

PROJECT MAP Tract #: TR36546

Parcel: 957-320-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1                    MAP - PALEO PRIMP & MONITOR (cont.) (cont.)                    RECOMMND

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.

60.PLANNING. 13                    MAP - SECTION 1601/1603 PERMIT                    RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide 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, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 14                    MAP - SECTION 404 PERMIT                    RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide 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 improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

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60.PLANNING. 16 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder 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 the 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 161.4 acres (gross) in accordance with the TENTATIVE MAP. 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.

60.PLANNING. 17 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 19 MAP - AG PRES CANCEL (2)

RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have adopted a resolution disestablishing the Murrieta Hot Springs No. 14 Agricultural Preserve. Compliance with this condition will satisfy a similar condition applied to this project within

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60.PLANNING. 19            MAP - AG PRES CANCEL (2) (cont.)            RECOMMND

the 50. Series titled "MAP - AG PRES CANCEL (1)"

60.PLANNING. 20            MAP - SLOPE STABILTY RPRT            RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

60.PLANNING. 21            MAP - REQUIRED APPLICATIONS            RECOMMND

No grading permits shall be issued until , Specific Plan No. 293A1, and Change of Zone No. 7806 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 22            MAP - PLANNING DEPT REVIEW            RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 24            MAP - NATIVE AMERICAN MONITOR            RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who, at the tribe's discretion, shall be on-site during ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or

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60.PLANNING. 24

MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor.

2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4) Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report. .

60.PLANNING. 25

MAP - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be

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60.PLANNING. 25                    MAP. - ARCHAEOLOGIST RETAINED (cont.)                    RECOMMND

included in the Phase IV Monitoring Report.  
The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 26                    MAP - PRESERVATION PLAN                    RECOMMND

Prior to the issuance of grading permits, the Project Developer and the appropriate Tribe shall prepare a Preservation Plan for the long term care and maintenance of the cultural features preserved at these sites (P-33-23915 and CA-RIV-4661). The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative deterrence, etc.), the entity responsible for the long term maintenance, the funding source, and the monitoring/ maintenance schedule parameters. The developer/permit holder shall submit a fully executed copy of the Preservation Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval.

60.PLANNING. 27                    MAP - TEMPORARY FENCING                    RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of archaeological site(s) P-33-23915 and CA-RIV-4661 during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist prior to commencement

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60.PLANNING. 27

MAP - TEMPORARY FENCING (cont.)

RECOMMND

of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements:

- 1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:
  - a. In the event that construction activities are to take place within 100 feet of archaeological site(s) P-33-23915 and CA-RIV-4661 (insert site number(s)), the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:
    - b. The project archaeologist shall identify the site boundaries.
    - c. The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist.
    - d. Upon approval of buffers, install fencing under the supervision of the project archaeologist.
    - e. Submit to the Planning Department for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), P-33-23915 and CA-RIV-4661.
    - f. Fencing may be removed after the conclusion of construction activities.

TRANS DEPARTMENT

60.TRANS. 1

MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor,

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60.TRANS. 1                    MAP - SUBMIT GRADING PLAN (cont.)                    RECOMMND  
4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 2                    MAP - SUBMIT FINAL WQMP                    RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1                    MAP - PALEO MONITORING REPORT                    RECOMMND

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.

70.PLANNING. 3                    MAP - PHASE IV REPORT                    RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3                    MAP - PHASE IV REPORT (cont.)                    RECOMMND

associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 4                    MAP - CURATION OF COLLECTIONS                    RECOMMND

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                    MAP - NO B/PMT W/O G/PMT                    RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2                    MAP - ROUGH GRADE APPROVAL                    RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:



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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                    MAP - ROUGH GRADE APPROVAL (cont.)                    RECOMMND

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

EPD DEPARTMENT

80.EPD. 1                            MAP - FENCING INSPECTION                            RECOMMND

Prior to the issuance of a building permit, the Riverside County Planning Department, Environmental Programs Division (EPD) shall inspect the wildlife directive fencing (chain link) installed along the top and toes of slopes on Calistoga Drive per the final fencing plan previously approved by EPD. The fence installation shall be inspected by the prior to building permit finalization.

FIRE DEPARTMENT

80.FIRE. 1                            MAP FIRE SPRINKLER SYSTEM                            RECOMMND

A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL DWELLINGS PER NFPA 13D, 2013 EDITION. PLANS SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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80.FIRE. 2

MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3

MAP ADP FEES

RECOMMND

Tract Map 36546 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

80.PLANNING. 1

MAP - ROOF MOUNTED EQUIPMENT

RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any

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80.PLANNING. 1                   MAP - ROOF MOUNTED EQUIPMENT (cont.)                   RECOMMND

other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2                   MAP - UNDERGROUND UTILITIES                   RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6                   MAP - CONFORM FINAL SITE PLAN                   RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 9                   MAP - ACOUSTICAL STUDY                   RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 11                   MAP - SCHOOL MITIGATION                   RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12                   MAP - FEE BALANCE                   RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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80.PLANNING. 14

MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monuments with landscaping.
2. A plot plan of the entry monuments with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monuments.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 15

MAP - MODEL HOME COMPLEX

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.

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80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

4. Show detailed fencing plan including height and location.

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannging Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 17 MAP - FINAL SITE PLAN

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the SPECIFIC PLAN.

The plot plan shall be approved by the Planning Director

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80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

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80.PLANNING. 17                    MAP - FINAL SITE PLAN (cont.) (cont.)                    RECOMMND

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 18                    MAP - Walls/Fencing Plans                    RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone, vinyl or material of similar appearance, maintenance, and structural durability and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone, vinyl or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability. (Applicants shall provide

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80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.)

RECOMMND

specifications that shall be approved by the Planning Department).

E. All new residences constructed shall include rear and side yard fencing constructed of masonry block or vinyl that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height.

F. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block, pursuant to EXHIBIT W. Vinyl in these loctaions is not permitted.

G. Corner lots shall be constructed with wrap-around decorative block wall returns.

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use, as outlined on EXHIBIT W Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 19 MAP- FAA REVIEW

RECOMMND

Prior to the issuance of any building permits for any structures on each lot noted on the attached table exceeding the Federal Aviation Administration (FAA) threshold within the Tentative Tract Map, ALUC staff shall determine based on specific proposed height of the building whether FAA review is required for each of these lots. If FAA review is required, prior to the issuance of any building permits for such lots requiring FAA review, a determination of "Not a Hazard to Air Navigation" from the FAA Obstruction Evaluation Service shall be obtained for each such structure. Copies of such FAA determinations shall be provided to the Riverside County Planning Department, Riverside County Building and Safety Department, and the Riverside County Airport Land Use Commission, with sufficient identification of case numbers as to enable prompt filing.



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TRANS DEPARTMENT

80.TRANS. 1                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Calistoga Drive.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

80.TRANS. 2                      MAP - IMPLEMENT WQMP                      RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

80.TRANS. 3                      MAP - ESTBL MAINT ENTITY                      RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

80.TRANS. 4                      MAP - LC LANDSCAPE PLOT PLAN                      RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE: When the Landscaping Plot Plan is located within a special district such as CFD, LMD, CSA, Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

Section shall clear this condition.

80.TRANS. 5 MAP - LC LANDSCAPE SECURITY RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 6 MAP - LC LNDSCPNG PROJ SPECIFI RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. ValleyWide Recreation and Park District shall approve final construction document plans prior to the County.
- b. Fire Marshal shall approve Fuel Modification plans.
- c. Plant List includes Guara species, which is on the "plants to be avoided adjacent to the MSHCP Conservation Area" list within the Riverside County Guidelines Pertaining to the Urban / Wildlands Interface. Final construction document plans should not include this species.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1            MAP - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2            MAP - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3            MAP - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4            MAP - WQMP BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5            MAP - WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6            MAP - REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7            MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                    MAP - PRECISE GRDG APPROVAL (cont.)                    RECOMMND

Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 8                    MAP - 1' CONCRETE STRIP                    RECOMMND

Prior to final building inspection, the applicant/developer shall obtain inspection of the one foot concrete strip and final approval from the Grading Division.

PARKS DEPARTMENT

90.PARKS. 1                    MAP - CLASS I BIKE PATH DEDICA                    RECOMMND

The applicant shall offer the Class I Bike Path easement on Leon Road 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

90.PLANNING. 1                    MAP - BLOCK WALL ANTIGRAFFITI                    RECOMMND

All required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all public facing block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3                    MAP - QUIMBY FEES (2)                    RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley Wide Recreation and Park

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3                   MAP - QUIMBY FEES (2) (cont.)                   RECOMMND  
District.

90.PLANNING. 4                   MAP - CONCRETE DRIVEWAYS                   RECOMMND  
The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 5                   MAP - FENCING COMPLIANCE                   RECOMMND  
Fencing shall be provided throughout the subdivision in accordance with the EXHIBIT W.

90.PLANNING. 6                   MAP - ROOF RUN-OFF DISCHARGE                   RECOMMND  
Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 10                  MAP - SKR FEE CONDITION                   RECOMMND  
rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder 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 the 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 164.4 acres (gross) in accordance with TENTATIVE MAP. 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12                    MAP - ROLL-UP GARAGE DOORS                    RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13                    MAP - LOW WATER MIT NOP                    RECOMMND

The applicant shall provide evidence to Building and Safety during the final inspection of all residential structures that demonstrates that low water consuming plumbing fixtures (toilets, etc.) were installed in the project residences.

TRANS DEPARTMENT

90.TRANS. 1                        MAP - WRCOG TUMF                        RECOMMND

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

90.TRANS. 2                        MAP - STREETLIGHTS INSTALL                    RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3                        MAP - UTILITY INSTALL                        RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.



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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - R & B B D

RECOMMND

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

90.TRANS. 5

MAP - 80% COMPLETION

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - 80% COMPLETION (cont.)

RECOMMND

pavement finished grade. Written confirmation of acceptance from water purveyor is required.

- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 6

MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Calistoga Drive.

90.TRANS. 7

MAP - BMP EDUCATION

RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 8

MAP - BMP MAINT AND INSPECTION

RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - BMP MAINT AND INSPECTION (cont.) RECOMMND

all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the Transportation Department for review and approval.

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 9 MAP - LC LNDS CP INSPECT DEPOSI RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 10 MAP - LNDS CP INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department

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90.TRANS. 10 MAP - LNDSCP INSPECTION RQMT (cont.)

RECOMMND

80,TRANS. \_\_\_\_\_ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. \_\_\_\_\_ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 11 MAP - LC COMPLY W/LNDSCP/IRR

RECOMMND

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPA - Amendment Description RECOMMND

This Specific Plan Amendment alters (reduces) the overall acreage of the project site from 783.4 acres to 716.4 acres; revises the external boundary of the project site to eliminate property from the Specific Plan; and revises the Land Use Designations to permit residential and recreational uses within the southeastern section of the Specific Plan. Residential Planning Areas (PA) consist of PA14, PA15, PA16 and PA17 with a total of 271 residential lots.

10. EVERY. 2 SPA - Replace all previous RECOMMND

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

10. EVERY. 3 SP - SP Document RECOMMND

Specific Plan No. 265A1 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. 540, as amended by Environmental Assessment No. 42617 Document, which must include, but not be limited to, the following items:

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10. GENERAL CONDITIONS

10. EVERY. 3                      SP - SP Document (cont.)                      RECOMMND

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

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

10. EVERY. 4                      SP - Definitions                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 265A1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 265, Screencheck 2.

CHANGE OF ZONE = Change of Zone No. 07806.

GPA = Comprehensive General Plan Amendment No. 01123.

EIR = Environmental Impact Report No. 540 as amended by Environmental Assessment No. 42617.

10. EVERY. 5                      SP - Ordinance Requirements                      RECOMMND

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

10. EVERY. 6                      SP - Limits of SP DOCUMENT                      RECOMMND

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

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10. GENERAL CONDITIONS

10. EVERY. 6                    SP - Limits of SP DOCUMENT (cont.)                    RECOMMND

the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 7                    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 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

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10. GENERAL CONDITIONS

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

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    SP265A1-EMWD WATER AND SEWER                    RECOMMND

Any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) shall connect to Eastern Municipal Water District (EMWD) water and sewer per development standards of SP 265 A1.

The water and sewer infrastructure system will be installed to the requirements and specifications of EMWD. Any existing septic system and/or well shall be properly removed or abandoned under permit with the Department of Environmental Health.

FIRE DEPARTMENT

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

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol



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10. GENERAL CONDITIONS

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

improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

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

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of California Fire Code, 2013 Edition.

10.FIRE. 4                      SP-#97-OPEN SPACE                      RECOMMND

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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      SP FLOOD HAZARD REPORT                      RECOMMND

This is a proposal for Amendment Number 1 of Specific Plan 265 "Borel Airpark Center" in the Murrieta Hot Springs area located on the eastern side of Winchester Road/Highway 79 and west of Leon Road, and surrounds the French Valley Airport. This amendment is being processed with Tract Map 36546 and Change of Zone 07806. The original Specific Plan 265 was approved October 1994, but expired October 2009.

Our review indicates the area consists of well-defined ridges and natural watercourses. Tusalota Creek traverses the site from the east to the southwest. The site is just

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

RECOMMND

outside the limits for Community Facilities District 88-4 and Assessment District 161, which constructed channel improvements for Tucalota Creek about 3000 linear feet downstream of this property.

The original specific plan was conditioned that storm drain facilities will be needed to convey offsite and onsite flows through the developments proposed within this plan. Flow through areas will need to be wide enough to convey flows from the tributary 100-year storm event. Some drainage facilities have been constructed since the approval of the original specific plan, such as the District's Tucalota Creek Channel (project number 7-0-00030) and "New Covenant Storm Drains" (project number 7-0-00039). This is not a complete drainage system that could convey the 100-year stormwater runoff to Murrieta Creek, therefore mitigation for increased runoff will be required. However, these drainage facilities would suffice as an adequate outlet.

While some land-use designations have changed, the density of the proposed developments has not. Examples of this are: Industrial Park changing to Business Park, Restricted Light Industrial to Light Industrial, Commercial to Commercial Retail and Open Space to Open Space Conservation. These land-use changes do not have a significant impact on the impervious percentage of the proposed developments, therefore would have a minimal effect on the drainage plan for the proposed development.

The specific plan amendment specifies in the drainage plan that "all drainage facilities within Planning Areas 14-17 will be designed and constructed in accordance with the Riverside County Flood Control and Water Conservation District standards and specifications." This will be applied to all tentative developments within these planning areas (currently tentative Tract Map 36546). The drainage plan within these planning areas proposes a detention basin and several water quality basins that will require maintenance. Drainage facilities either providing the future residents with flood protection or conveyance of public stormwater runoff will require maintenance by a public agency. Facilities proposed for the sole benefit of the proposed development (water quality basins and detention basin) will not require maintenance by a public entity.

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10. GENERAL CONDITIONS

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

Any work within the riparian area(s) must satisfy the concerns or requirements raised by the U.S. Army Corps of Engineers or California Department of Fish and Wildlife in order to obtain the appropriate 401 or 1603 permits.

To summarize, there are issues that still need to be worked out prior to the final design stage, particularly concerning the maintenance and alignment of master drainage plan facilities, but the District would recommend approval of SP00265A1 as amended by submittals to the District regarding drainage facilities. The Specific Plan should be conditioned so that changes to the master drainage plan would supersede land use assumptions made in the document.

Questions regarding this matter may be referred to Henry Olivo of this office at 909.955.1214.

PLANNING DEPARTMENT

10.PLANNING. 1                    SP - GEO02341                    RECOMMND

County Geologic Report (GEO) No. 2341, submitted for this case (SP00256A1 & TR36546) was prepared by GeoSoils, Inc. and is entitled: "Updated Preliminary Geotechnical Investigation and Utility Crossings Evaluation, Former Parcel Map 30595, French Valley, Murrieta Area, Riverside County, California", dated August 27, 2013.

GEO02341 concluded:

1. There are no known active faults crossing the site.
2. The potential for surface fault rupture is considered negligible.
3. The potential for liquefaction and associated seismically-induced settlement is considered low in the areas proposed for development at the site.
4. Seiches and tsunamis are considered negligible.
5. Areal subsidence in the site area is considered unlikely.
6. The slopes adjacent to the existing Tocalota Creek channel are considered prone to surficial slope failures

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO02341 (cont.)

RECOMMND

caused by erosion at the toe of slope. Indications of deep-seated landsliding or significant slope creep were not observed.

7.The possibility of localized surficial instability exists on natural slopes which descend to the property along the eastern side of the site.

8.Due to the nature of the granitic terrain, localized blasting may be anticipated throughout the site to achieve proposed cut depths as well as street/roadway undercuts for utility construction in the future, or for foundations.

9.Isolated "floaters" or corestones should be anticipated.

10.Due to the nature of some of the onsite materials, some caving and sloughing may be anticipated to be a factor in all subsurface excavations and trenching.

11.Care must be taken during grading near the existing water lines and gas pipeline.

12.Bedrock throughout the site should be generally rippable to the depths proposed; however, the possibility of blasting cannot be completely ruled out.

GEO02341 recommended:

1.All undocumented artificial fill, colluviums, alluvium and weathered bedrock should be removed to competent bedrock materials (i.e., greater than or equal to 85 percent saturation, and/or greater than or equal to 105 pcf for in-place native materials).

2.Where natural slopes and/or existing drainages intersect proposed development areas, mitigation in the form of debris catchment devices (i.e., setbacks, catchment basins, debris fences, debris walls, etc.) are recommended.

3.Current local and state/federal safety ordinances for subsurface trenching and other excavations should be implemented. All excavations should be performed in accordance with CAL-OSHA standards.

4.Remedial removals should not come any closer than 5 feet (vertical and lateral) from the existing gas pipeline.

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10. GENERAL CONDITIONS

10.PLANNING. 1                    SP - GEO02341 (cont.) (cont.)                    RECOMMND

5.The engineer should evaluate if proper burial depths are maintained for the existing gas mains onsite.

6.The engineer should evaluate if proper burial depths are maintained for the existing water lines onsite.

7.The civil engineer should consider the use of a load transfer slab (protective slab) to span the gas and water mains and support the overlying utility crossings..

8.Proposed vehicle, improvement, and soil loading over the existing gas and water mains should be evaluated by the design civil engineer with respect to tolerable utility defections and potential for associated pipeline rupture.

9.Only lightweight equipment should be allowed over the gas and water mains during grading.

GEO No. 2341 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2341 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

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.

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10. GENERAL CONDITIONS

10.PLANNING. 4

SP - COMPATIBILITY ZONES B1/C

RECOMMND

Any implementing project of the Specific Plan within Compatibility Zones B1 and/or C that is ten acres or larger in area shall comply with the applicable open area requirements for the Compatibility Zone that the project may be located within pursuant to Countywide Policy 4.2.4, or shall demonstrate that ALUCP open area requirements for that Compatibility Zone have been satisfied at the Specific Plan level.

10.PLANNING. 5

SP - DENSITY REQUIREMENTS

RECOMMND

Any implementing residential project of the Specific Plan shall comply with the applicable residential density requirements for the applicable zone and shall calculate density based on the net area of the project as allowed by French Valley Airport Land Use Compatibility Plan, Additional Compatibility Policy 2.2 and Countywide Policy 4.2.4.

TRANS DEPARTMENT

10.TRANS. 1

GEN - SP LANDSCAPING PLANS

RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.2 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 (or whatever the current water conservation Ordinance is most current) shall prevail.

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.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

SP - SUBMIT FINAL DOCS 90 DAYS

RECOMMND

Within 90 days of the adoption of the project by the Board of Supervisors and prior to closing the DBF accounts for the project, Four (4) hard copies and Fifteen (15) copies on CD 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:

One hard copy to the Planning Counter Services Division,

One hard copy to the Planning Department Library,

One hard copy to the Desert Office,

One hard copy to the Planning Department Project Manager,

Digital versions (CD) to the following:

Building and Safety Department 1 copy

Department of Environmental Health 1 copy

Fire Department 1 copy

Flood Control and Water Conservation District 1 copy

Transportation Department 1 copy

Executive Office - CSA Administrator 1 copy

Clerk of the Board of Supervisors 1 copy

Any park provider if not the CSA 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

E HEALTH DEPARTMENT

30.E HEALTH. 1 ENVIRONMENTAL CLEANUP PROGRAM

RECOMMND

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

Prior to the approval of any Planning Case project subject to SP 265 A1, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanup Programs (ECP) for review and approval an original copy of an Environmental Site Assessment Phase 1 study (ESA Phase 1). Applicable review fees shall be required.

Prior to the Issuance of any Grading Permit, an Environmental Site Assessment Phase 2 study shall be submitted to ECP for review and approval if the information provided in the ESA Phase 1 study indicates the requirement. Applicable review fees shall be required.

For further information, please contact ECP at (951) 955-8982.

30.E HEALTH. 2 INDUSTRIAL HYGIENE

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 SP 265, the applicant shall submit to the Department of Environmental Health (DEH), Office of Industrial Hygiene for review and approval an original copy of a noise study. Applicable review fees shall be required.

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:

"This site is mapped in the County's General Plan as having



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1

SP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

Information to be contained in the PRIMP, at a minimum and in addition to other industry 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.

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \*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. 3

SP - M/M PROGRAM (GENERAL)

RECOMMND

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

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

30.PLANNING. 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - NON-IMPLEMENTING MAPS (cont.)

RECOMMND

development application for the purposes of the Planning Department's conditions of approval.

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

30.PLANNING. 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, after which time the Board may elect to begin revocation hearings for 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. This shall be defined as eighty percent (80%) of the maximum square footage of building space (or 2,000,000 square feet) thereby setting 1,600,000 square feet as the 80% milestone allowed by the SPECIFIC PLAN. 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. 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - PROJECT LOCATION EXHIBIT (cont.)

RECOMMND

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. 8 SP - ACOUSTICAL STUDY REQD

RECOMMND

Prior to the approval of any implementing project within planning areas 1-17 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, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

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

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

30.PLANNING. 9 SP - AIR QUALITY STUDY REQD

RECOMMND

Prior to the approval of any implementing project within planning areas 1-17 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, an air quality study shall be submitted to the Planning Department for review and approval.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9 SP - AIR QUALITY STUDY REQD (cont.)

RECOMMND

Planning Department determines that the required study is not necessary.

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

30.PLANNING. 10 SP - ARCHAEO STUDY REQD

RECOMMND

Prior to the approval of any implementing project within planning areas 1-23 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 archaeological study shall be submitted to the Planning Department for review and approval.

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

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

30.PLANNING. 11 SP - BIOLOGICAL STUDY REQD

RECOMMND

Prior to the approval of any implementing project within planning areas 1-23 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 biological study shall be submitted to the Planning Department for review and approval.

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

The submittal of this study mandates that a CEQA

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11            SP - BIOLOGICAL STUDY REQD (cont.)            RECOMMND

determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 12            SP - ADDENDUM EIR            RECOMMND

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

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

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

30.PLANNING. 13            SP - EA REQUIRED            RECOMMND

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

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

This condition shall be considered as MET if an

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP - EA REQUIRED (cont.)

RECOMMND

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. 14 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. 15 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



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - SUBSEQUENT EIR (cont.)

RECOMMND

environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS

RECOMMND

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

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

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

30.PLANNING. 17 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - AMENDMENT REQUIRED (cont.)

RECOMMND

commercially designated area); or

3. as determined by the Planning Director.

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

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

30.PLANNING. 18 SP - PARK AGENCY REQUIRED

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 project:

"PRIOR TO MAP RECORDATION of any subdivision, or other development application, all portions of this implementing project not currently within the boundaries of Valley Wide Parks and Recreation District and County Service Area No. 143, shall be annexed into Valley Wide Parks and Recreation District and County Service Area 143 or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if County Service Area No. 143 is unwilling or unable to annex the property in question."

30.PLANNING. 19 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19

SP - AG/DAIRY NOTIFICATION (cont.)

RECOMMND

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. 20

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 areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 21

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:

SPECIFIC PLAN Case #: SP00265A1

Parcel: 957-320-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

SP - COMMON AREA MAINTENANCE (cont.)

RECOMMND

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

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

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

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

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 1 through 23."

30.PLANNING. 22

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

CIFIC PLAN Case #: SP00265A1

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

RECOMMND

following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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

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

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

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 'A' 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PUB COMMON AREA (cont.) (cont.) RECOMMND

County of Riverside.

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

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

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

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. 23 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

CIFIC PLAN Case #: SP00265A1

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

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

RECOMMND

entitled "SP - Common Area Maintenance" is a private organization:

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

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

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

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

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

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

SPECIFIC PLAN Case #: SP00265A1

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

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

RECOMMND

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

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



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - ARCHAEO M/M PROGRAM (cont.) RECOMMND

as described in the EIR are substantially complied with. "

30.PLANNING. 26 SP - GENERIC M/M PROGRAM RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in EIR No. 540 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 27 SP - F&G CLEARANCE RECOMMND

Prior to the approval of any implementing project within planning areas 18, 19 and 20 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. 28 SP - ACOE CLEARANCE RECOMMND

Prior to the approval of any implementing project within planning areas 18, 19 and 20 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

SPECIFIC PLAN Case #: SP00265A1

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - ACOE CLEARANCE (cont.)

RECOMMND

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 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. 29 SP\*- SKR FEE CONDITION

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30

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 S.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Areas 4,6,7,9,10,12,14,15,16 and 17 of the SPECIFIC PLAN, as shown in Section IV: Landscape Design Guidelines."

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 and pre-grading agreements with the qualified archaeologist and paleontologist 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 Temecula Valley Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 33

SP - GEO STUDY REQUIRED

RECOMMND

Prior to the approval of any implementing project within planning areas 1 through 23 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33

SP - GEO STUDY REQUIRED (cont.)

RECOMMND

project:

"PRIOR TO PROJECT APPROVAL, a 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. 34

SP - ARCHAEOLOGIST RETAINED

RECOMMND

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

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 35 SP - IF HUMAN REMAINS FOUND

RECOMMND

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

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

30.PLANNING. 36 SP - ALUC REVIEW

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:

1. Prior to approval of any non-residential or residential entitlement project, each project shall be transmitted to ALUC for preliminary review and determination whether submittal for ALUC review is required.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1            SP - Park Plans req PA22(1)

RECOMMND

PRIOR TO THE ISSUANCE OF THE 10th Building Permit for Planning Area 17, the park and open space plans for the northern portion of Planning Area 22 (north of Calistoga Drive/Promontory Parkway) shall be submitted for review by Planning and Valley Wide Parks and Recreation as set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the Valley Wide 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. 2            SP - PARK CONST PA22(1)

RECOMMND

PRIOR TO THE ISSUANCE OF THE 50th building permit for Planning Area 17, the park and open space plans for the northern portion of Planning Area 22 (north of Calistoga Drive/Promontory Parkway) shall be constructed and fully operable.

100.PLANNING. 3            SP - PARK PLANS REQ PA22(2)

RECOMMND

PRIOR TO THE ISSUANCE OF THE 89th Residential Building Permit for the SPECIFIC PLAN, the park and open space plans for the southern portion of Planning Area 22 (south of Calistoga Drive/Promontory Parkway) shall be submitted for review by Planning and Valley Wide Parks and Recreation as set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the Valley Wide 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

06/18/15  
12:50

Riverside County LMS  
CONDITIONS OF APPROVAL

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3            SP - PARK PLANS REQ PA22(2) (cont.)

RECOMMND

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 - PARK CONST PA22(2)

RECOMMND

PRIOR TO THE ISSUANCE OF THE 179th Residential Building Permit for the SPECIFIC PLAN, the park and open space plans for the southern portion of Planning Area 22 (south of Calistoga Drive/Promontory Parkway) shall be constructed and fully operable.

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

DATE: October 18, 2013

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Riv. County Surveyor- Bob Robinson

Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Valley Wide Park & Recreation Dist.  
Riv. Co ALUC – John Guerin  
French Valley Airport – Gen. Manager  
3rd District Supervisor  
3rd District Planning Commissioner  
City of Temecula  
Temecula Valley Unified School Dist.  
Eastern Valley Municipal Water Dist.

Southern California Edison  
Southern California Gas Co.  
CALTRANS Dist. #8  
CALTRANS Div. of Aeronautics-P. Crimmins  
San Diego RWQCB  
South Coast Air Quality Mgmt. Dist.  
CA Dept. of Fish & Game  
U.S. Fish & Wildlife Service  
Army Corps of Engineers  
Pechanga Band of Mission Indians

**SPECIFIC PLAN NO. 265 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 01123, CHANGE OF ZONE NO. 7806, TENTATIVE TRACT MAP NO. 36546 – EA42617 – Applicant: Cornerstone Communities– Engineer/Representative: MDMG Inc. – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Industrial Park, Restricted Light Industrial, Office Park- Historic, Office Park, Commercial-Tourist, Commercial, MWD Easement/Open Space, Open Space/Historic Preservation and Open Space as reflected on the Specific Plan Land Use Plan for SP265– Location: Easterly of Highway 79, westerly of Promontory Parkway, and northerly of Calistoga Drive– 716.9 Acres – Zoning: Specific Plan (SP) **REQUEST:** The **Specific Plan Amendment** proposes to revise the Land Use Designations to match designations from the General Plan, reduce the acreage from 783.4 to 716.9, revise the external boundary to eliminate property from the Specific Plan, and revise Land Use Designations to permit residential and recreational uses in the southeasterly portion of the Specific Plan. The **General Plan Amendment** proposes to do three changes 1) A Circulation Element change to revise the path of Leon Road, from an intended westerly curve in the road about 1000' feet north of Promontory Parkway, which would have eventually become Calistoga Drive, to a new path which proposes to have Leon continue southward eliminating the previous connection between Leon Road and Calistoga Drive, instead Leon Road proposes to intersect with, and terminate into, a T intersection with Promontory Parkway on the east and Calistoga Drive on the west; 2) A Land Use change to change the General Plan Land Use Designation for Parcel 957-320-007, a Rancho California Water District water tank site, from Restricted Light Industrial, and Open Space, as reflected on the Land Use Plan for Specific Plan No. 265, to Community Development: Public Facilities (CD:PF); and 3) A second Land Use change to change the General Plan Land Use Designations for Parcels 957-320-018, and 957-320-014 which were part of an EDA sponsored runway extension, from Industrial Park and Restricted Light Industrial, as reflected on the Land Use Plan for Specific Plan No. 265 to Community Development:**

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.*



Public Facilities (CD:PF). The **Change of Zone** proposes to do three tasks 1) Revise the Specific Plan Zoning Ordinance 2) Revise the entire Specific Plan boundary; and 3) To formalize the boundaries for all Planning Areas. The **Tentative Tract Map** proposes a Schedule A subdivision of 161.84 acres into two hundred fifty-three (253), numbered residential lots and thirty-seven (37) lettered lots, twelve (12) of which are for public streets, eleven (11) for water quality basins, nine (9) designated as HOA, and three (3) designated for park. **NOTE: There is no exhibit for the Change of Zone at this time. If the text description above is not enough for your department to complete its review, please contact Matt Straite.** APNs: 960-307-020, 963-070-021, 963-070-018, 963-070-033, 963-030-006, 963-030-004, 963-030-003, 963-030-002, 957-320-001, 957-320-021, 957-320-011, 957-320-012, 957-320-023, 957-320-024, 957-320-005, 957-320-006, 963-080-011, 963-080-010, 963-080-012, 963-080-009, 963-080-008, 963-080-007, 963-080-006, 963-080-005, 963-080-004, 963-080-002

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on November 7, 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 t

he 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@rctima.org](mailto:mstraite@rctima.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.*

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

DATE: February 20, 2014

TO

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Division

P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section

**SPECIFIC PLAN NO. 265 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 01123, CHANGE OF ZONE NO. 7806, TENTATIVE TRACT MAP NO. 36546 – EA42617 – Applicant: Cornerstone Communities– Engineer/Representative: MDMG Inc. – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Industrial Park, Restricted Light Industrial, Office Park- Historic, Office Park, Commercial-Tourist, Commercial, MWD Easement/Open Space, Open Space/Historic Preservation and Open Space as reflected on the Specific Plan Land Use Plan for SP265– Location: Easterly of Highway 79, westerly of Promontory Parkway, and northerly of Calistoga Drive– 716.9 Acres – Zoning: Specific Plan (SP) **REQUEST:** The **Specific Plan Amendment** proposes to revise the Land Use Designations to match designations from the General Plan, reduce the acreage from 783.4 to 716.9, revise the external boundary to eliminate property from the Specific Plan, and revise Land Use Designations to permit residential and recreational uses in the southeasterly portion of the Specific Plan. The **General Plan Amendment** proposes to do three changes 1) A Circulation Element change to revise the path of Leon Road, from an intended westerly curve in the road about 1000' feet north of Promontory Parkway, which would have eventually become Calistoga Drive, to a new path which proposes to have Leon continue southward eliminating the previous connection between Leon Road and Calistoga Drive, instead Leon Road proposes to intersect with, and terminate into, a T intersection with Promontory Parkway on the east and Calistoga Drive on the west; 2) A Land Use change to change the General Plan Land Use Designation for Parcel 957-320-007, a Rancho California Water District water tank site, from Restricted Light Industrial, and Open Space, as reflected on the Land Use Plan for Specific Plan No. 265, to Community Development: Public Facilities (CD:PF); and 3) A second Land Use change to change the General Plan Land Use Designations for Parcels 957-320-018, and 957-320-014 which were part of an EDA sponsored runway extension, from Industrial Park and Restricted Light Industrial, as reflected on the Land Use Plan for Specific Plan No. 265 to Community Development: Public Facilities (CD:PF). The **Change of Zone** proposes to do three tasks 1) Revise the Specific Plan Zoning Ordinance 2) Revise the entire Specific Plan boundary; and 3) To formalize the boundaries for all Planning Areas. The **Tentative Tract Map** proposes a Schedule A subdivision of 161.84 acres into two hundred fifty-three (253), numbered residential lots and thirty-seven (37) lettered lots, twelve (12) of which are for public streets, eleven (11) for water quality basins, nine (9) designated as HOA, and three (3) designated for park. **NOTE: There is no exhibit for the Change of Zone at this time. If the text description above is not enough for your department to complete its review, please contact Matt Straite.** APNs: 960-307-020, 963-070-021, 963-070-018, 963-070-033, 963-030-006, 963-030-004, 963-030-003, 963-030-002, 957-320-001, 957-320-021, 957-320-011, 957-320-**

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.*

012, 957-320-023, 957-320-024, 957-320-005, 957-320-006, 963-080-011, 963-080-010, 963-080-012, 963-080-009, 963-080-008, 963-080-007, 963-080-006, 963-080-005, 963-080-004, 963-080-002

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **LDC Comment Agenda deadline on March 13, 2014**, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite, (951) 955-8631**, Project Planner, or e-mail at **mstraite@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

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

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

TELEPHONE: \_\_\_\_\_

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

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

DATE: June 27, 2014

TO

Riv. Co. Transportation Dept.  
Riv. Co. Building & Safety – Grading

Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.

P.D. Landscaping Section-Mark Hughes  
P.D. Archaeology Section-Heather Thomson

**SPECIFIC PLAN NO. 265 AMENDMENT NO. 1, Screencheck No. 3, TENTATIVE TRACT MAP NO. 36546 Amd No. 2 – EA42617 – Applicant: Cornerstone Communities– Engineer/Representative: MDMG Inc. – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Industrial Park, Restricted Light Industrial, Office Park- Historic, Office Park, Commercial- Tourist, Commercial, MWD E asement/Open Space, Open Space/Historic Preservation and Open Space as reflected on the Specific Plan Land Use Plan for SP265– Location: Easterly of Highway 79, westerly of Promontory Parkway, and northerly of Calistoga Drive– 716.9 Acres – Zoning: Specific Plan (SP) **REQUEST:** The **Specific Plan Amendment** proposes to revise the Land Use Designations to match designations from the General Plan, reduce the acreage from 783.4 to 716.9, revise the external boundary to eliminate property from the Specific Plan, and revise Land Use Designations to permit residential and recreational uses in the southeasterly portion of the Specific Plan. The **Tentative Tract Map** proposes a Schedule A subdivision of 161.84 acres into two hundred fifty-three (253), numbered residential lots and thirty-seven (37) lettered lots, twelve (12) of which are for public streets, eleven (11) for water quality basins, nine (9) designated as HOA, and three (3) designated for park.**

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on July 17, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

**Transportation, B&S Grading, Parks, EPD, Landscape, Archae.**

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.

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.*

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at (951) 955-8631 or email at [mstraite@rctlma.org](mailto:mstraite@rctlma.org) / MAILSTOP# 1070.

COMMENTS:

COMMENTS:

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

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

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

TELEPHONE: \_\_\_\_\_

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

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

DATE: February 23, 2015

TO

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.

**ENVIRONMENTAL IMPACT REPORT NO 540, SCREENCHECK NO. 1 (for SPECIFIC PLAN NO. 265 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 01123, CHANGE OF ZONE NO. 7806, TENTATIVE TRACT MAP NO. 36546) – EA42617 – Applicant: Cornerstone Communities– Engineer/Representative: MDMG Inc. – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Industrial Park, Restricted Light Industrial, Office Park- Historic, Office Park, Commercial- Tourist, Commercial, MWD Easement/Open Space, Open Space/Historic Preservation and Open Space as reflected on the Specific Plan Land Use Plan for SP265– Location: Easterly of Highway 79, westerly of Promontory Parkway, and northerly of Calistoga Drive– 716.9 Acres – Zoning: Specific Plan (SP) **REQUEST:** The EIR proposes to study the potential impacts from :The **Specific Plan Amendment** proposes to revise the Land Use Designations to match designations from the General Plan, reduce the acreage from 783.4 to 716.9, revise the external boundary to eliminate property from the Specific Plan, and revise Land Use Designations to permit residential and recreational uses in the southeasterly portion of the Specific Plan. The **General Plan Amendment** proposes to do three changes 1) A Circulation Element change to revise the path of Leon Road, from an intended westerly curve in the road about 1000' feet north of Promontory Parkway, which would have eventually become Calistoga Drive, to a new path which proposes to have Leon continue southward eliminating the previous connection between Leon Road and Calistoga Drive, instead Leon Road proposes to intersect with, and terminate into, a T intersection with Promontory Parkway on the east and Calistoga Drive on the west; 2) A Land Use change to change the General Plan Land Use Designation for Parcel 957-320-007, a Rancho California Water District water tank site, from Restricted Light Industrial, and Open Space, as reflected on the Land Use Plan for Specific Plan No. 265, to Community Development: Public Facilities (CD:PF); and 3) A second Land Use change to change the General Plan Land Use Designations for Parcels 957-320-018, and 957-320-014 which were part of an EDA sponsored runway extension, from Industrial Park and Restricted Light Industrial, as reflected on the Land Use Plan for Specific Plan No. 265 to Community Development: Public Facilities (CD:PF). The **Change of Zone** proposes to do three tasks 1) Revise the Specific Plan Zoning Ordinance 2) Revise the entire Specific Plan boundary; and 3) To formalize the boundaries for all Planning Areas. The **Tentative Tract Map** proposes a Schedule A subdivision of 161.84 acres into two hundred fifty-three (253), numbered residential lots and thirty-seven (37) lettered lots, twelve (12) of which are for public streets, eleven (11) for water quality basins, nine (9) designated as HOA, and three (3) designated for park. APNs: 960-307-020, 963-070-021, 963-070-018, 963-070-033, 963-030-006, 963-030-004, 963-030-003, 963-030-002, 957-320-001, 957-320-021, 957-320-011, 957-320-012, 957-320-023, 957-320-024, 957-320-005, 957-320-006, 963-080-011, 963-080-010, 963-080-012, 963-080-009, 963-080-008, 963-080-007, 963-080-006, 963-080-005, 963-080-004, 963-080-002**

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.*

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on March 12, 2015.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

**Transportation, Environmental Health**

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, Contract Planner**, at (951) 955-8631 or email at [mstraite@rctlma.org](mailto:mstraite@rctlma.org) / MAILSTOP# 1070.

COMMENTS:

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

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

TELEPHONE: \_\_\_\_\_

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



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 17, 2014

**CHAIR**

Simon Housman  
Rancho Mirage

Mr. Matt Straite, Contract Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
HAND DELIVERY

**VICE CHAIRMAN**

Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Greg Pettis  
Cathedral City

Richard Stewart  
Moreno Valley

**STAFF**

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1055FV13

Related File No.: SP00265A1 (Specific Plan Amendment), CZ07806 (Change of Zone), GPA01123 (General Plan Amendment), and TR36546 (Tentative Tract Map)

APN: multiple

Dear Mr. Straite:

On September 11, 2014, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CZ07806, a change of zone proposing to amend the Specific Plan Zoning ordinance to comply with the proposed Specific Plan Amendment, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011.

On September 11, 2014, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. GPA01123, a general plan amendment proposing to revise the boundaries of the Specific Plan area and designate the area removed from the Specific Plan within the jurisdiction of the County of Riverside as Public Facility (PF), **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011.

On September 11, 2014, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. SP00265A1, a specific plan amendment proposing to primarily amend the land use designations within the southeastern portion of the Specific Plan so as to enable the approval of a Tentative Tract Map which proposes to allow for up to 269 dwelling units in proposed Planning Areas 14, 15, 16, and 17, adjust the boundaries of the Specific Plan to remove areas annexed into the City of Murrieta and lands purchased for the French Valley Airport, revise the alignment of Borel Road within the Plan boundaries, and update Planning Area acreages per more accurate data, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the following conditions:

**CONDITIONS:**

1. Prior to approval of any non-residential or residential entitlement project, each project shall be transmitted to ALUC for preliminary review and determination whether submittal for ALUC review is required.
2. Any implementing project of the Specific Plan within Compatibility Zones B1 and/or C that is ten acres or larger in area shall comply with the applicable open area requirements for the Compatibility Zone that the project may be located within pursuant to Countywide Policy 4.2.4, or shall demonstrate that ALUCP open area requirements for that Compatibility Zone have been satisfied at the Specific Plan level.



3. Any implementing residential project of the Specific Plan shall comply with the applicable residential density requirements for the applicable zone and shall calculate density based on the net area of the project as allowed by French Valley Airport Land Use Compatibility Plan, Additional Compatibility Policy 2.2 and Countywide Policy 4.2.4.

On September 11, 2014, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. TR36546, a tentative tract map proposing to subdivide 161.84 gross acres located westerly of Leon Road, southerly of Borel Road, northerly of McGowans Pass, and generally easterly of existing Calistoga Road into 269 residential lots, 2 open space lots, 10 water quality lots, 8 Homeowners Association (HOA) lots, and 4 park lots, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the following conditions:

**CONDITIONS:**

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655, as applicable. Lights must be downward facing.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, and wastewater management facilities.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, hospitals, and nursing homes.
3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
4. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

5. Phased development of the subdivision shall ensure a density no less than 5.0 dwelling units per acre of the developed area at any given time.
6. Prior to the issuance of any building permits for any structures on each lot noted on the attached table exceeding the Federal Aviation Administration (FAA) threshold within the Tentative Tract Map, ALUC staff shall determine based on specific proposed height of the building whether FAA review is required for each of these lots. If FAA review is required, prior to the issuance of any building permits for such lots requiring FAA review, a determination of "Not a Hazard to Air Navigation" from the FAA Obstruction Evaluation Service shall be obtained for each such structure. Copies of such FAA determinations shall be provided to the Riverside County Planning Department, Riverside County Building and Safety Department, and the Riverside County Airport Land Use Commission, with sufficient identification of case numbers as to enable prompt filing.
7. The Federal Aviation Administration has conducted aeronautical studies of a sample of 13 lots within the proposed tract map (Aeronautical Study Nos. 2014-AWP-5636-OE through 2014-AWP-5648-OE) and has determined that neither marking nor lighting of structures will be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1K Change 2 and shall be maintained in accordance therewith for the life of the project.
8. The maximum elevation at the top of any proposed structure, including all roof-mounted appurtenances (if any) shall not exceed 1,399 feet above mean sea level. This maximum elevation shall not be increased without further review by the Airport Land Use Commission and the Federal Aviation Administration.
9. Temporary construction equipment such as cranes used during actual construction of the structures shall not exceed a height of 40 feet unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction of structures on each of the lots studied in Aeronautical Study Nos. 2014-AWP-5636-OE through 2014-AWP-5648-OE and any lots subject to FAA review in the future reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions) This requirement is also applicable in the event the project is abandoned.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549, or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

---

Edward C. Cooper, Director

RB:bks

Attachments: Notice of Airport in Vicinity  
FAA Determinations for Aeronautical Study Nos. 2014-AWP-5636-OE through  
2014-AWP-5648-OE

**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**      **September 17, 2014**

cc:    Jack Robson, Cornerstone Communities/The Cove Equity Group LLC (applicant/payee)  
      Larry Markham, MDMG (representative)  
      Agate Real Estate, Inc., c/o Commercial Loan Servicing (MD) (landowner)  
      Rancho California Water District (landowner – GPA to Public Facility/deletion from SP)  
      Daryl Shippy, Riverside County Economic Development Agency – Aviation Division  
      Simon Housman, ALUC Chairman  
      ALUC Case File

Y:\AIRPORT CASE FILES\French Valley\ZAP1055FV13\ZAP1055FV13.LTR.doc

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 722)

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8



*Serious drought  
Help save water!*

January 9, 2015

County of Riverside  
Planning Department  
Matt Straite  
Project Planner  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

Mr. Straite:

GPA 01123, Specific Plan No.265, Amendment No.1, CZ 07806, and Tentative Tract Map No. 36546 SCH# 2014121025 (RIV 79 PM M6.93)

We have received the Notice of Preparation of a Draft Environmental Impact Report for the above referenced project, located east of State Route-79 right-of-way, at (near) the intersection of Leon Road and Promontory Parkway. Total project development consists of a General Plan Amendment, a Specific Plan Amendment, a Change of Zone and Tentative Tract Map.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We have no comment for this proposal at this time. These comments are not to be considered complete, final, or inclusive, if this development proposal is later modified in any way, please forward copies of revised plans as necessary so that we may reevaluate all proposed changes for potential impacts to the SR-79.

If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,

A handwritten signature in black ink that reads "Mark Roberts".

MARK ROBERTS  
Office Chief  
Intergovernmental Review, Community and Regional Planning

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's eco nomy and livability"*



If the ALUC determines that the proposed action is inconsistent with the ALUCP, the referring agency shall be notified. The local agency may, after a public hearing, propose to overrule the ALUC by a two-thirds vote of its governing body after it makes specific findings. At least 45 days prior to the decision to overrule the ALUC, the local agency's governing body shall provide to the ALUC and the Division a copy of the proposed decision and findings. The Division reviews and comments on the specific findings a local government intends to use when proposing to overrule an ALUC.

In addition to submitting the proposal to the ALUC, it should also be coordinated with French Valley Airport staff to ensure that the proposal will be compatible with future as well as existing airport operations.

There are inaccuracies in a), b), and c) of the Findings of Fact analysis under the heading 23. Airports, that should be corrected in order to properly study the project's potential environmental impacts in the Draft Environmental Impact Report (DEIR). Each of these findings currently state that no additional analysis is required in the DEIR but after applying corrections per the points below, these findings will require additional analysis. The points below will help to correct the project's Initial Study analysis that appears on pages 38 and 39 of EA 42617.

- a): The project site is located within the French Valley Airport influence area and the compatibility zones of both the Riverside County Airport Land Use Compatibility Plan (ALUCP) and the safety zones based on the Handbook guidance. The proposed project would be measured for consistency with these plans, not the French Valley Airport Master Plan.
- b): State law requires that this project be reviewed by the Riverside County Airport Land Use Commission as referenced above, but here again, the project will or will not be consistent with the ALUCP, not the airport master plan.
- c): Aircraft *will* fly over the project site, not as a "random" occurrence, but by design. The published traffic pattern for aircraft in-bound to French Valley Airport is on the east side of runway 18/36. The traffic pattern is where pilots are directed to fly. The residential portion of this project is also under the right-traffic pattern approaching runway 36.
- a), b) and c): Contrary to the last sentence in each of these findings, additional accurate analysis will be required in the Draft EIR.

California Public Utilities Code Section 21659 prohibits structural hazards near airports. In accordance with Federal Aviation Regulation, Part 77 "Objects Affecting Navigable Airspace" a Notice of Proposed Construction or Alteration (Form 7460-1) may be required by the Federal Aviation Administration (FAA). Form 7460-1 is available on-line at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> and should be submitted electronically to the FAA.

Business and Professions Code Section 11010 and Civil Code Sections 1102.6, 1103.4, and 1353 address buyer notification requirements for lands around airports and are available on-line at <http://www.leginfo.ca.gov/calaw.html>. Any person who intends to offer subdivided

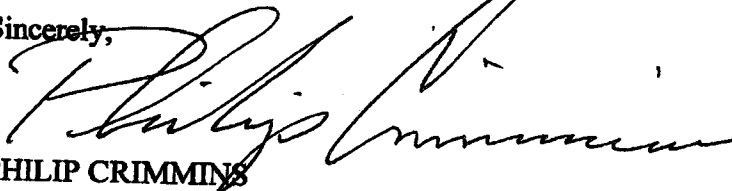
Mr. Matt Straite  
December 26, 2014  
Page 3

lands, common interest developments and residential properties for sale or lease within an airport influence area is required to disclose that fact to the person buying the property.

These comments reflect the areas of concern to the Division with respect to airport-related noise, safety, and regional land use planning issues. We advise you to contact our District 8 office concerning surface transportation issues.

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please contact me at (916) 654-6223, or by email at [philip.crimmins@dot.ca.gov](mailto:philip.crimmins@dot.ca.gov).

Sincerely,



PHILIP CRIMMINS  
Aviation Environmental Specialist

c: State Clearinghouse, Riverside County ALUC, French Valley Airport

December 26, 2013

**VIA E-MAIL and USPS**

Mr. Matt Straite  
Project Planner  
Riverside County TLMA  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

**Re: Pechanga Tribe Request for Consultation Pursuant to SB 18 for Specific Plan Amendment 265A1, General Plan Amendment 1123**

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 October 1, 2013. This letter serves as the Tribe's formal request for consultation under SB 18 for this Project. At this time, we request that a face-to-face meeting with representatives of the County be scheduled as soon as possible so that we can obtain further information on the Project and begin discussing our concerns regarding the potential presence of cultural resources in the area and the proposed Project's impact to such resources. The Tribe understands that this application is for an amendment to the Specific Plan and we would like to receive additional information on the original Project and any subsequent amendments, applications or permits.

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.

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), Luiseño named places, villages 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 other projects within the area. During our consultation we will provide more specific, confidential information on the resources located on and near this Project.

The Tribe does not have any current environmental documentation for this Project. Please provide us copies of all available archaeological studies including confidential appendices, geotechnical and hydrological reports, development plans, the original SP265 and all other previous documents approved for the original project and subsequent amendments as soon as possible so that we may review them prior to our initial SB 18 meeting.

As you know, the SB 18 consultation process is ongoing and continues for the duration of the Project. The Tribe knows that this is a very sensitive area and as such, under both CEQA and SB 18 we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed. Further, we hope to assist the County with ensuring that the Project is designed to avoid impacts to sensitive 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](mailto:ahoover@pechanga-nsn.gov) once you have had a chance to review these comments so that we can begin our SB18 consultation. Thank you.

Sincerely,

Anna Hoover  
Cultural Analyst

Cc Pechanga Office of the General Counsel



**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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December 1, 2014

Juan C. Perez  
Director of Transportation & Land Management  
County of Riverside  
4080 Lemon Street  
Riverside, CA 92501

**RE: FRENCH VALLEY 160 – TM 36536**

Dear Mr. Perez:  JUAN

Valley-Wide Recreation and Park District would like to take this opportunity to thank you and your staff for over 40-years of continued support and partnership. As you know, the development momentum has varied over the past decade, and as such we feel it would be a missed opportunity if we didn't enhance our communication so we are unified in the development process. Even though this is our first review of this project, we sincerely hope that our comments are helpful and do not create any complications.

With respect to the above mentioned project, this is a great opportunity to start a dialogue regarding the development process. Valley-Wide Recreation understands the development constraints on this property, including the density requirement set forth by the ALUC. Valley-Wide has worked with the developer and made several requests for plan adjustments to accommodate the Valley-Wide Recreation park prototype. This effort was to develop an active recreational facility for the community. In addition, we also suggested the following:

1. That the three (3) park areas be combined into one (1) 4.2 acre park. The developer left the parks separated. The current configuration provides no regional benefit.
2. That the number of water quality swales/basins be reduced. This would have allowed for lots to be reconfigured so the density was still met. This also remained unchanged by the developer.
3. That there are no lots with backyards adjacent to the park. There are still 26 residential units shown which have backyards adjacent to the park. Valley-Wide experiences numerous complaints when parks are directly behind homes.

We also made the following recommendations:

1. We would maintain all the parkway landscaping along Calistoga Drive.
2. The basins/water quality swales could also be maintained by the District provided they are built to Valley-Wide District standards. Additionally, an HOA would own the basins/water quality swales and an agreement with the county for MS-4 report would be required.

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

3. The park could be reduced and designed as desired by the developer, in coordination with the County, to be maintained by an HOA with the understanding that Quimby fees be paid to Valley-Wide for each dwelling unit.
4. The rest of the easement could be designed as a walking trail system, and with the same design features as the easements to the south for continuity purposes.

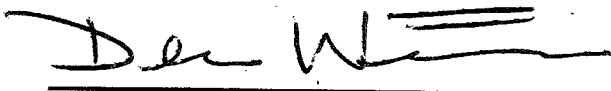
Based on our preliminary review of this project, as originally proposed, the property assessments would be extremely high and exceed Valley-Wide's maximum levy target amount. The recommendations provided will help reduce the maintenance cost absorbed by the tract homeowners.

Through years of park planning experience, Valley-Wide has learned that in order for our residents to receive the maximum benefit a park has to offer, the design must encourage activity. Additionally, special attention is given that the park system reflects not only the current needs, but also sustains the future community needs. An active park is a safe park; and, our early suggested changes to the developer reflect that philosophy. Often times, applicants advise Valley-Wide that the County of Riverside Planning Department as being highly favorable to a specific map and/or design. We have found occasions that this information is inaccurate, and we would like to encourage continuity in our message to prevent miscommunication.

In the spirit of customer service, and supporting the business friendly environment, it is desirable for Valley-Wide to provide our preliminary park location and layout comments for the County of Riverside Planning Department early on. We feel this will serve both of our agencies and the developer well. Finally, this will also provide the benefit of ensuring the County that the applicant is meeting Valley-Wide's park requirements; therefore, this will enable our agencies to continue to provide long-lasting quality parks and recreation programming within Valley-Wide's service area.

I would appreciate the opportunity to discuss this in more detail with you. Please feel free to contact me at your earliest convenience wherein we can sit down to discuss the best approach on these matters. I can be reached at (951) 654-1505.

Thank you for your support,



---

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



**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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Director  
Dean Wetter  
General Manager

July 9, 2014

7.9.14  
**SENT**

Aaron Parker  
S B & O, Inc  
3990 Ruffin Road, Suite 120  
San Diego, CA 92123

**RE: FRENCH VALLEY 160**

Dear Aaron:

After further discussion with staff, Valley-Wide Recreation and Park District has the following comments and/or recommendations:

1. In order to receive park credit, the park needs to be a minimum of five (5) acres and incorporate all the required amenities as outlined in our 2012 Standards and Specifications Manual (specs).
2. A long, linear park with the easement restrictions, does not allow for the typical five (5) acre park layout. Staff suggests reconfiguration of the site plan to meet this requirement. One way to look at this might include the loss of lots 28-33 and 139-142 to provide a more rectangular shape piece which will make room for the required amenities called out on our specs.
3. The removal of the park area to the north should allow for the addition of lots.
4. We recommend combining some of the small water quality areas into a few larger ones. This will also allow for the addition of lots.

I have attached a copy of the five (5) acre typical prototype for reference.

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: Marc Moody via email at [marc@gmplandarch.com](mailto:marc@gmplandarch.com)  
Jack Robson via email at [jobson@cornerstonecommunities.org](mailto:jobson@cornerstonecommunities.org)

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Marion V. Ashley Community Center • 25625 Briggs Road • Menifee, CA 92585 • (951) 928-2700 • Fax (951) 928-2727

**Subject:** Re: FV 160 email

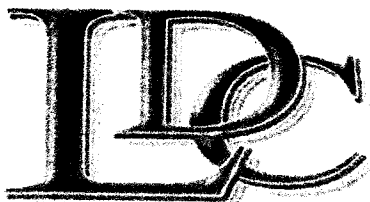
**From:** James <james@ld-consultinginc.com>

**Date:** 10/29/2014 1:35 PM


**To:** Loretta Domenigoni <ldomenigoni@wrrpd.org>, 'Dean Wetter' <dwetter@wrrpd.org>

Below are the recommended changes.

**James Potter**



**LAND DEVELOPMENT CONSULTING**

CONSULTANT FOR VALLEY-WIDE REC. & PARK DIST. 

41865 Juniper Street Murrieta, CA 92562

PHONE: (951) 660-4700

Email: James@ld-consultinginc.com

On 10/29/2014 10:14 AM, Loretta Domenigoni wrote:

Please provide comment before I send::

Kim:

We understand the development constraints on this property. We also understand that you have a density requirement to stay within per the ALUC. However, Valley-Wide has made several requests to have adjustments made to the above referenced plan so that our park prototype would fit and make it more useable for the residents. We have previously requested that the Three (3) park areas be combined into one (1) 4.2 acre park. However, the parks remained separated and will provide no regional benefit. Additionally, as mentioned in the first meeting; we experience numerous complaints when parks are directly behind homes which each of your return submittals did not address and there are still 26 residential units shown. We have also requested the number of water quality swales/basins be reduced that also remain the same. Without this being a regional benefit, this puts assessments for maintenance at over \$1200.00 annually for maintenance per homeowner. The changes we requested allowed for lots to be redistributed keeping the project with the ALUC density requirement.

Given this, Valley-Wide would like to make the following recommendations:

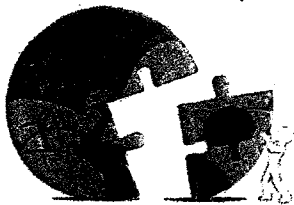
1. We will maintain all the parkway landscaping along Calistoga Drive
2. The basins/water quality swales can also be maintained by the District provided they are built to Valley-Wide District standards, an HOA owns the basins/water quality swales and an agreement with the county for MS-4 report is obtained. (THIS NEEDS TO BE CONFIRMED WITH DEAN THAT HE IS OKAY WITH THIS).
3. The park can be reduced and designed as desired by you and the County and maintained by an HOA with the understanding that Quimby fees must be paid to Valley-Wide for each unit.
4. The rest of the easement can be designed as a walking trail system the same as the easements to the south to minimize the maintenance costs.

This will help reduce the maintenance cost absorbed by the homeowners.

Based on our years of experience, Valley-Wide knows that parks that do not offer enough recreation for community residents, brings complaints to the District. We want all of French Valley to come to your community to recreate. The plan you have provided will not offer that.

Please let me know if you would like to discuss this further.

Regards



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR CHANGE OF ZONE

### CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ 07806

DATE SUBMITTED: 2/10/13

### APPLICATION INFORMATION

Applicant's Name: Cornerstone Communities

E-Mail: JRobson@cornerstonecommunities.com

Mailing Address: 4365 Executive Drive, Suite 600  
Street  
San Diego, CA 92121  
City State ZIP

Daytime Phone No: (858) 458-9700 ext 120 Fax No: (858) 410-0260

Engineer/Representative's Name: MDMG, Inc. Larry Markham E-Mail: lrm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B  
Street  
Temecula, CA 92950  
City State ZIP

Daytime Phone No: (951) 296-3466 ext 207 Fax No: (951) 296-3476

Property Owner's Name: Agate Real Estate, Inc E-Mail: \_\_\_\_\_

Mailing Address: c/o Commercial Loan Servicing Dept 11350 McCormack Dr Ste 200  
Street  
Hunt Valley, MD 21031  
City State ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

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

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Palm Desert, California 92211  
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**APPLICATION FOR CHANGE OF ZONE**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

JAMES R BACH (AGENT)  
Cornerstone Communities, Jack Robson  
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.

JAMES R BACH (AGENT)  
PRINTED NAME OF PROPERTY OWNER(S)      [Signature]  
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): 957-320-005 & 957-320-006

Section: 18 & 7 Township: 7 S Range: 2 W

Approximate Gross Acreage: 11.04 + 150.29 = 161.33 acres

General location (nearby or cross streets): North of Murrieta Hot Springs Road, South of Auld Road, East of Winchester Road, West of Leon Road.



# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/24/2015,

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

APN (s) or case numbers SPO0265A1 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

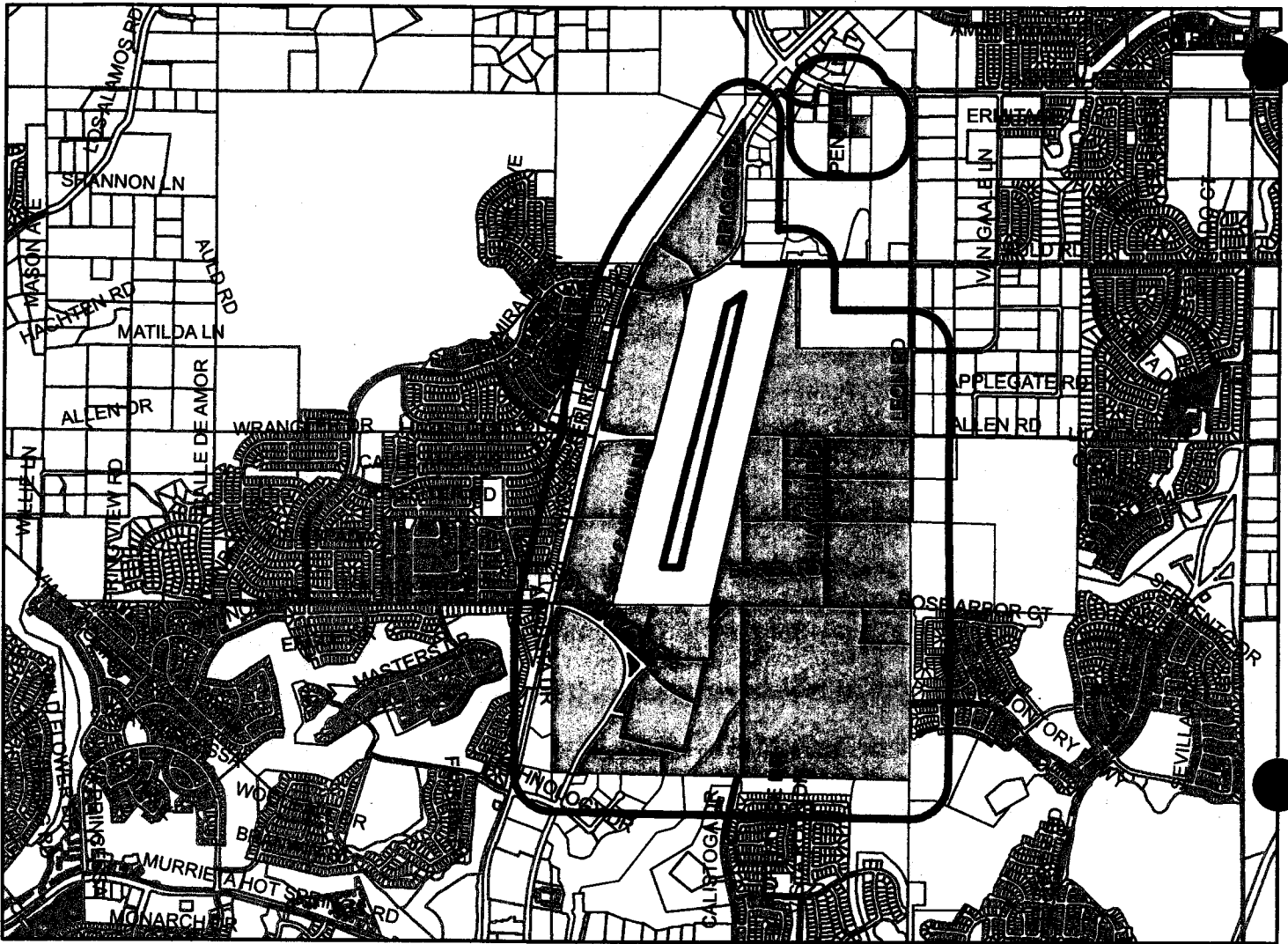
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**SP00265A1 (600 feet buffer)**



**Selected Parcels**

963-080-009	964-250-004	957-330-059	957-330-020	964-540-007	900-481-005	963-070-017	957-320-005	957-320-006	957-320-023
900-510-060	957-320-021	964-080-002	963-080-012	964-080-003	957-320-011	957-320-024	957-320-001	963-030-006	964-080-001
964-541-011	900-510-075	964-540-046	908-301-001	900-481-024	900-481-019	908-301-016	900-510-044	957-500-030	908-300-002
964-251-001	964-540-041	957-500-006	908-131-027	908-151-018	963-070-033	900-510-050	900-510-088	908-172-011	964-251-023
908-172-002	908-152-029	908-151-013	964-540-018	963-030-003	900-482-002	964-540-029	957-331-034	908-301-012	908-134-010
900-482-007	957-500-009	963-070-051	963-060-076	964-250-006	908-131-006	964-541-012	964-541-003	963-080-004	963-080-006
963-080-007	963-080-005	900-482-003	964-251-015	964-251-009	908-172-006	900-510-057	964-250-011	957-351-017	900-510-043
900-481-006	908-311-035	957-640-009	908-130-003	900-520-083	964-540-020	908-126-001	908-172-008	900-520-064	964-250-005
964-251-016	957-630-029	908-151-017	908-300-001	964-540-008	964-251-017	900-510-061	957-640-005	964-541-004	900-483-005
900-510-089	908-151-009	964-541-017	964-540-040	964-540-053	964-541-025	908-151-010	964-541-029	908-172-003	900-430-017
900-481-025	900-483-010	900-520-089	908-131-029	900-070-004	900-070-005	900-510-092	908-130-011	908-133-012	900-430-018
900-510-063	963-070-049	957-500-042	957-500-007	908-180-004	957-320-016	963-070-044	957-320-014	957-320-018	957-320-019

First 120 parcels shown



2,600 1,300 0 2,600 Feet

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

ASMT: 900440008, APN: 900440008  
JJB SILVERHAWK  
C/O ARNIE VELDKAMP  
1508 W MISSION RD  
ESCONDIDO CA 92029

ASMT: 900481002, APN: 900481002  
THERESA DOWNING, ETAL  
37012 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900480001, APN: 900480001  
SANDRA HIGUERA SANTAMARIA, ETAL  
5715 BALTIMORE DR NO 128  
LA MESA CA 91942

ASMT: 900481003, APN: 900481003  
JOHN GARDNER  
37004 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900480002, APN: 900480002  
JOHN MOJICA  
29905 CIRCINUS ST  
MURRIETA, CA. 92563

ASMT: 900481004, APN: 900481004  
RACHEL DUENAS  
36996 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900480003, APN: 900480003  
ANGELA MEICHTRY, ETAL  
29913 CIRCINUS ST  
MURRIETA, CA. 92563

ASMT: 900481005, APN: 900481005  
AARON NGUYEN  
36998 ASCELLA LN  
MURRIETA CA 92563

ASMT: 900480004, APN: 900480004  
JORGE SANDERS  
29921 CIRCINUS ST  
MURRIETA, CA. 92563

ASMT: 900481006, APN: 900481006  
CALVIN BROWN  
PSC 559 BOX 6518  
FPO AP 96377

ASMT: 900480005, APN: 900480005  
TERESA LITHGOW  
29929 CIRCINUS ST  
MURRIETA, CA. 92563

ASMT: 900481007, APN: 900481007  
DARLA GORDON, ETAL  
36972 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481001, APN: 900481001  
SCOT PAYNE  
37020 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481008, APN: 900481008  
ZUBAIR HAKIMZADA  
36964 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481009, APN: 900481009  
PEIJING YANG, ETAL  
24601 OVERLAND DR  
WEST HILLS CA 91304

ASMT: 900481016, APN: 900481016  
MATTHEW NEWTON  
36953 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481010, APN: 900481010  
SIMEONA MAY, ETAL  
36948 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481017, APN: 900481017  
QI ZOU, ETAL  
20146 SEPTO ST  
CHATSWORTH CA 91311

ASMT: 900481011, APN: 900481011  
VIRGINIA SCOTT, ETAL  
36940 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481018, APN: 900481018  
ERIN RAMSEY  
36946 CORDELLA LN  
MURRIETA, CA. 92563

ASMT: 900481012, APN: 900481012  
JPMORGAN CHASE BANK  
MS JAXB2007  
7255 BAYMEADOWS WAY  
JACKSONVILLE FL 32256

ASMT: 900481019, APN: 900481019  
MICHELE BUSHBY, ETAL  
36938 CORDELLA LN  
MURRIETA, CA. 92563

ASMT: 900481013, APN: 900481013  
ADRIANA FIESCO, ETAL  
36929 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481020, APN: 900481020  
DONA LOUIS, ETAL  
36930 CORDELLA LN  
MURRIETA, CA. 92563

ASMT: 900481014, APN: 900481014  
ANDREA HARDY, ETAL  
36937 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481024, APN: 900481024  
JOANNA HARITPOULOS, ETAL  
36951 CORDELLA LN  
MURRIETA, CA. 92563

ASMT: 900481015, APN: 900481015  
SONIA FISHER, ETAL  
36945 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900482002, APN: 900482002  
ALPHONSO DOBYNES, ETAL  
29883 TALITHA WAY  
MURRIETA, CA. 92563

ASMT: 900482003, APN: 900482003  
CHRISTINA PEDERSEN, ETAL  
29891 TALITHA WAY  
MURRIETA, CA. 92563

ASMT: 900482010, APN: 900482010  
KAREN RAYMOND, ETAL  
29908 CIRCINUS ST  
MURRIETA, CA. 92563

ASMT: 900482004, APN: 900482004  
PAMELA RYONO  
29899 TALITHA WAY  
MURRIETA, CA. 92563

ASMT: 900482011, APN: 900482011  
HIROKO BLAND, ETAL  
29900 CIRCINUS ST  
MURRIETA, CA. 92563

ASMT: 900482005, APN: 900482005  
BRANDY MONCADA, ETAL  
29907 TALITHA WAY  
MURRIETA, CA. 92563

ASMT: 900482012, APN: 900482012  
ANDRES VIVEROS, ETAL  
29892 CIRCINUS ST  
MURRIETA, CA. 92563

ASMT: 900482006, APN: 900482006  
FABIOLA CUNNINGHAM, ETAL  
29915 TALITHA WAY  
MURRIETA, CA. 92563

ASMT: 900482013, APN: 900482013  
YING SHAO, ETAL  
29884 CIRCINUS ST  
MURRIETA, CA. 92563

ASMT: 900482007, APN: 900482007  
SHAKUNTALA PATEL, ETAL  
17536 EDGEWOOD LN  
YORBA LINDA CA 92886

ASMT: 900483004, APN: 900483004  
JODI IRVINE, ETAL  
36913 CAPRICIOUS LN  
MURRIETA, CA. 92563

ASMT: 900482008, APN: 900482008  
KHALI KOETTING, ETAL  
29924 CIRCINUS WAY  
MURRIETA, CA. 92563

ASMT: 900483005, APN: 900483005  
KRIENG SARNLERTSOPHON, ETAL  
7527 COVINGTON PL  
RANCHO CUCAMONGA CA 91730

ASMT: 900482009, APN: 900482009  
OMAR EQUIHUA  
29916 CIRCINUS ST  
MURRIETA, CA. 92563

ASMT: 900483006, APN: 900483006  
GABRIEL RIOS  
36892 CAPRICIOUS LN  
MURRIETA, CA. 92563

ASMT: 900483007, APN: 900483007  
CANDICE SANCHEZ, ETAL  
36900 CAPRICIOUS LN  
MURRIETA, CA. 92563

ASMT: 900510041, APN: 900510041  
RUTH LOPEZ, ETAL  
29858 TUCANA PL  
MURRIETA CA 92563

ASMT: 900483008, APN: 900483008  
SINDY DURAN, ETAL  
36908 CAPRICIOUS LN  
MURRIETA, CA. 92563

ASMT: 900510042, APN: 900510042  
YUNQIN YE  
29866 TUCANA PL  
MURRIETA, CA. 92563

ASMT: 900483009, APN: 900483009  
MARICEL OMARAH, ETAL  
36916 CAPRICIOUS LN  
MURRIETA, CA. 92563

ASMT: 900510043, APN: 900510043  
CALPAC PARTNERS  
27372 ALISO CREEK NO 200  
ALISO VIEJO CA 92656

ASMT: 900510037, APN: 900510037  
ANGELITA SLUSSER, ETAL  
29826 TUCANA PL  
MURRIETA, CA. 92563

ASMT: 900510044, APN: 900510044  
ANGEL COUCH  
29882 TUCANA PL  
MURRIETA CA 92563

ASMT: 900510038, APN: 900510038  
NANCY LIU, ETAL  
7523 WEST 83RD ST  
PLAYA DEL REY CA 90293

ASMT: 900510045, APN: 900510045  
MICHAEL MALONEY  
29890 TUCANA PL  
MURRIETA, CA. 92563

ASMT: 900510039, APN: 900510039  
ASAMI DATH, ETAL  
29842 TUCANA PL  
MURRIETA, CA. 92563

ASMT: 900510046, APN: 900510046  
LISA MAGEE  
29898 TUCANA PL  
MURRIETA, CA. 92563

ASMT: 900510040, APN: 900510040  
OLGA CARDENAS, ETAL  
29850 TUCANA PL  
MURRIETA, CA. 92563

ASMT: 900510047, APN: 900510047  
BRENDA ABETO, ETAL  
29906 TUCANA PL  
MURRIETA, CA. 92563

ASMT: 900510048, APN: 900510048  
BONNIE DIERKING, ETAL  
42889 VIA ALHAMA  
TEMECULA CA 92592

ASMT: 900510055, APN: 900510055  
REBECCA SANDERS, ETAL  
37084 ASCELLA LN  
MURRIETA CA 92563

ASMT: 900510049, APN: 900510049  
JENNIFER LEVITT  
1508 ALTA VISTA DR  
VISTA CA 92084

ASMT: 900510056, APN: 900510056  
JOHN WATSON  
37092 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510050, APN: 900510050  
ARTHUR VIVAR  
235 S BEACH BLV NO 65  
ANAHEIM CA 92804

ASMT: 900510057, APN: 900510057  
PAULINE NAN, ETAL  
C/O CHANTREA SIMOK  
37100 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510051, APN: 900510051  
CARMELITA TRONO, ETAL  
37052 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510058, APN: 900510058  
MONIQUE ESTRELLA, ETAL  
37108 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510052, APN: 900510052  
RAEL ASPREC, ETAL  
37044 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510059, APN: 900510059  
GAM RESOURCES  
1264 ANACAPA WAY  
LAGUNA BEACH CA 92651

ASMT: 900510053, APN: 900510053  
VENUS MADKINS  
3996 ILLINOIS ST  
SAN DIEGO CA 92104

ASMT: 900510060, APN: 900510060  
JACQUELINE TRINIDAD, ETAL  
37124 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510054, APN: 900510054  
SHARON CLEMONS  
37076 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510061, APN: 900510061  
CAROLYN HEPPNER, ETAL  
8450 WINNETKA AVE NO 8  
WINNETKA CA 91306

ASMT: 900510062, APN: 900510062  
STEPHANIE COTTS, ETAL  
37140 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510069, APN: 900510069  
ZSANE WILLIAMS  
37167 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510063, APN: 900510063  
MIGUEL SILLAS, ETAL  
37148 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510070, APN: 900510070  
LAURA BRUCE, ETAL  
37159 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510064, APN: 900510064  
RYAN AYERS  
37156 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510071, APN: 900510071  
STEVEN CORBY, ETAL  
37151 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510065, APN: 900510065  
EDGARDO HERRERA  
37164 ASCELLA LN  
MURRIETA CA 92563

ASMT: 900510072, APN: 900510072  
J VALLEE  
603 N HIGHWAY 101 STE G  
SOLANA BEACH CA 92075

ASMT: 900510066, APN: 900510066  
DANE PIAI  
37191 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510073, APN: 900510073  
MARK HENDRIEX  
37135 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510067, APN: 900510067  
ROBERT MIDDLETON  
2894 FANTENELL DR  
REDDING CA 96003

ASMT: 900510074, APN: 900510074  
MASAE PARKER  
37127 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510068, APN: 900510068  
KENNETH MURPHY  
28920 VIA NORTE  
TEMECULA CA 92591

ASMT: 900510075, APN: 900510075  
ALONA ROBERTS  
37119 ASCELLA LN  
MURRIETA, CA. 92563



ASMT: 900510076, APN: 900510076  
GINGER GENOFF, ETAL  
24661 AQUILLA DR  
DANA POINT CA 92629

ASMT: 900510083, APN: 900510083  
GWENDOLYN ROSA, ETAL  
5380 N FRESNO ST  
FRESNO CA 93710

ASMT: 900510077, APN: 900510077  
STACIE DICKERSON, ETAL  
43061 CALLE VENTURA  
TEMECULA CA 92592

ASMT: 900510084, APN: 900510084  
ELVIRA GONZALEZ, ETAL  
37120 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 900510078, APN: 900510078  
KAREN FAZZINI, ETAL  
P O BOX 130683  
CARLSBAD CA 92013

ASMT: 900510085, APN: 900510085  
MARGARITA CORNEJO, ETAL  
37128 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 900510079, APN: 900510079  
ISHA AGUIRRE, ETAL  
37080 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 900510086, APN: 900510086  
MARA WUNSCH, ETAL  
37136 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 900510080, APN: 900510080  
MICHELLE GUDAT, ETAL  
43440 DODARO DR  
TEMECULA CA 92592

ASMT: 900510087, APN: 900510087  
CHARLES POTTER, ETAL  
10661 BERNABE DR  
SAN DIEGO CA 92129

ASMT: 900510081, APN: 900510081  
GREGORY DAVIS  
37096 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 900510088, APN: 900510088  
BRIAN WHITTEMORE, ETAL  
31145 HIDDEN LAKE DR  
MURRIETA CA 92563

ASMT: 900510082, APN: 900510082  
KATHERINE SHORT  
37104 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 900510089, APN: 900510089  
CHRISTI WHITE  
37160 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 900520050, APN: 900520050  
WANDA HILDRETH  
37172 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520058, APN: 900520058  
IH4 PROP WEST  
291 CORPORATE TERRACE CIR  
CORONA CA 92879

ASMT: 900520052, APN: 900520052  
TARA KUPUMBATI, ETAL  
173 WILD LILAC  
IRVINE CA 92620

ASMT: 900520059, APN: 900520059  
QINGPING FLAJOLE  
37244 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520053, APN: 900520053  
JANELL KENNEDY, ETAL  
37196 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520060, APN: 900520060  
EMILY KINGSBERRY  
37252 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520054, APN: 900520054  
DAVID NAVE, ETAL  
37204 ASCELLA LN  
MURRIETA CA 92563

ASMT: 900520061, APN: 900520061  
WENDY SICKORA  
37260 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520055, APN: 900520055  
VICTORIA SIROKY  
37212 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520062, APN: 900520062  
JANUARY PASCHALL, ETAL  
37268 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520056, APN: 900520056  
GWENDOLYN ROSA, ETAL  
2600 E SIERRA AVE  
FRESNO CA 93710

ASMT: 900520063, APN: 900520063  
ERIK USSERY  
37276 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520057, APN: 900520057  
ALICIA CURRAN, ETAL  
3145 YUKON AVE  
COSTA MESA CA 92626

ASMT: 900520064, APN: 900520064  
CATHERINE AJERO  
37284 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520065, APN: 900520065  
LISA VALENZUELA  
37292 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520072, APN: 900520072  
MOLLY SOVACOOOL  
37255 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520066, APN: 900520066  
LAMBERTO SALAMAT  
37300 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520073, APN: 900520073  
DIONNA ROPER  
37247 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520067, APN: 900520067  
PRISCILLA VILLAFUERTE, ETAL  
37295 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520074, APN: 900520074  
TANYA CANAVAN, ETAL  
37239 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520068, APN: 900520068  
MARIA LOSONCZI, ETAL  
928 ORANGEWOOD DR  
BREA CA 92821

ASMT: 900520075, APN: 900520075  
KARISSA BUFFINGTON  
37231 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520069, APN: 900520069  
MARIE MANSOUR, ETAL  
37279 ASCELLA LN  
MURRIETA CA 92563

ASMT: 900520076, APN: 900520076  
ELIANE CHAN, ETAL  
39471 COZUMEL CT  
MURRIETA CA 92563

ASMT: 900520070, APN: 900520070  
MICHELLE HUNTER, ETAL  
37271 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520077, APN: 900520077  
YAMA AZIMI  
37215 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520071, APN: 900520071  
MARIA CHING  
37263 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520078, APN: 900520078  
HELEN DIEP, ETAL  
40356 AMESBURY LN  
TEMECULA CA 92591

ASMT: 900520079, APN: 900520079  
LANE AHL, ETAL  
37199 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520086, APN: 900520086  
PATRICIA ROMEO, ETAL  
37216 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 900520080, APN: 900520080  
MARK CASTILLERO  
1544 AVOHILL DR  
VISTA CA 92084

ASMT: 900520087, APN: 900520087  
ANDREA ARNESON, ETAL  
37224 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 900520081, APN: 900520081  
KELLIANN AUSTIN, ETAL  
37176 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 900520090, APN: 900520090  
NORTHSTAR RANCH COMMUNITY ASSN  
C/O TRUDIE WILSON  
25 ENTERPRISE 3RD FL  
ALISO VIEJO CA 92656

ASMT: 900520082, APN: 900520082  
JOANN KWIECINSKI  
37184 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 908126001, APN: 908126001  
CAROL HAYWOOD  
29921 SYCAMORE RIDGE RD  
MURRIETA, CA. 92563

ASMT: 900520083, APN: 900520083  
STEPHANIE CHITICA, ETAL  
37192 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 908130002, APN: 908130002  
NIKI SAEM, ETAL  
29971 YORKTON RD  
MURRIETA, CA. 92563

ASMT: 900520084, APN: 900520084  
JAYA SONGKO  
37200 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 908130003, APN: 908130003  
KIMBERLY MORRIS, ETAL  
29983 YORKTON AVE  
MURRIETA, CA. 92563

ASMT: 900520085, APN: 900520085  
JANELL SHERBOURNE  
37208 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 908130004, APN: 908130004  
KIMBERLY SCOTT TRUMMETER, ETAL  
C/O KIMBERLY C SCOTT TRUMMETER  
35886 FAIRFAX CT  
MURRIETA CA 92562

ASMT: 908130005, APN: 908130005  
LINDA YOST, ETAL  
29998 YORKTON RD  
MURRIETA, CA. 92563

ASMT: 908131007, APN: 908131007  
RIAN LOPES  
37550 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908131001, APN: 908131001  
EVELYN CLARK, ETAL  
37502 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908131008, APN: 908131008  
HUI CHIEN, ETAL  
2129 CAMINO DE LAS PALMAS  
LEMON GROVE CA 91945

ASMT: 908131002, APN: 908131002  
ANA SIERRA, ETAL  
37510 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908131009, APN: 908131009  
SUSAN CONTRERAS, ETAL  
37566 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908131003, APN: 908131003  
SHAUNA GASKILL, ETAL  
37518 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908131010, APN: 908131010  
PEDRO OCHOA  
PSC 517 NO 0  
FPO AP 96517

ASMT: 908131004, APN: 908131004  
VERONICA CISNEROS, ETAL  
37526 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908131011, APN: 908131011  
MARIE MACABANTE  
45349 ESCALON ST NO 51  
TEMECULA CA 92592

ASMT: 908131005, APN: 908131005  
SARAI PUENTE  
37534 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908131012, APN: 908131012  
SANTA MORPHIS, ETAL  
37590 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908131006, APN: 908131006  
JENIFER DAMATO, ETAL  
37542 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908131013, APN: 908131013  
MARIA BEACH, ETAL  
37628 PLYMOUTH RD  
MURRIETA, CA. 92563

ASMT: 908131014, APN: 908131014  
JEAN SIMPSON, ETAL  
C/O DONALD SIMPSON  
37644 PLYMOUTH RD  
MURRIETA, CA. 92563

ASMT: 908131021, APN: 908131021  
MOLLY HOLLOWAY, ETAL  
37724 TOWNSVILLE CT  
MURRIETA, CA. 92563

ASMT: 908131015, APN: 908131015  
ANITA MOORE, ETAL  
37660 PLYMOUTH RD  
MURRIETA, CA. 92563

ASMT: 908131022, APN: 908131022  
MOLLY NUGENT, ETAL  
37727 TOWNSVILLE CT  
MURRIETA, CA. 92563

ASMT: 908131016, APN: 908131016  
RITA VILLASENOR, ETAL  
30017 SYCAMORE RIDGE RD  
MURRIETA, CA. 92563

ASMT: 908131023, APN: 908131023  
JAIME MCGUIRE, ETAL  
37711 TOWNSVILLE CT  
MURRIETA, CA. 92563

ASMT: 908131017, APN: 908131017  
NNEKA DURU  
30005 SYCAMORE RIDGE RD  
MURRIETA, CA. 92563

ASMT: 908131024, APN: 908131024  
MARCIA WOOLSON, ETAL  
37695 TOWNSVILLE CT  
MURRIETA, CA. 92563

ASMT: 908131018, APN: 908131018  
LESLIE SALAS, ETAL  
37676 TOWNSVILLE CT  
MURRIETA, CA. 92563

ASMT: 908131025, APN: 908131025  
ANASTHASIE LOZO, ETAL  
37679 TOWNSVILLE CT  
MURRIETA, CA. 92563

ASMT: 908131019, APN: 908131019  
HENRIETTE VANBOXTTEL, ETAL  
2814 OLIVE HILL RD  
FALLBROOK CA 92028

ASMT: 908131026, APN: 908131026  
VICTORIA BOROWIK, ETAL  
29945 SYCAMORE RIDGE RD  
MURRIETA, CA. 92563

ASMT: 908131020, APN: 908131020  
KASEY CHRISTY  
37708 TOWNSVILLE CT  
MURRIETA, CA. 92563

ASMT: 908131027, APN: 908131027  
NANCY DOUGLAS, ETAL  
29939 SYCAMORE RIDGE RD  
MURRIETA, CA. 92563