERLIN
34451 HILLINGDON CT
WINCHESTER, CA. 92596

ALBERT F CONARD
33975 WASHINGTON RD
WINCHESTER, CA. 92596

ADAM CRAIGHEAD
32937 CLOVERDALE CT
WINCHESTER, CA. 92596

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

DAWN HOLLINE DELLE
2855 HOLMES AVE
ONTARIO, CA. 91761

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

STACY C DICKSON
34376 HILLINGDON CT
WINCHESTER, CA. 92596

JAMES R DUFFY
32924 SHEPHARD CT
WINCHESTER, CA. 92596

MARK C EDGREN
32936 SHEPHARD CT
WINCHESTER, CA. 92596

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

EQUITY TRUST CO
46102 TOY CT
TEMECULA, CA. 92592

STEPHEN ESPINOSA
36294 VERAMONTE AVE
MURRIETA, CA. 92562

ESTEVAN D ESTRELLA
32939 SHEPHARD CT
WINCHESTER, CA. 92596

RYAN EVANCIK
34252 COVENTRY LN
WINCHESTER, CA. 92596

JOSE E FARIAS
32828 SHEPHARD CT
WINCHESTER, CA. 92596

NICHOLAS A FIGUEROA
34400 HILLINGDON CT
WINCHESTER, CA. 92596

RONALD A FREDERICK
32857 WESTPORT WAY
WINCHESTER, CA. 92596

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

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

AMY GOLD
32881 WESTPORT WAY
WINCHESTER, CA. 92596

LUIS ANTONIO GONZALEZ
34388 HILLINGDON CT
WINCHESTER, CA. 92596

JAY L GREENSTEIN
32960 KELLER RD
WINCHESTER, CA. 92596

RUBEN M GUTIERREZ
34990 REBECCA ST
WINCHESTER, CA. 92596

OTAVIS S HALL
32869 WESTPORT WAY
WINCHESTER, CA. 92596

ANDREW HARRILL
32876 SHEPHARD CT
WINCHESTER, CA. 92596

MIRIAM D HEATH
32903 SHEPHARD CT
WINCHESTER, CA. 92596

LARRY HENDON
34710 REBECCA ST
WINCHESTER, CA. 92596

THOMAS P HENNENFENT
33570 FIELDS
WINCHESTER, CA. 92596

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

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

REGIS KEEFE
32840 SHEPHARD CT
WINCHESTER, CA. 92596

JOSHUA LEE KESTER
32900 SHEPHARD CT
WINCHESTER, CA. 92596

ELIZBETH A LANDRETH
34925 WASHINGTON ST
WINCHESTER, CA. 92596

CE LI
1404 OLD CEDAR RD
ESCONDIDO, CA. 92125

DREW A LOCKSTEDT
36448 SICILY LN
WINCHESTER, CA. 92596

CHRISTOPHER LOREDO
32821 WESTPORT WAY
WINCHESTER, CA. 92596

OCIEL A MAGADAN
32915 SHEPHARD CT
WINCHESTER, CA. 92596

BENJAMIN M MAPLE
32912 SHEPHARD CT
WINCHESTER, CA. 92596

DAVID MILLER
32864 SHEPHARD CT
WINCHESTER, CA. 92596

KEITH A MILLER
34880 REBECCA ST
WINCHESTER, CA. 92596

TAMARA B MILLWOOD
34427 HILLINGDON CT
WINCHESTER, CA. 92596

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

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

WARITH DEEN NAJIEB
34436 HILLINGDON CT
WINCHESTER, CA. 92596

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

JOSHUA POND
34415 HILLINGDON CT
WINCHESTER, CA. 92596

ROMAN PRECIADO
2105 MONTECITO RD
RAMONA, CA. 92065

CATHERINE REESE
34800 REBECCA ST
WINCHESTER, CA. 92596

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

BILL E RENNIE
34770 REBECCA ST
WINCHESTER, CA. 92596

EFREN REYES
29116 SMOKEWOOD DR
MURRIETA, CA. 92563

DONALD W RISELING
32852 SHEPHARD CT
WINCHESTER, CA. 92596

SABA A SABA
41309 AVENIDA BIONA
TEMECULA, CA. 92519

GHULAM O SAHAR
32888 SHEPHARD CT
WINCHESTER, CA. 92596

BRENDA E SALAS
34910 REBECCA ST
WINCHESTER, CA. 92596

THOMAS SANDOVAL
33787 SIDNEY CIR
WINCHESTER, CA. 92596

DONNA D SANMIGUEL
32891 SHEOHARD CT
WINCHESTER, CA. 92596

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

JASON SEAS
32922 CLOVERDALE CT
WINCHESTER, CA. 92596

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

DIANA C SILLIN
32689 COTTONWOOD RD
WINCHESTER, CA. 92596

KELLY SMITH
32809 WESTPORT WAY
WINCHESTER, CA. 92596

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

RICHARD D STOCKTON
34835 SALLY ST
WINCHESTER, CA. 92596

GARY STORTS
34463 HILLINGDON CT
WINCHESTER, CA. 92596

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

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

DERRICK REMELE WAINWRIGHT
32797 WESTPORT WAY
WINCHESTER, CA. 92596

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

ZACHARY WILSON
32927 SHEPHARD CT
WINCHESTER, CA. 92596

LEE WONG
12561 LULL ST
N HOLLYWOOD, CA. 91605

BLAIR G WOODY
34439 HILLINGDON CT
WINCHESTER, CA. 92596

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

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

Hemet Public Library
300 East Latham Avenue
Hemet, CA 92543

Murrieta Public Library
24700 Adams Avenue
Murrieta, CA 92562

Temecula Public Library
30600 Pauba Road
Temecula, CA 92592

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

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

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

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

Camino del Vino Estates
36200 Calle Puerto Bonita
Temecula, CA 92590

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

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

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

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

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

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

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

Murrieta City Hall
24601 Jefferson Avenue
Murrieta, CA 92562

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Temecula Wine Growers
PO Box 1601
Temecula, CA 92593

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

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

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

Willie J. Pink
48310 Pechanga Road
Temecula, CA 92592

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

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

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

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

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

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

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

City of Menifee
29714 Haun Rd.
Menifee, CA 92586

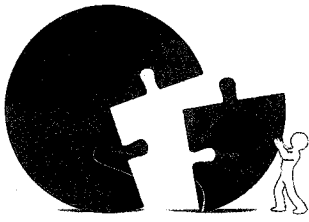
City of Temecula Community
Development
Armando G. Villa, Director of
Community Development
41000 Main Street
Temecula, CA 92590

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

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

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

SP00382/GPA1013/GPA1014/GPA01113/CZ7775

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Regent French Valley, LLC

Project Applicant

11990 San Vicente Boulevard, Los Angeles, CA 90049

Address

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

Project Location

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

Project Description

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

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

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

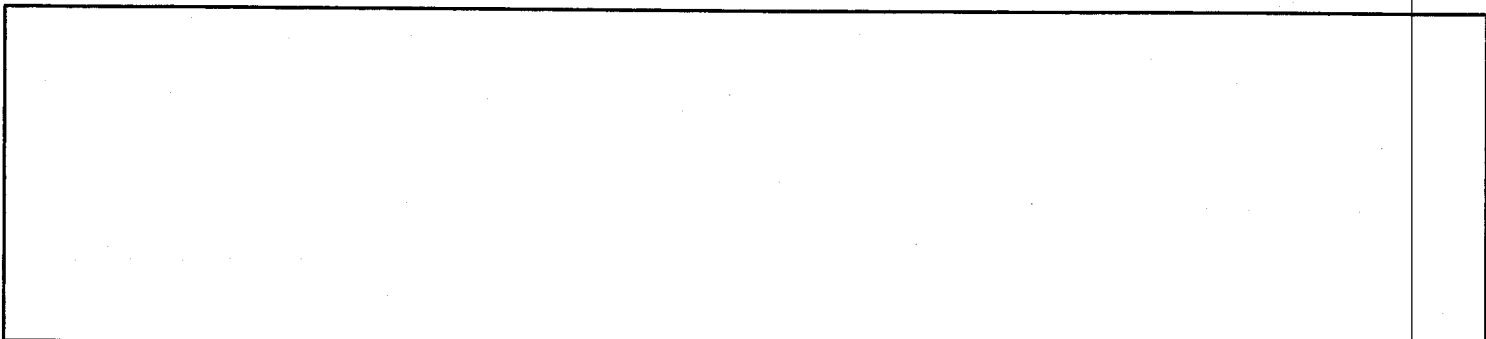
Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____



Please charge deposit fee case#: ZEA42506 ZCFG05882 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1203371

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

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

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

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1408246

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

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

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

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

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



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 12, 2014

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: SP 382; GPA 1113; GPA 1013; GPA 1014; and
ZC 7775

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, November 15, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Wednesday, November 12, 2014 10:36 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: SP 382 GPA 1113 etc ZC 7775

Received for publication on November 15. Proof with cost to follow.

Thank You!

Legal Advertising



Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note NEW Deadlines (effective 06/14): Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Wednesday, November 12, 2014 10:34 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: SP 382 GPA 1113 etc ZC 7775

Hello again!

Attached is a Notice of Public Hearing, for publication on Saturday, Nov. 15, 2014. Please confirm.
THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 12, 2014

THE CALIFORNIAN
ATTN: LEGALS
P.O. BOX 120191
TEMECULA, CA 92590

FAX: (951) 699-1467
E-MAIL: LegalsSWRiverside@UTSanDiego.com

RE: NOTICE OF PUBLIC HEARING: SP 382; GPA 1113; GPA 1013; GPA 1014; and
ZC 7775

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday,
November 15, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE
PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

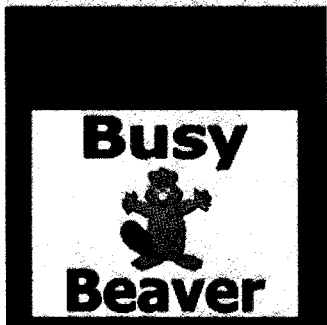
Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: cathy.viars@utsandiego.com
Sent: Wednesday, November 12, 2014 10:54 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: SP 382 GPA 1113 etc ZC 7775

WOW! You're busy today!
I'll have ad copy/pricing over to you shortly. ☺



Cathy Viars | Multi-Media Account Representative
O: 951-251-0329
cathy.viars@utsandiego.com
UTSanDiego.com
28441 Rancho California Rd, Ste 103, Temecula, CA 92590

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, November 12, 2014 10:35 AM
To: Legals SW Riverside
Subject: FOR PUBLICATION: SP 382 GPA 1113 etc ZC 7775

Hello again!

Attached is a Notice of Public Hearing, for publication on Saturday, Nov. 15, 2014. Please confirm.
THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, GENERAL PLAN AMENDMENTS AND A CHANGE OF ZONE IN THE 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, November 25, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Regent Properties - Webb on **Specific Plan No. 382**, which proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre; **General Plan Amendments No. 1113, 1013, and 1014**, which propose foundation changes to two parts of the Specific Plan and inter-foundational changes from the existing designations to Specific Plan Land Use Designations; and **Change of Zone No. 7775**, which proposes a Specific Plan ordinance and formalize the boundary of the Specific Plan, or such other zones as the Board may find appropriate ("the project"). The project is located westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal in the Rancho California Zoning Area – 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. 531**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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

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

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

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

Dated: November 12, 2014

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

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 12, 2014, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 382; GPA 1113; GPA 1013; GPA 1014 and ZC 7775

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: November 25, 2014 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: November 12, 2014
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, November 12, 2014 11:00 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: SP 382 GPA 1113 etc ZC 7775

received

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, November 12, 2014 10:36 AM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: SP 382 GPA 1113 etc ZC 7775

Hello again!

Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 12, 2014, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 382; GPA 1113; GPA 1013; GPA 1014 and ZC 7775

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: November 25, 2014 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: November 12, 2014
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

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

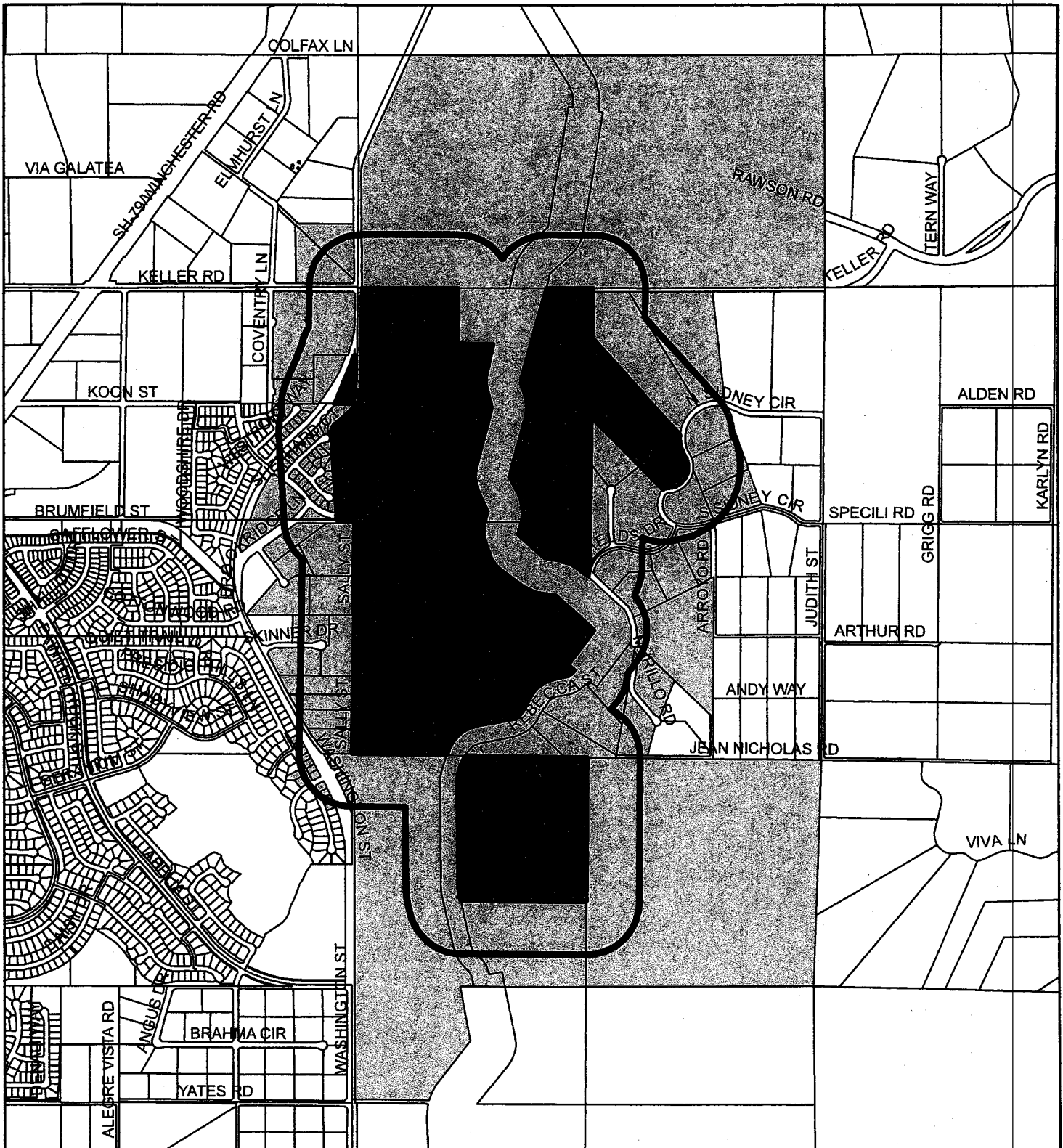
Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners,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

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

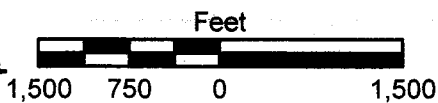
NAME: Matt Straite
TITLE: Planner
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501
TELEPHONE: 58631

Matt Straite
CFP 4/16/15

SP00382 (600 Foot Buffer)



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



Printed by mstraita on 10/16/2014

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



JOEL W ADAMS
33745 SIDNEY CIR
WINCHESTER, CA. 92596

RUBEN ANGEL BARRIGA
32845 WESTPORT WAY
WINCHESTER, CA. 92596

HEATH BOTTOMLY
34878 WASHINGTON ST
WINCHESTER, CA. 92596

ROBERT C BRADSHAW
34610 REBECCA ST
WINCHESTER, CA. 92596

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

KYLE J BRONSON
34264 COVENTRY LN
WINCHESTER, CA. 92596

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

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

JENNY H CHAMBERLIN
34451 HILLINGDON CT
WINCHESTER, CA. 92596

ALBERT F CONARD
33975 WASHINGTON RD
WINCHESTER, CA. 92596

ADAM CRAIGHEAD
32937 CLOVERDALE CT
WINCHESTER, CA. 92596

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

DAWN HOLLINE DELLE
2855 HOLMES AVE
ONTARIO, CA. 91761

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

SPA 382

133



STACY C DICKSON
34376 HILLINGDON CT
WINCHESTER, CA. 92596

JAMES R DUFFY
32924 SHEPHARD CT
WINCHESTER, CA. 92596

MARK C EDGREN
32936 SHEPHARD CT
WINCHESTER, CA. 92596

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

EQUITY TRUST CO
46102 TOY CT
TEMECULA, CA. 92592

STEPHEN ESPINOSA
36294 VERAMONTE AVE
MURRIETA, CA. 92562

ESTEVAN D ESTRELLA
32939 SHEPHARD CT
WINCHESTER, CA. 92596

RYAN EVANCIK
34252 COVENTRY LN
WINCHESTER, CA. 92596

JOSE E FARIAS
32828 SHEPHARD CT
WINCHESTER, CA. 92596

NICHOLAS A FIGUEROA
34400 HILLINGDON CT
WINCHESTER, CA. 92596

RONALD A FREDERICK
32857 WESTPORT WAY
WINCHESTER, CA. 92596

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

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

AMY GOLD
32881 WESTPORT WAY
WINCHESTER, CA. 92596

LUIS ANTONIO GONZALEZ
34388 HILLINGDON CT
WINCHESTER, CA. 92596

JAY L GREENSTEIN
32960 KELLER RD
WINCHESTER, CA. 92596

RUBEN M GUTIERREZ
34990 REBECCA ST
WINCHESTER, CA. 92596

OTAVIS S HALL
32869 WESTPORT WAY
WINCHESTER, CA. 92596

ANDREW HARRILL
32876 SHEPHARD CT
WINCHESTER, CA. 92596

MIRIAM D HEATH
32903 SHEPHARD CT
WINCHESTER, CA. 92596

LARRY HENDON
34710 REBECCA ST
WINCHESTER, CA. 92596

THOMAS P HENNENFENT
33570 FIELDS
WINCHESTER, CA. 92596

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

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

REGIS KEEFE
32840 SHEPHARD CT
WINCHESTER, CA. 92596

JOSHUA LEE KESTER
32900 SHEPHARD CT
WINCHESTER, CA. 92596

ELIZBETH A LANDRETH
34925 WASHINGTON ST
WINCHESTER, CA. 92596

CE LI
1404 OLD CEDAR RD
ESCONDIDO, CA. 92125

DREW A LOCKSTEDT
36448 SICILY LN
WINCHESTER, CA. 92596

CHRISTOPHER LOREDO
32821 WESTPORT WAY
WINCHESTER, CA. 92596

OCIEL A MAGADAN
32915 SHEPHARD CT
WINCHESTER, CA. 92596

BENJAMIN M MAPLE
32912 SHEPHARD CT
WINCHESTER, CA. 92596

DAVID MILLER
32864 SHEPHARD CT
WINCHESTER, CA. 92596

KEITH A MILLER
34880 REBECCA ST
WINCHESTER, CA. 92596

TAMARA B MILLWOOD
34427 HILLINGDON CT
WINCHESTER, CA. 92596

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

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

WARITH DEEN NAJIEB
34436 HILLINGDON CT
WINCHESTER, CA. 92596

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

JOSHUA POND
34415 HILLINGDON CT
WINCHESTER, CA. 92596

ROMAN PRECIADO
2105 MONTECITO RD
RAMONA, CA. 92065

CATHERINE REESE
34800 REBECCA ST
WINCHESTER, CA. 92596

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

BILL E RENNIE
34770 REBECCA ST
WINCHESTER, CA. 92596

EFREN REYES
29116 SMOKEWOOD DR
MURRIETA, CA. 92563

DONALD W RISELING
32852 SHEPHARD CT
WINCHESTER, CA. 92596

SABA A SABA
41309 AVENIDA BIONA
TEMECULA, CA. 92519

GHULAM O SAHAR
32888 SHEPHARD CT
WINCHESTER, CA. 92596

BRENDA E SALAS
34910 REBECCA ST
WINCHESTER, CA. 92596

THOMAS SANDOVAL
33787 SIDNEY CIR
WINCHESTER, CA. 92596

DONNA D SANMIGUEL
32891 SHEOHARD CT
WINCHESTER, CA. 92596

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

JASON SEAS
32922 CLOVERDALE CT
WINCHESTER, CA. 92596

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

DIANA C SILLIN
32689 COTTONWOOD RD
WINCHESTER, CA. 92596

KELLY SMITH
32809 WESTPORT WAY
WINCHESTER, CA. 92596



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

RICHARD D STOCKTON
34835 SALLY ST
WINCHESTER, CA. 92596

GARY STORTS
34463 HILLINGDON CT
WINCHESTER, CA. 92596

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

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

DERRICK REMELE WAINWRIGHT
32797 WESTPORT WAY
WINCHESTER, CA. 92596

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

ZACHARY WILSON
32927 SHEPHARD CT
WINCHESTER, CA. 92596

LEE WONG
12561 LULL ST
N HOLLYWOOD, CA. 91605

BLAIR G WOODY
34439 HILLINGDON CT
WINCHESTER, CA. 92596

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

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



Hemet Public Library
300 East Latham Avenue
Hemet, CA 92543

Murrieta Public Library
24700 Adams Avenue
Murrieta, CA 92562

Temecula Public Library
30600 Pauba Road
Temecula, CA 92592

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

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

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

Caltrans District 8
464 W. 4th Street
San Bernardino, CA 92401

Camino del Vino Estates
36200 Calle Puerto Bonita
Temecula, CA 92390

City of Hemet
45 E. Florida Ave.,
Hemet, CA 92543

Citizen Advisory Committee
Attn: Thomas Huntington
41877 Enterprise Circle N, Suite 100
Temecula, CA 92590

City of Temecula
Attn: Patrick Richardson
41000 Main Street
Temecula, CA 92590

Riverside County Board of Supervisors
3rd Supervisor District, Jeff Stone
4080 Lemon Street, MS 1003
Riverside, CA 92501

La Jolla Band of Mission Indians
Attn: James Truillo, Vice Chair
22000 Highway 76
Pauma Valley, CA 92061

Los Coyotes Band of Mission Indians
Attn: Shane Chapparosa
PO Box 189
Warner, CA 92086

Morongo Band of Mission Indians
Michael Contreras, Cult. Heritage
12700 Pumarra Road
Banning, CA 92220

Murrieta City Hall
24601 Jefferson Avenue
Murrieta, CA 92562

Murrieta Valley Unified School District
41870 McCalby Court
Murrieta, CA 92562

Murrieta Chamber of Commerce
24801 Monroe Avenue
Housing in Murrieta Mesa High School
Campus)
Murrieta, CA 92562

California Native American Heritage
Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Natural Resources Conservation Services
950 N. Ramona Boulevard, Suite 6
San Jacinto, CA 92582

Pala Band of Mission Indians
Tribal Historic Preservation Office
Joseph Hamilton, Chairman
PO Box 391670
Anza, CA 92539

Pauma & Yuima Reservation
Attn: Randall Majel, Chairperson
PO Box 369
Pauma Valley, CA 92061

Ramona Band of Cahuilla Mission Indian
Attn: Joseph Hamilton, Chairman
PO Box 391670
Anza, CA 92539

Rancho California Horsemen's Association
PO Box 1622
Temecula, CA 92593

Rincon Band of Mission Indians
Attn: Rose Duro
PO Box 68
Valley Center, CA 92082

Riverside County Planning Commission
Attn: John Petty c/o Chantell Griffin
4080 Lemon Street, Mail Stop 1070
Riverside, CA 92501

San Luis Rey Band of Mission Indians
Cultural Department
1889 Sunset Drive
Vista, CA 92081

Santa Margarita Ranchos HOA
Attn: M.M. Yakut
PO Box 1762
Temecula, CA 92590

San Diego Regional Water Quality Control
Board
2375 Northside Drive, Suite 100
San Diego, CA 92108

Temecula Agricultural Conservancy
Attn: Phil Baily
33440 La Serena Way
Temecula, CA 92591

Temecula Towns Association
41934 Main Street
PO Box 435
Temecula, CA 92590

Temecula Valley Chamber of Commerce
26790 Ynez Court
Temecula, CA 92591

Temecula Valley Unified School District
31350 Rancho Vista Road
Temecula, CA 92592

Temecula Wine Growers
PO Box 1601
Temecula, CA 92593

Valley-Wide Recreation and Park District
901 W. Esplanade
PO Box 907
San Jacinto, CA 92582

Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572

Western Riverside Council of Government
Attn: Rick Bishop
4080 Lemon Street, MS 1032
Riverside, CA 92501

Willie J. Pink
48310 Pechanga Road
Temecula, CA 92592

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Pala Tribal Historic Preservation Office
Attn: Shasta Gaughen
PMB 50, 35008 Pala Temecula Road
Pala, CA 92059

Metropolitan Water District
Attn: Connie Yess
700 N. Alameda Street
Los Angeles, CA 90012

Hemet Unified School District
Attn: Jesse Bridwell
1791 W. Acacia Avenue
Hemet, CA 92545

Department of Toxic Substance Control
Attn: Rafiq Ahmed
5796 Corporate Avenue
Cypress, CA 90630

Ms. Peggy Bartels
U.S. Army Corps of Engineers
Carlsbad Regulatory Field Office
5900 La Place Court, Suite 100
Carlsbad, CA 92008

Ms. Claire Ingel
California Department of Fish and Wildlife
Streambed Alteration Team
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764

City of Menifee
29714 Haun Rd.
Menifee, CA 92586

City of Temecula Community
Development
Armando G. Villa, Director of
Community Development
41000 Main Street
Temecula, CA 92590

City of Temecula Public Works
Tom Garcia, Director of Public
Works/City Engineer
41000 Main Street
Temecula, CA 92590

Pechanga Cultural Resources
Anna Hoover, Cultural Analyst
PO Box 2183
Temecula, CA 92593

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource
Director
P.O. Box 487
San Jacinto, CA 92581

South Coast Air Quality Management
District
Ed Eckerle, Program Supervisor
21865 Copley Drive
Diamond Bar, CA 91765

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: DANIEL GRYZMAN

Address: 11990 SAN VICENTE BL #200
(only if follow-up mail response requested)

City: LOS ANGELES **zip:** 90049

Phone #: 310 806 9822

Date: 11/27/14 **Agenda #** 16-4

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. **YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.**

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
11/15/2014	I09990363-11152014	SP 382 GPA 1113 etc ZC 7775	Press-Enterprise	2 x 81 Li	162	1	1.45	234.90	234.90

Ordered By: Cecilia Gil

2014 NOV 20 AM 11:02
 COUNTY OF RIVERSIDE
 CLERK OF SUPERVISORS
 1000 MAIN ST
 RIVERSIDE, CA 92502

*Planning
16-4 of 11/25/14
ZC 7775
idw*

Legal Advertising Invoice

Balance
\$234.90

Sales Contact Information		Advertiser Information		
Name	Billing Period	Billed Account Number	Advertiser/Client Number	Advertiser/Client Name
Maria Tinajero 951-368-9225	11/15/2014 - 11/15/2014	1100141323	1100141323	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

THE PRESS-ENTERPRISE **PE.com**

Legal Advertising Invoice

Advertiser/Client Name		
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Billing Period	Billed Account Number	Advertiser/Client Number
11/15/2014 - 11/15/2014	1100141323	1100141323
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\$234.90	I09990363-11152014	Due Upon Receipt

Billing Account Name And Address

Remittance Address

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

The Press-Enterprise
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
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.: SP 382 GPA 1113 etc ZC 7775 /

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, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; 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:

11/15/2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: November 15, 2014
At: Riverside, California



BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0009990363-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, GENERAL PLAN AMENDMENTS AND A CHANGE OF ZONE IN THE 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, November 25, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Regent Properties - Webb on **Specific Plan No. 382**, which proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre; **General Plan Amendments No. 1113, 1013, and 1014**, which propose foundation changes to two parts of the Specific Plan and inter-foundational changes from the existing designations to Specific Plan Land Use Designations; and **Change of Zone No. 7775**, which proposes a Specific Plan ordinance and formalize the boundary of the Specific Plan, or such other zones as the Board may find appropriate ("the project"). The project is located westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal in the Rancho California Zoning Area - 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. 531**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@rcitma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 12, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

11/15



11/15/14

Order Confirmation

Ad Order Number 0010883243	Customer RIV CO BOARD OF SUPERVISORS	Payer Customer RIV CO BOARD OF SUPERVISORS	PO Number SP382 GPA1113 ETC ZC775
Sales Rep Viars	Customer Account 1219291	Payer Account 1219291	Ordered By CECILIA GIL
Order Taker Viars	Customer Address ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	Payer Address ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	Customer Fax
Order Source	Customer Phone (951) 955-1060	Payer Phone (951) 955-1060	Customer EMail ccgil@rcbos.org

Tear Sheets	Proofs	Affidavits	Blind Box
0	0	0	
Net Amount	Total Amount	Payment Amount	Amount Due
\$304.36	\$304.36	\$0.00	304.36
	Invoice		

Planning 11/25/14
16-4 of 11/25/14
204775

**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 the principal clerk of the printer of

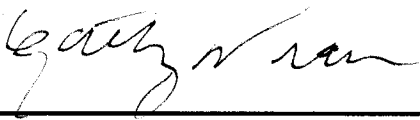
THE CALIFORNIAN
An Edition of the UT San Diego

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 15TH, 2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, California, this
17TH day of November, 2014



Cathy Viars
Legal Advertising
The Californian

Proof of Publication of

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, GENERAL PLAN AMENDMENTS AND A CHANGE OF ZONE IN THE 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, November 25, 2014 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by Regent Properties - Webb on Specific Plan No. 382, which proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre; General Plan Amendments No. 1113, 1013, and 1014, which propose foundation changes to two parts of the Specific Plan and inter-foundational Use Designations; and Change of Zone No. 7775, which proposes a Specific Plan ordinance and formalize the boundary of the Specific Plan, or such other zones as the Board may find appropriate ("the project"). The project is located westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal in the Rancho California Zoning Area - 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. 531.

The project file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

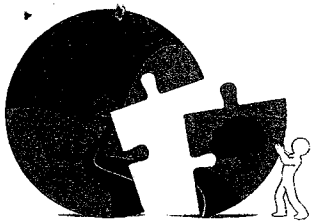
FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@rcfima.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 12, 2014
By: Kecia Harper-Ithem, Clerk of the Board
By: Cecilia Gil, Board Assistant Pub: 11/15/14 10683243C



RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Not of Determination was routed to County Clerks for posting on.

12/9/14
Date

KB
Initial

via Ryan Webb

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

SP00382/GPA1013/GPA1014/GPA01113/CZ7775
Project Title/Case Numbers

Matt Straite
County Contact Person
951-955-8631
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Regent French Valley, LLC
Project Applicant
11990 San Vicente Boulevard, Los Angeles, CA 90049
Address

Westerly of Washington Street and Northerly of Yates Road, bisected by the San Diego Canal
Project Location

The Specific Plan proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre. The proposal also includes 45.2 percent open space, 20.6 acres of parks and trails, and 128.1 acres of conservation areas. There are three General Plan Amendments due to each being filed at different times. All three combine to create the Specific Plan area and propose to change the Land Use Designations of the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per acre), Open Space Recreation (OS-R), and High Density Residential (HDR)(8-14 Dwelling Units Per Acre) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Change of Zone proposes to change the zoning from Residential-Agricultural-2 1/2 Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture- 5 Acre Minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well.

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 12/9/14, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Program Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,029.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

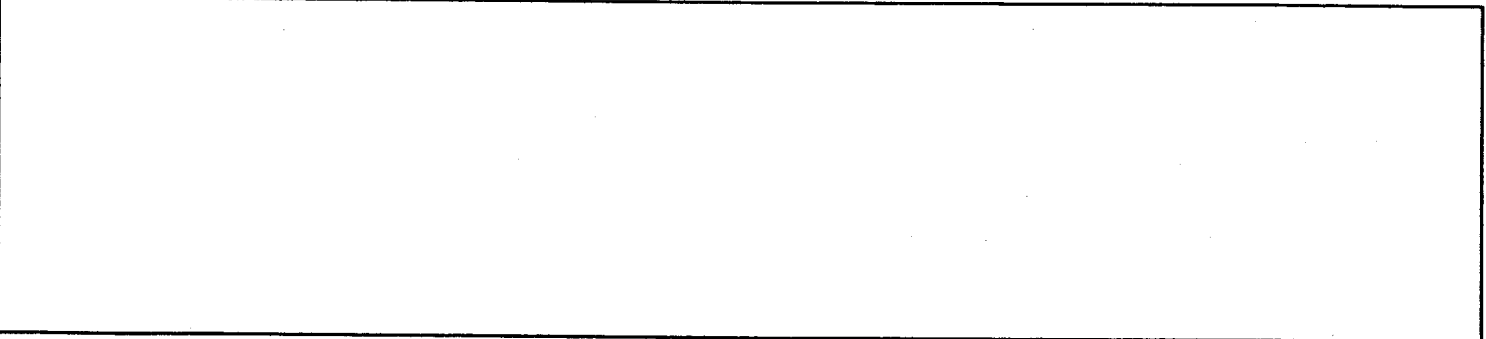
[Signature]
Signature

Project Planner Board Assistant
Title

12/9/14
Date

Date Received for Filing and Posting at OPR: _____

DEC 09 2014 3:30



Please charge deposit fee case#: ZEA42506 ZCFG05882

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1203371

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: REGENT PROPERTIES \$64.00
paid by: CK 8532
CA FISH AND GAME FOR EA42506
paid towards: CFG05882 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 23, 2012 11:11
MGARDNER posting date Apr 23, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1408246

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: REGENT PROPERTIES \$3,029.75
paid by: CK 5253
CA FISH AND GAME FOR EA42506
paid towards: CFG05882 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 04, 2014 13:22
MGARDNER posting date Aug 04, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$3,029.75

Overpayments of less than \$5.00 will not be refunded!