

ATTACHMENT A

French Valley Environmental Impact Report

Mitigation Monitoring and Reporting Program

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>alluvium shall have no factor applied, and weathered granitic or metamorphic rock shall have a 5% to 15% bulkgage factor applied with a less than five foot overburden soils and heavy ripping.</p> <p>In addition, a surface subsidence value of 0.1-foot shall be applied to topographic elevations in most areas underlain by bedrock. In alluvial areas subjected to agricultural disking, a subsidence value of 0.2 feet shall be applied.</p> <ul style="list-style-type: none"> Consult the geotechnical consultant prior to importing soils, if import soils/borrow sites are needed. Import soils shall be uncontaminated, granular in nature, free of organic material (loss on ignition less-than 2 percent), have a very low expansion potential (EI<21) and have a low corrosion impact to the proposed improvements. Backfill utility trenches with compacted fill in accordance with the Standard Specifications for Public Works Construction, ("Greenbook"), 2015 Edition. Fill material above the pipe zone shall be placed in lifts not exceeding 8 inches in uncompacted thickness and shall be compacted to at least 90 percent relative compaction (ASTM D 1557) by mechanical means only. Site soils may generally be suitable as trench backfill provided these soils are screened of rocks over 1½ inches in diameter and organic matter. If imported sand is used as backfill, the upper 3 feet in building and pavement areas shall be compacted to 95 percent. The upper 6 inches of backfill in all pavement areas shall be compacted to at least 95 percent relative compaction. Where granular backfill is used in utility trenches adjacent to moisture sensitive subgrades and foundation soils, a cut-off "plug" of impermeable material shall be placed in these trenches at the perimeter of buildings, and at pavement edges adjacent to irrigated landscaped areas. A "plug" may consist of a 5-foot long section of clayey soils with more than 35-percent passing the No. 200 				

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		<p>sieve, or a Controlled Low Strength Material (CLSM) consisting of one sack of Portland-cement plus one sack of bentonite per cubic-yard of sand. CLSM shall generally conform to Section 201-6 of the "Greenbook". This is intended to reduce the likelihood of water permeating trenches from landscaped areas, then seeping along permeable trench backfill into the building and pavement subgrades, resulting in wetting of moisture sensitive subgrade materials under buildings and pavements.</p> <p>Excavation of utility trenches shall be performed in accordance with the Project plans, Project specifications, and the California Construction Safety Orders (most current Edition). The Project contractor shall be responsible for providing a "competent person" as defined in Article 6 of the California Construction Safety Orders. The Project contractors shall be advised that sandy soils (such as fills generated from the on-site alluvium) could make excavations particularly unsafe if all safety precautions are not properly implemented. In addition, excavations at or near the toe of slopes and/or parallel to slopes may be highly unstable due to the increased driving force and load on the trench wall. Spoil piles from the excavation(s) and construction equipment shall be kept away from the sides of the trenches.</p> <ul style="list-style-type: none"> • Direct all drainage away from slopes, structures, and pavements by means of approved permanent/temporary drainage devices. Adequate storm drainage of any proposed pad shall be provided to avoid wetting of foundation soils. Irrigation adjacent to buildings shall be avoided when possible. As an option, sealed-bottom planter boxes and/or drought resistant vegetation can be used within 5-feet of buildings. • Construct subdrains, which will be necessary in fill over cut keyways and deepened overexcavations made to bury oversize rock. Subdrains may be necessary in canyon fills if 				

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		<p>sufficient cover is maintained, 10 feet measured from top of finished grade to top of subdrain. Fills generally saturate near geologic contacts and the subdrains shall outlet this excess water to suitable discharge areas. Contacts on fill over cut slopes which daylight cut material can present seepage problems once irrigation of the slopes and upper pads begins. The subdrains within the fill over cut keyways shall mitigate this seepage problem. Subdrain details are provided in Appendix C of Technical Appendix E. Canyon subdrains up to 500 lineal feet shall consist of 6-inch diameter perforated pipe. Canyon subdrains greater than 500 feet shall consist of 8-inch pipe and greater than 1,000 feet shall consist of 12-inch pipe. A 20-foot section of non-perforated pipe shall be placed at the outlet location. The connection between the perforated and non-perforated pipe shall be sealed with a minimum 6-inch thick, concrete cut-off wall placed a minimum of 2 feet beyond the perimeter of the gravel "burrito." All outlets shall be protected with a concrete apron and cover. Subdrain pipe may be schedule 40 PVC (or equal) placed in accordance with Appendix C of Technical Appendix E.</p>				
		<ul style="list-style-type: none"> Ensure cut slopes are observed by an engineering geologist during grading to verify jointing or fracture patterns and recommend remedial measures, if needed. All fill and cut slopes on the Project site would be designed and constructed at 2:1 (horizontal:vertical) or flatter with a maximum height of approximately 20 feet. These slopes are considered grossly stable for static and pseudostatic conditions. <p>Keys shall be constructed at the toe of all fill slopes located on existing or cut grade as depicted in Appendix C of Technical Appendix E. Compaction of each fill lift shall extend out to the face of fill slope. The outer portion of fill slopes shall be either overbuilt by 2 feet (minimum) and trimmed back to the finished slope configuration or compacted in vertical increments of 5 feet</p>				

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		<p>(maximum) by a weighted sheeps foot roller as the fill is placed. The slope face shall then be tracked by dozers of appropriate weight to achieve the final slope configuration and compaction to the slope face.</p> <p>Slope faces are inherently subject to erosion, particularly if exposed to rainfall and irrigation. Landscaping and slope maintenance shall be conducted as soon as possible in order to increase long-term surficial stability. Berms shall be provided at the top of fill slopes. Drainage shall be directed such that surface runoff on the slope face is minimized</p> <ul style="list-style-type: none"> Design proposed foundations and slabs in accordance with the structural consultants' design, the minimum geotechnical recommendations presented herein, and the applicable CBC. The proposed single-family residential structures may be founded on conventional or Post-tensioned slab on-grade foundation systems based on a Plasticity Index of 15 and the design parameters provided below. In utilizing the minimum geotechnical foundation recommendations, the structural consultant shall be required to design the foundation system to acceptable deflection criteria as determined by the architect. Foundation footings may be designed with the following geotechnical design parameters: <ul style="list-style-type: none"> Allowable Bearing Capacity: 2,000 psf at a minimum depth of embedment of 12 inches (minimum width of 12 inches) This bearing capacity may be increased by 1/3 for short-term loading conditions (e.g., wind, seismic). Sliding Coefficient: 0.35 Differential Settlement: 0.5 inch in 40 feet horizontal distance <p>The footing width, depth, reinforcement, slab reinforcement, and the slab-on-grade thickness shall be designed by the structural consultant based on recommendations and soil characteristics indicated</p>				

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		<p>herein. If exterior footings are within 5 feet horizontally of side yard swales, the footing shall be embedded sufficiently to ensure embedment below the swale bottom is maintained.</p> <ul style="list-style-type: none"> Ensure post-tensioned design parameters are applied in accordance with Table 3 of Technical Appendix E. The post-tensioned design parameters are prepared in accordance with the Post-Tensioning Institute (PTI) Method (3rd Edition). Consult with a qualified person/firm to evaluate the general and specific moisture vapor transmission paths and any impact on the proposed construction. It has been a standard of care to install a moisture retarder underneath all slabs where moisture condensation is undesirable. Moisture vapor retarders may retard but not totally eliminate moisture vapor movement from the underlying soils up through the slabs. Moisture vapor transmission may be additionally reduced by use of concrete additives. This person/firm shall provide recommendations for mitigation of potential adverse impact of moisture vapor transmission on various components of the structure as deemed appropriate. The slab subgrade soils also shall be well wetted prior to placing concrete. Design retaining walls on the Project site with the following recommendations. Retaining wall earth pressures are a function of the amount of wall yielding horizontally under load. If the wall can yield enough to mobilize full shear strength of backfill soils, then the wall can be designed for "active" pressure. If the wall cannot yield under the applied load, the shear strength of the soil cannot be mobilized and the earth pressure will be higher. Such walls shall be designed for "at rest" conditions. If a structure moves toward the soils, the resulting resistance developed by the soil is the "passive" resistance. Retaining walls backfilled with non-expansive soils shall be 				



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		<p>designed using the equivalent fluid pressures as shown in Table 3 of Technical Appendix E:</p> <p>Unrestrained (yielding) cantilever walls shall be designed for the active equivalent fluid weight value provided above for very low to low expansive soils that are free draining. In the design of walls restrained from movement at the top (non-yielding) such as basement or elevator pit/utility vaults, the at-rest equivalent fluid weight value shall be used. Total depth of retained earth for design of cantilever walls shall be measured as the vertical distance below the ground surface measured at the wall face for stem design, or measured at the heel of the footing for overturning and sliding calculations. Should a sloping backfill, other than a 2:1 (horizontal:vertical) be constructed above the wall (or a backfill is loaded by an adjacent surcharge load), the equivalent fluid weight values provided above shall be re-evaluated on an individual case basis by Leighton and Associates, Inc. Non-standard wall designs shall also be reviewed by Leighton and Associates, Inc. prior to construction to check that the proper soil parameters have been incorporated into the wall design.</p> <p>All retaining walls shall be provided with appropriate drainage. The outlet pipe shall be sloped to drain to a suitable outlet. Typical wall drainage design is illustrated in Appendix C, Retaining Wall Backfill and Subdrain Detail of Technical Appendix E. Wall backfill shall be non-expansive (EI less than or equal to 21) sands compacted by mechanical methods to a minimum of 90 percent relative compaction (ASTM D 1557). Clayey site soils shall not be used as wall backfill. Walls shall not be backfilled until wall concrete attains the 28-day compressive strength and/or as determined by the Structural Engineer that the wall is structurally capable of supporting backfill. Lightweight compaction equipment shall be used, unless otherwise approved by the Structural Engineer.</p>				

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		<ul style="list-style-type: none"> Implement a minimum horizontal setback distance from the face of slopes for all structural footings (retaining and decorative walls, building footings, etc.). This distance shall be measured from the outside bottom edge of the footing horizontally to the slope face (or to the face of a retaining wall) and shall be a minimum of H/2, where H is the slope height (in feet). Slopes with a height of less than five feet shall have a five foot minimum setback. Slopes with heights between five feet to 15 feet shall have a seven foot minimum setback. Slopes greater than 15 feet shall have a setback of H/2, where H is the slope height, not to exceed 10 feet to 2:1 slope face. Please note that the soils within the structural setback area possess poor lateral stability and improvements (such as retaining walls, sidewalks, fences, pavements, pools, etc.) constructed within this setback area may be subject to lateral movement and/or differential settlement. Potential distress to such improvements may be mitigated by providing a deepened footing or a pier and grade-beam foundation system to support the improvement. The deepened footing shall meet the setback as described above. Modifications of slope inclinations near foundations may increase the setback and shall be reviewed by the design team prior to completion of design or implementation. Perform additional corrosion testing on representative finish grade soil at the completion of rough grading. Limited laboratory testing indicated a negligible concentration of soluble sulfates in on-site soils for representative samples. The laboratory test results are presented in Appendix B of Technical Appendix E. Concrete foundations in contact with site soils shall be designed in accordance with applicable codes. A qualified corrosion engineer shall be consulted to review the results of laboratory tests and 				

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		<p>coordinate additional testing if corrosion sensitive materials are to be used.</p> <ul style="list-style-type: none"> Adhere to preliminary recommendations for pavement design on the Project site. The preliminary pavement sections provided are meant as a minimum, if thinner or highly variable pavement sections are constructed, increased maintenance and repair may be needed. In order to provide the following preliminary recommendations, an R-value of 35 of assumed for preliminary design purposes. These recommendations are intended for planning purposes only and shall not supersede minimum County requirements. For the final pavement design, appropriate traffic indices shall be selected by the project civil engineer or traffic engineering consultant and representative samples of actual subgrade materials shall be tested for R-value. Table 6 of Technical Appendix E provides guidelines for the preliminary pavement design. <p>The subgrade soils in the upper 6 inches shall be properly compacted to at least 95 percent relative compaction (ASTM D1557) and shall be moisture-conditioned to near optimum and kept in this condition until the pavement section is constructed. Proof-rolling subgrade to identify localized areas of yielding subgrade (if any) shall be performed prior to placement of aggregate base and under the observation of the geotechnical consultant. Minimum relative compaction requirements for aggregate base shall be 95 percent of the maximum laboratory density as determined by ASTM D1557. Base rock shall conform to County Standards Ordinance No. 461 or Caltrans Class 2 aggregate base having a minimum R-value of 78. Asphaltic concrete shall be placed on compacted aggregate base and compacted to a minimum 95 percent relative compaction based on the laboratory standards ASTM D1561 and D2726.</p> <ul style="list-style-type: none"> Conduct additional site subsurface evaluation if needed, when basin sizing is better 				

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		<p>known to further characterize the subsurface profile of alluvial soils or highly weathered granitic bedrock materials that may influence infiltration results. A preliminary infiltration study was previously performed in designated areas and results presented in the previously referenced Leighton report (Leighton, 2015). The obtained infiltration rates varied from a low of 0.1 Inch/hour to a high of 1.45 inch/hour. Due to the highly variable infiltration rates and locally shallow bedrock; additional site subsurface evaluation may be considered when basin sizing is better known to further characterize the subsurface profile of alluvial soils or highly weathered granitic bedrock materials that may influence infiltration results.</p> <ul style="list-style-type: none"> • Provide Leighton and Associates, Inc. the grading plan and foundation plan(s) for review prior to bid. Additionally, reasonably-continuous construction observation and review during site grading and foundation installation shall be required to allow for evaluation of the actual soil conditions and the ability to provide appropriate revisions where required during construction. Geotechnical conclusions and preliminary recommendations shall also be reviewed and verified by Leighton during construction, and revised accordingly if geotechnical conditions encountered vary from Leighton's original findings and interpretations. Geotechnical observation and testing shall be provided at the following times during construction: <ul style="list-style-type: none"> -After completion of site demolition and clearing. -During preparation and overexcavation of surface soils as described herein, -During compaction of all fill materials, -After excavation of all footings, and prior to placement of concrete, -During utility trench backfilling and compaction, and -When any unusual conditions are encountered. 				

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<p>Threshold e. The Project site is relatively flat under existing conditions and does not contain any unique topographic features or rock outcroppings that could become unstable and subject to a landslide or rockfall. The presence of near-surface soils on-site would result in the potential for lateral spreading to occur on-site, and a significant impact would occur. In addition, laboratory testing by Leighton indicated that some soils on-site are expected to possess a slight collapse potential, and a significant direct impact would occur.</p>	<p>Significant Impact</p>	<p>Additional geotechnical exploration and analysis may be required based on final development plans, for reasons such as significant changes in proposed structure locations/footprints. Leighton shall review grading (civil) and foundation (structural) plans, and comment further on geotechnical aspects of the Project.</p> <p>County Regulations and Design Requirements RR-13 and RR-14, provided under the discussion and analysis of Threshold a, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>	N/A	N/A	N/A	<p>Less-than-Significant Impact</p>
<p>Threshold f. The Project site would be located on geologic units and soils that were found to be potentially unstable including the site's near-surface fill soils. Accordingly, a significant direct impact would occur.</p>	<p>Significant Impact</p>	<p>Mitigation Measure 4.6-1, provided under the discussion and analysis of Threshold c, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>	N/A	N/A	N/A	<p>Less-than-Significant Impact</p>
<p>Threshold g. There are no known active volcanoes within the Project vicinity. No sloped landforms exist on-site or within the vicinity of the Project site that could affect the site with</p>	<p>No Impact</p>	<p>No mitigation is required.</p>	N/A	N/A	N/A	<p>No Impact</p>

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<p>muflow. In addition, there are no bodies of water in the vicinity of the Project site with the capability of affecting the Project.</p> <p><u>Threshold h:</u> Extensive grading and earthwork activities would occur on-site as part of Project development; however, the flat character of the site would be maintained and there would be no substantial changes to the site topography.</p> <p><u>Threshold i:</u> The Project proposes 2:1 (horizontal to vertical) cut slopes that would be on the order of 10 to 20 feet with maximum heights between 5 to 15 feet. The Project also proposes 2:1 (horizontal to vertical) fill slopes would be on the order of 5 to 10 feet with maximum heights between 5 to 15 feet. Accordingly, the Project proposes cut and fill slopes that would be higher than 10 feet, and a significant direct impact would occur.</p> <p><u>Thresholds j & m:</u> There are no subsurface sewage disposal systems located on the Project site, and thus Project related grading activities would have no potential to affect or negate subsurface sewage disposal systems.</p> <p>Furthermore, the Project does not propose the use of septic tanks or alternative wastewater disposal systems. Accordingly, no impact to subsurface sewage disposal systems, septic tanks, or</p>	<p>Less-than-Significant Impact</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>
<p><u>Threshold i:</u> The Project proposes 2:1 (horizontal to vertical) cut slopes that would be on the order of 10 to 20 feet with maximum heights between 5 to 15 feet. The Project also proposes 2:1 (horizontal to vertical) fill slopes would be on the order of 5 to 10 feet with maximum heights between 5 to 15 feet. Accordingly, the Project proposes cut and fill slopes that would be higher than 10 feet, and a significant direct impact would occur.</p> <p><u>Thresholds j & m:</u> There are no subsurface sewage disposal systems located on the Project site, and thus Project related grading activities would have no potential to affect or negate subsurface sewage disposal systems.</p> <p>Furthermore, the Project does not propose the use of septic tanks or alternative wastewater disposal systems. Accordingly, no impact to subsurface sewage disposal systems, septic tanks, or</p>	<p>Significant Impact</p>	<p>Mitigation Measure 4.6-1, provided under the discussion and analysis of Threshold c, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>
<p><u>Thresholds j & m:</u> There are no subsurface sewage disposal systems located on the Project site, and thus Project related grading activities would have no potential to affect or negate subsurface sewage disposal systems.</p> <p>Furthermore, the Project does not propose the use of septic tanks or alternative wastewater disposal systems. Accordingly, no impact to subsurface sewage disposal systems, septic tanks, or</p>	<p>No Impact</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>

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<p>alternative wastewater disposal systems would occur.</p> <p>Thresholds k, n, o, & p. Soils on-site would be particularly prone to water and wind erosion during grading and site development. With the application of mandatory regulatory requirements, including the preparation and implementation of a WQMP, a future SWPPP, and compliance to applicable County ordinances, erosion impacts on- and off-site would be reduced to less than significant levels.</p> <p>Soils on-site would be particularly prone to water and wind erosion during grading and site development. With the application of mandatory regulatory requirements, including the preparation and implementation of a WQMP, a future SWPPP, and compliance to applicable County ordinances, erosion impacts on- and off-site would be reduced to less than significant levels, and siltation of river or stream or the bed of a lake would not occur.</p>	<p>Less-than-Significant Impact</p>	<p>RR-15 The Project is required to comply with the provisions of SCAQMD Rule 403, by addressing blowing dust from the Project's construction activities.</p> <p>RR-16 The Project is required to comply with the provisions of the Project's National Pollution Discharge Elimination System (NPDES) permit, and the Project's Storm Water Pollution Prevention Plan (SWPPP). Compliance with the NPDES permit and the SWPPP would identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges.</p>	<p>Project Applicant & Project Construction Team</p> <p>Project Applicant</p>	<p>Riverside County Building and Safety Department</p> <p>County of Riverside Building and Safety Department</p>	<p>Prior to the issuance of building permits</p> <p>Prior to the issuance of building permits</p>	<p>Less-than-Significant Impact</p>
<p>Threshold l: Soils on the Project site vary in expansion potential from low to medium. However, localized deposits of high to very high expansive soils could be encountered during grading. Accordingly, implementation of the proposed Project would be located on expansive soil, and would create substantial risks to life or property, and impacts</p>	<p>Significant Impact</p> <p>Direct</p>	<p>Mitigation Measure 4.6-1, provided under the discussion and analysis of Threshold c, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

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<p>would be significant.</p> <p>4.7 GREENHOUSE GAS EMISSIONS</p> <p>Summary of Impacts</p> <p>Threshold a: At Project buildout (2019), the Project's total annual GHG emissions are calculated to be approximately 11,655.80 MTCO₂e per year, which exceeds the Riverside County CAP's annual GHG emissions threshold of 3,000 MTCO₂e. Because the Project's annual GHG emissions would exceed the 3,000 MTCO₂e per year threshold established by the County of Riverside CAP, the Project would result in cumulatively considerable impacts with respect to this threshold.</p>	<p>Cumulatively-Considerable Impact</p>	<p>RR-17 The Project's construction activities are required to comply with Title 24 California Code of Regulations (California Building Standards Code) and Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). These regulations establish energy efficiency requirements for new (and altered) buildings and appliances.</p> <p>RR-18 The Project is required to comply with Riverside County Ordinance No. 859, which is known as the Water Efficient Landscape Requirements Ordinance. Ordinance No. 859 mandates requirements for ensuring efficient landscapes in new development and reduced water waste in existing landscapes.</p> <p>MM 4.7-1 Prior to issuance of each building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include the following measures from the County of Riverside Climate Action Plan (December 2015) Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points:</p> <ul style="list-style-type: none"> • Measure E1.A.1: Modestly Enhanced Insulation (walls R-13, roof/attic R-38) – 12 points • Measure E1.A.2: Modestly Enhanced Window (0.4 U-Factor, 0.32 SHGC) – 7 points • Measure E1.A.3: Modest cool roof (CRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance) – 10 points • Measure E1.A.4: Air barrier applied to exterior walls, calking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent) – 10 points 	<p>Project Applicant</p>	<p>County of Riverside Planning Department</p>	<p>Prior to the issuance of building permits</p>	<p>Less-than-Significant Impact</p>

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		<ul style="list-style-type: none"> Measure E1.A.4: Blower Door HERS Verified Envelop Leakage or equivalent) – 8 points Measure E1.B.1: Modest Duct Insulation (R-6) – 7 points Measure E1.B.1: Distribution loss reduction with Inspection (HERS Verified Duct Leakage or equivalent) – 12 points Measure E1.B.2: Very High Efficiency HVAC (SEER 16/80% AFUE or 9 HSPF) – 9 points Measure E1.B.3: High Efficiency Water Heater (0.72 Energy Factor) – 15 points Measure E1.B.4: All rooms daylighted – 2 points Measure E1.B.5: Very High Efficiency Lights (100% of in-unit fixtures are high efficacy) – 2 points Measure E1.B.6: Energy Star Dish Washer (new) – 1 point Measure E2.A.1: Solar Ready Homes (sturdy roof and electric hookups) – 1 point. <p>Alternatively, the Project Applicant may demonstrate that other Implementation Measures from Appendix F of the County's CAP have been incorporated into the building permit application and/or plans to achieve the required minimum of 100 points.</p>				
<p>Threshold b: AB 32 and SB 32 are the primary plans for reducing GHG emissions in the State of California. Through its consistency with the CARB Scoping Plan GHG emissions reduction measures (as detailed in Table 4.7-6), in addition to the Project-specific mitigation requirements specified in Mitigation Measure MM 4.7-1, the Project would be consistent with the GHG reduction mandates of AB 32 and SB 32. The Project also would be</p>	Less-than-Significant Impact	<p>County Regulations and Design Requirements RR-17 and RR-18, provided under the discussion and analysis of Threshold a, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>	N/A	N/A	N/A	Less-than-Significant Impact

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consistent with all other applicable plans, policies, and regulations related to the reduction of GHGs. Accordingly, the Project would result in a less-than-significant impact with respect to threshold b).						
4.3 HAZARDS AND HAZARDOUS MATERIALS						
Summary of Impacts						
Threshold a. During Project construction and operation, mandatory compliance to federal, state, and local regulations would ensure that the Project as proposed would not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold b. During Project construction and operation there would not be a significant safety risk due to the release of hazards into the environment. The residential, school, and recreational uses proposed by the Project would not routinely use hazardous materials at significant levels. Thus, the Project would not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the environment.	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold c. The Project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. No emergency facilities exist on the Project site.	No Impact	No mitigation is required.	N/A	N/A	N/A	No Impact

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and the site does not serve as an emergency evacuation route. Thus, no impact would occur. Threshold d: The nearest school to the Project site is the Dorothy McElhinney Middle School, located approximately 0.9 roadway miles southwest of the Project site. The Project proposes the development of an elementary school on an 11.6-acre area of land located on the northeast portion of the Project site. Based on the proposed residential, school, and recreation uses at the Project site, the Project does not have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Accordingly, impacts would be less than significant.	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold e: The Project site is not listed on any list of hazardous materials compiled pursuant to Government Code § 65962.5. Thus, no impact would occur.	No Impact	No mitigation is required.	N/A	N/A	N/A	No Impact
Threshold f: The Project site is located in the AIA for the French Valley Airport, and was revised by the ALUC on January 12, 2017, which found the Project would not conflict with the French Valley ALUC, subject to several conditions that would be enforced by the County as part of the County's conditions of approval for the Project. Therefore, the Project would not result in an inconsistency with an	Less-than-Significant Impact	RR-19 To ensure compliance with the requirements of the French Valley AIA as regulated by the Riverside County ALUC, prior to final building inspection, the County of Riverside shall ensure that the ALUC's mandatory conditions of approval are incorporated into the Project's design. Conditions of approval that could be imposed by the ALUC include but are not limited to the following: <ul style="list-style-type: none">Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or	Project Applicant	County of Riverside Planning Department	Prior to the issuance of building permits	Less-than-Significant Impact

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Airport Master Plan, and a less than significant impact would occur.</p>		<p>reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655, as applicable. Lights must be downward facing.</p> <ul style="list-style-type: none"> The following uses/activities are not included in the proposed Project and shall be prohibited at the site. <p>(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.</p> <p>(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.</p> <p>(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. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfers stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal and incinerators)</p> <p>(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p> <p>(e) Children's schools, hospitals, and nursing homes in the portion of the site within Compatibility Zone D.</p> <ul style="list-style-type: none"> A notice shall be provided to all potential purchasers of the proposed 				

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (M/M)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p><u>Threshold g.</u> The Project site is located within the AIA for the French Valley Airport, and required review by the ALUC. The ALUC reviewed the Project on January 12, 2017, which found the Project would not conflict with the French Valley ALUCP, subject to several conditions that would be enforced by the County as part of the County's conditions of approval for the Project. Therefore, the Project would not result in a significant impact due to review by the ALUC.</p>		<ul style="list-style-type: none"> lots located wholly or partially within the Airport Influence Area and to the tenants of the homes thereon, and shall be recorded as a deed notice. Any new ground-level or aboveground water detention basin or facilities within the Airport Influence Area 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. Some part of the park will include an area sufficient to meet the ALUC open space requirements of 75 by 280 feet. (This condition was added at the Commission meeting). <p>RR-20 The Project shall ultimately be subject to the mandatory conditions of approval as determined by the Riverside County ALUC. The Project shall be required to comply with all ALUC conditions of approval.</p>	Project Applicant	County of Riverside Planning Department	Prior to the issuance of building permits	
<p><u>Threshold g.</u> The Project site is located within the AIA for the French Valley Airport, and required review by the ALUC. The ALUC reviewed the Project on January 12, 2017, which found the Project would not conflict with the French Valley ALUCP, subject to several conditions that would be enforced by the County as part of the County's conditions of approval for the Project. Therefore, the Project would not result in a significant impact due to review by the ALUC.</p>	Less-than-Significant Impact	<p>County Regulations and Design Requirements RR-19 and RR-20, provided under the discussion and analysis of Threshold f, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>	N/A	N/A	N/A	Less-than-Significant Impact

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<p>Threshold h. The Project site is located within the AIA for the French Valley Airport, and the Project was revised by the ALUC on January 12, 2017, which found that the Project would not conflict with the French Valley ALUCP, subject to several conditions that would be enforced by the County as part of the County's conditions of approval for the Project. Because the ALUCP is intended to preclude safety hazards with airport operations, and because the Project is fully consistent with the ALUCP, the Project would not result in a safety hazard for people residing or working in the Project area associated with the French Valley Airport, and impacts would be less than significant.</p>	<p>Less-than-Significant Impact</p>	<p>County Regulations and Design Requirements RR-19 and RR-20, provided under the discussion and analysis of Threshold f, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>	N/A	N/A	N/A	<p>Less-than-Significant Impact</p>
<p>Threshold i. The Project site is located approximately 1.2 miles southwest of the nearest private airstrip. However, the Pines Airpark CUP was withdrawn on November 15, 2016 and all operations have been terminated. There are no other private airstrips located within the vicinity of the Project site. Thus, residents and school students/works would not be subject to safety hazards from a private airstrip.</p>	<p>No Impact</p>	<p>No mitigation is required.</p>	N/A	N/A	N/A	<p>No Impact</p>
<p>Threshold j. The Project site is not subject to wildland fires. The only lands abutting the site that are subject to wildland fire hazards are areas east of the Project site, which have a "very</p>	<p>Less-than-Significant Impact</p>	<p>No mitigation is required.</p>	N/A	N/A	N/A	<p>Less-than-Significant Impact</p>

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
high" potential for wildlife fire hazards. However, the Project would be buffered from these areas by Leon Road, which would serve as a fire break and reduce the potential for wildland fire hazards on site to less-than-significant levels.						
4.9 HYDROLOGY AND WATER QUALITY						
Summary of Impacts						
Thresholds a & d. The proposed Project has been designed to attenuate post-development runoff rates and amounts in a manner that approximates what occurs under existing conditions. The proposed Project would not substantially alter the existing drainage pattern of the Project site, and would not result in the alteration of the course of any streams or rivers in a manner that would result in substantial erosion or siltation on- or off-site. The proposed Project also would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems, and the Project would not provide substantial additional sources of polluted runoff.	Less-than-Significant Impact	RR-21 The Project is required to comply with the provisions of the Project's National Pollution Discharge Elimination System (NPDES) permit, and the Project's Storm Water Pollution Prevention Plan (SWPPP). Compliance with the NPDES permit and the SWPPP would identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges.	Project Applicant	County of Riverside Building and Safety Department	Prior to the issuance of building permits	Less-than-Significant Impact
Thresholds b & e. The proposed Project incorporates several water quality retention basins and would be required to comply with the Project-specific WQMP. As a result, the proposed Project would not violate any water quality standards or waste discharge requirements, nor would the Project otherwise substantially degrade water	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

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<p>quality.</p> <p>Thresholds c. & i. The Project would not result in a substantial increase in demand for groundwater resources, and would not substantially deplete groundwater resources or interfere with groundwater recharge. Although the Project would introduce impervious surfaces on-site, the total amount of water leaving the Project site at each of the discharge points that occur under existing conditions would be similar to existing conditions, as all runoff from the Project site would ultimately discharge to the Santa Margarita River, and eventually, the Pacific Ocean. Thus, the Project would have a less-than-significant impact due to interference with groundwater recharge by reducing total flows, and a less-than-significant impact due to substantial changes in the absorption rates or the amount of surface runoff.</p>	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<p>Thresholds e. & f. The proposed Project site would not place structures within a 100-year flood hazard area, and areas subject to potential flood hazards would be within an area Planned for Open Space – Water (Water Quality Basin) uses. Impacts would be less-than-significant.</p>	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<p>Threshold h. There are no components of the Project's BMPs that would result in significant environmental effects. On-site water quality retention basins would be required to be</p>	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

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<p>designed to drain within 48 hours, pursuant to SMRHM requirements.</p> <p>Threshold i: The proposed Project has been designed to retain the site's existing drainage pattern to the extent possible, and proposed water quality retention basins on-site would ensure that post-development flows are similar to those that occur under existing conditions. As such, the Project would not substantially alter the existing drainage pattern of the site or area, nor would the Project alter the course of a stream or a river. The Project also would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.</p>	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<p>Threshold k: The Project site has the potential to be exposed to dam inundation from the Diamond Valley Lake. Compliance with the Applicable Regulatory Requirements, and improvements proposed by the Project on-site would ensure that the Project is not subject to inundation as a result of any potential flood hazards, including failure or a levee or dam.</p>	Less-than-Significant Impact	<p>RR-22 The Project is required to comply with the policies contained in the Southwest Area Plan (SWAP) intended to attenuate the risk of dam failure to persons or property. Specifically, Policy SWAP 24.1 requires adherence to the Flood and Inundation Hazards Section of the General Plan Safety Element. Additionally, SWAP 24.2 requires adherence to the design and density standards contained in the Master Drainage Plan for Murrieta Creek Area and Murrieta Creek Drainage Plan in order to reduce flood damage. Furthermore, SWAP 24.3 requires adherence to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458 regulating flood hazards. Additionally, SWAP 24.4 requires proposed development projects subject to flood hazards, surface ponding, high erosion potential, or sheet flow to be submitted to the Riverside County Flood Control and Water Conservation District for review.</p>	Project Applicant	County of Riverside Planning Department	Prior to grading permit issuance	Less-than-Significant Impact

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<p><u>Threshold 1:</u> The proposed Project has been designed to ensure that post-development flows are similar to those that occur under existing conditions. As such, the Project would not result in a substantial change in the amount of water that reaches the Santa Margarita River, and eventually the Pacific Ocean. A significant impact would not occur.</p>	Less-than-Significant Impact	<p>RR-23 The Project is required to comply with Riverside County Ordinance No. 457, which establishes building standards and codes that apply to development that is subject to inundation.</p> <p>No mitigation is required.</p>	Project Applicant	County of Riverside Building and Safety Department	Prior to grading permit issuance	Less-than-Significant Impact
4.10 LAND USE AND PLANNING						
Summary of Impacts						
<p><u>Threshold a:</u> Although the proposed Project would change the site's existing land use designations, the proposed Project would not result in a substantial alteration of the present or planned land uses in the Project area that could result in a significant environmental effect associated with land use designations.</p>	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<p><u>Threshold b:</u> The Project site is located within the sphere of influence of the City of Murrieta, and is located to the adjacent south of the City of Menifee boundary. The Project would not conflict with the surrounding land uses within the Murrieta SOI and the City of Menifee in ways that would create significantly adverse environmental effects to these surrounding communities.</p>	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<p><u>Threshold c:</u> Although the</p>	Less-than-Significant	No mitigation is required.	N/A	N/A	N/A	Less-than-

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proposed Project would entail changing the site's existing zoning classifications, the proposed Project would not result in a significant environmental effect due to an inconsistency with the site's existing or proposed zoning.	Impact					Significant Impact
<u>Threshold d.</u> Although the proposed Project would entail changing the site's existing zoning classifications, the proposed Project would not result in a significant environmental effect due to an inconsistency with existing surrounding zoning classifications.	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold e.</u> Although the proposed Project proposes to change the site's existing land use designations, the proposed Project would not result in a significant environmental effect due to an incompatibility with existing or planned surrounding land uses.	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold f.</u> The Project would be consistent with the SCAG RTP/SCS goals, the policies of the adopted Specific Plan 312A1, as well as the General Plan and Southwest Area Plan policies.	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold g.</u> The proposed Project would not physically disrupt or divide any established communities.	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
4.11 NOISE						
Summary of Impacts						
<u>Threshold a.</u> The French Valley Airport is located approximately 2.0 miles south of the Project site, and the Project site is located within the AIA for the	No Impact	No mitigation is required.	N/A	N/A	N/A	No Impact

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<p>French Valley ALUCP, however, Map FV-3 of the Riverside County ALUCP indicates the proposed Project site is located outside of the 50 to 55 dBA CNEL noise contour boundaries of the French Valley Airport. Accordingly, the Project would result in no impact with respect to exposure of people residing or working in the Project area to excessive noise levels associated with airports.</p>	No Impact	No mitigation is required.	N/A	N/A	N/A	No Impact
<p><u>Threshold b.</u> The Project site is located approximately 1.2 miles southwest of the Pines Airpark, which is the nearest private airstrip. However, the Conditional Use Permit (CUP) for the Pines Airpark (CUP 3078 Revision No. 3) was withdrawn on November 15, 2016. Thus, all air activity has terminated and the site can no longer be utilized as a private airstrip. There are no other private airstrips in the vicinity of the Project site. Due to the termination of use of this facility, noise impacts affecting future site residents, students, and workers on-site would not occur.</p>	No Impact	No mitigation is required.	N/A	N/A	N/A	No Impact
<p><u>Threshold c.</u> The Project does not propose the use of rail and would not generate railroad noise. Accordingly, no impact would occur, and further analysis of this subject is not required. Additionally, the nearest rail corridor to the Project site is located approximately 5.8 miles</p>	No Impact	No mitigation is required.	N/A	N/A	N/A	No Impact

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(30,624 feet) to the north. Accordingly, no impact would occur with respect to exposure of people residing or working in the Project area to excessive noise levels associated with railroad noise.	Significant Impact	<p>MM 4.11-1 Prior to issuance of any grading and building permits, the County of Riverside shall verify that final building plans require the construction of the following sound barriers</p> <p>a) A minimum 8-foot high noise barrier for the outdoor living areas (backyards) of all homes abutting Leon Road;</p> <p>b) A minimum 6-foot high noise barrier for the outdoor living areas (backyards) of all homes abutting Spencer's Crossing Parkway;</p> <p>c) A minimum 6-foot high noise barrier for all homes abutting "VV" Street; and</p> <p>d) A minimum 6-foot high noise barrier for all homes abutting "DDDD" Street.</p> <p>During the final building inspection, the County of Riverside Building Inspector shall ensure that the sound barriers were constructed to adhere to the requirements stated herein, as well as the design specifications shown on the final approved building plans.</p>	Project Applicant	County of Riverside Building and Safety Department	Prior to grading and building permit issuance	Less-than-Significant Impact
<p>Threshold d: As indicated on Table 4.11-10 through Table 4.11-14, Project-related traffic noise to off-site roadways would not exceed the standards of significance listed in Table 4.11-5, and impacts would therefore be less than significant. However, future on-site residences would be exposed to interior and exterior highway-related noise that exceeds the County's standards. Specifically, unmitigated noise levels would exceed the 65 dBA CNEL exterior noise level standard for all of the onsite residential lots that abut Leon Road, Spencer's Crossing Parkway (with the exception of Lot 505), "VV" Street, and "DDDD" Street. However, with implementation of Mitigation Measures MM 4.11-1 through MM 4.11-5, the Project's exterior transportation-related noise impacts would be reduced to below a level of significance.</p>	Direct	<p>MM 4.11-2 Prior to issuance of any grading and building permits, the County of Riverside shall verify that final building plans require the construction of sound barriers with the following requirements. Barriers shall be constructed so the top of the wall extends the recommended height above the pad elevation of the lot it is shielding. If the road at this point is elevated above the pad, the</p>	Project Applicant	County of Riverside Building and Safety Department	Prior to grading and building permit issuance	Less-than-Significant Impact

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>barrier shall extend the recommended height above the highest point between the home and the road.</p> <p>The barrier shall provide a weight of at least four (4) pounds per square foot with no decorative cutouts of line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) shall be filled with grout or caulking.</p> <p>Barriers shall be constructed using one of the following materials:</p> <ul style="list-style-type: none"> I) Masonry Block; II) Stucco veneer over wood framing (or foam core), or one inch thick tongue and groove wood of sufficient weight per square foot; III) Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot; IV) Earth berm; and/or V) Any combination of these materials. <p>During the final building inspection, the County of Riverside Building Inspector shall ensure that the sound barriers were constructed to adhere to the requirements stated herein, as well as the design specifications shown on the final approved building plans.</p> <p>MM 4.11-3 Prior to issuance of building permits, the County of Riverside shall verify that final building plans require second-story windows with a minimum STC rating of 34 be installed at all homes abutting Leon Road. During the final building inspection, the County of Riverside Building Inspector shall ensure that the windows were installed in adherence with the requirements stated herein, as well as the design specifications shown on the final approved building plans.</p> <p>MM 4.11-4 Prior to issuance of building permits, the County of Riverside shall verify that final building plans require second-story windows with a minimum STC rating of 27 be installed at all homes adjacent to Leon Road, Spencer's Crossing</p>				
			Project Applicant	County of Riverside Building and Safety Department	Prior to the issuance of building permits	Less-than-Significant Impact
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Threshold e. There are no other sources of noise beyond what is evaluated above under Thresholds a, through d, and below under Thresholds f, through i. No impact due to other sources of noise would	No Impact	<p>Parkway, Keller Road, VV Street, and DDDD Street. During the final building inspection, the County of Riverside Building Inspector shall ensure that the windows were installed in adherence with the requirements stated herein, as well as the design specifications shown on the final approved building plans.</p> <p>MM 4.11-5 Prior to the issuance of building permits, the County of Riverside shall verify that final building plans require the following construction requirements:</p> <p>a) Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.</p> <p>b) All exterior doors, for all lots, shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.</p> <p>c) At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and penetrating object shall be caulked or filled with mortar to form and airtight seal.</p> <p>d) Attic vents shall be oriented away from Leon Road when possible. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.</p> <p>e) Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.</p>	Project Applicant	County of Riverside Building and Safety Department	Prior to the issuance of building permits	Less-than-Significant Impact
		No mitigation is required.	N/A	N/A	N/A	No Impact.

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<p>occur.</p> <p>Threshold f. As shown in Table 4.11-18, hourly noise levels associated with the park/school athletic field activities, basketball game activities, and parking lot vehicle movements are expected to range from 23.2 to 53.9 dBA Leq at the sensitive off-site and on-site receiver locations. As indicated in Table 4.11-19, the Project would not contribute to an operational noise level increase. The Project-related operational noise levels are only evaluated under daytime conditions since parks and schools are not typically open during the nighttime hours. Therefore, the proposed Project would not result in a permanent increase in noise due to Project-related operational noise, and impacts would be less than significant.</p>	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<p>Threshold g. As shown in Table 4.11-20, when the peak reference noise level is operating at the closest point to the nearest sensitive receiver location noise levels would range from 45.0 to 82.9 dBA Leq at the sensitive receiver locations in the County of Riverside and the City of Menifee.</p>	Less-than-Significant Impact	<p>MM 4.11-6 Prior to issuance of any grading and building permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.</p> <p>a) All construction activities and haul truck deliveries shall adhere to County of Riverside Municipal Code, Section 9.52.020 (I), which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the</p>	Project Applicant	County of Riverside Building and Safety Department	Prior to grading and building permit issuance	Less-than-Significant Impact

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Threshold h: The Project would result in significant noise impacts due to exposure of on-site residents to interior and exterior noise levels generated by on-site traffic which exceed the respective standards established by the County of Riverside General Plan Noise Element. However, implementation of Mitigation Measures MM 4.11-1, and MM 4.11-2 would require construction of noise barriers at all outdoor living areas	Significant Impact	<p>months of October through May, and on Sundays and Federal holidays.</p> <p>b) All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with manufacturer's standards. The construction contractors shall place all stationary equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.</p> <p>c) Construction equipment staging areas shall be located such that a minimum distance of 100 feet is maintained between construction-related noise sources and noise-sensitive receptors nearest the Project site (i.e., to the west) during all phases of construction.</p> <p>d) The construction contractor shall design a haul route exhibit that includes delivery routes that minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May, with no activity on Sundays and Federal holidays).</p> <p>Mitigation Measures MM 4.11-1 through MM 4.11-5, provided under the discussion and analysis of Threshold d, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>	N/A	N/A	N/A	Less-than-Significant Impact

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(backyards) of homes abutting Leon Road, Spencer's Crossing Parkway, "VV" Street, and "DDDD" Street. Implementation of Mitigation Measures MM 4.11-3, MM 4.11-4, and MM 4.11-5 would reduce interior noise impacts associated with on-site traffic related noise generated by the Project to levels that are less than significant.	Significant Impact	MM 4.11-7 Prior to issuance of any grading and building permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request. a) During Project construction, the construction contractor shall ensure that the operation of construction equipment that generates high levels of vibration, such as large bulldozers, jack hammers, and loaded trucks, are prohibited within 100 feet of the off-site single-family residences at the western Project site boundary (south of Pat Road). Instead, small rubber-tired bulldozers shall be used within the 100-foot boundary during grading operations at the western site boundary.	Project Applicant	County of Riverside Building and Safety Department	Prior to grading and building permit issuance	Less-than-Significant Impact
<p>4.12 PALEONTOLOGICAL RESOURCES</p> <p>Summary of Impacts</p> <p>Threshold a: The Project would not impact any known paleontological resource or unique geological feature. However, portions of the Project site (approximately the eastern half) contain Quaternary very old</p>						
	Significant and Cumulatively Considerable Impact	MM 4.12-1 Prior to the issuance of grading permits, the Project Applicant shall provide a Paleontological Resources Impact Mitigation Program (PRIMP) to Riverside County Geologist. The following information shall be provided at a minimum in the PRIMP, in addition to other industry standards and Society of Vertebrate	Project Applicant	Riverside County Planning Department	Prior to grading permit issuance	Less-than-Significant Impact

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<p>alluvial fan sediments which have high sensitivity for paleontological resources. Implementation of the Project has the potential to unearth and adversely impact paleontological resources that may be buried beneath the ground surface and discovered during Project-related grading and excavation activities. This is a potentially significant direct and cumulatively considerable impact on paleontological resource for which mitigation would be required.</p>		<p>Paleontology standards:</p> <ul style="list-style-type: none"> I) Description of the proposed site and planned grading operations; II) Description of the level of monitoring required for all earth-moving activities; III) Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring; IV) Identification of personnel with authority and responsibility to temporarily halt or diver grading equipment to allow for recovery of large specimens; V) 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; VI) Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays; VII) Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates; VIII) Procedures and protocol for collecting and processing of samples and specimens; IX) Fossil identification and curation procedures to be employed; X) Identification of the permanent repository to receive any recovered fossil material <p>*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.</p> <ul style="list-style-type: none"> XI) All pertinent exhibits, maps and references; XII) Procedures for reporting of findings; and XIII) Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for 				

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		<p>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.</p> <p>All reports shall be signed by the Project Paleontologist and all other professionals responsible for the report's content (e.g. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this Mitigation Measure and the grading plan for appropriate case processing and tracking. These documents shall not be submitted to the Project Planner, the Plan Check staff, the Land Use Counter or any other County office.</p> <p>MM 4.12-2 Prior to the issuance of grading permits, the Project Applicant shall provide evidence to Riverside County that during mass grading and excavation activities in areas identified as likely to contain paleontological resources monitoring by a qualified paleontologist or paleontological monitor shall occur. Monitoring will be conducted full-time in areas of grading or excavation in undisturbed surficial exposures of Quaternary (early to middle Pleistocene) very old valley alluvial sediments, as shown on Attachment 3a (Geologic Map) of the Project's Paleontological Resource and Monitoring Assessment (Technical Appendix K). Paleontological monitors will be equipped to salvage fossils as they are unearthed to minimize construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the</p>	Project Applicant	Riverside County Building and Safety Department	Prior to grading permit issuance	

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		<p>potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. Evidence of compliance with this mitigation measure shall be provided to Riverside County prior to the issuance of any grading permits.</p> <p>MM 4.12-3 If a paleontological resource is discovered on the property, discovered fossils or samples of such fossils shall be collected and identified by a qualified paleontologist. Preparation of recovered specimens to a point of identification and permanent preservation, including screen-washing of sediments to recover small invertebrates and vertebrates, if indicated by the results of test sampling. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils. Any and all fossils encountered during Project grading activities will be deposited at the Western Science Center Museum on Searl Parkway in Hemet, Riverside County, California. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the Project Applicant. The Project Applicant shall provide evidence of compliance with this mitigation measure to Riverside County prior to the issuance of any certificate of occupancy if such resources are found on-site.</p> <p>MM 4.12-4 Prior to the issuance of the first certificate of occupancy, the Project Applicant shall prepare a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. A letter documenting receipt and acceptance of all fossil collections by the receiving institution must be included in the final report. The report, when submitted to (and accepted by) the appropriate lead agency (Attn: Riverside County</p>	<p>Project Applicant/ Project Paleontologist</p>	<p>Riverside County Building and Safety Department</p>	<p>If a paleontological resource is discovered on the property (prior to certificate of occupancy permits)</p>	
			<p>Project Applicant</p>	<p>Riverside County Planning Department</p>	<p>Prior to the first certificate of occupancy issuance</p>	

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		Transportation and Land Management Agency, Planning Department, 4080 Lemon Street, Riverside, California 92502), will signify satisfactory completion of the Project's monitoring and mitigation program with respect to nonrenewable paleontological resources.				
4.13 POPULATION AND HOUSING						
Summary of Impacts						
Threshold a: The proposed Project would not displace housing or people, and would not necessitate the construction of replacement housing elsewhere. Therefore, no impact associated with housing displacement would occur.	No Impact	No mitigation is required.	N/A	N/A	N/A	No Impact
Threshold b: The Project would not create a significant demand for additional housing; the Project's development of 753 residential units would off-set the incremental increase in demand for housing associated with the Project's proposed elementary school site. Thus, no impact associated with inducing housing demand would occur.	No Impact	No mitigation is required.	N/A	N/A	N/A	No Impact
Threshold c: The Project site is predominantly undeveloped, thus the Project would not displace substantial numbers of people, or result in the need for construction of replacement housing elsewhere. The Project involves the development of the site with 753 residential units, resulting in an improvement to the housing supply in the region. Therefore, no impact associated with population displacement would occur.	No Impact	No mitigation is required.	N/A	N/A	N/A	No Impact
Threshold d: The Project site in not located within a County	No Impact	No mitigation is required.	N/A	N/A	N/A	No Impact

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<p>Redevelopment Project Area. Therefore, no impact would occur.</p> <p>Threshold e. The proposed Project would exceed the Riverside County General Plan's projection of residents for the site by 477 residents. Although the Project would exceed population projections for the site, the increased population growth would represent a 0.2% population increase within the SWAP, and a 0.02% population increase within Riverside County, which would represent a negligible population increase. Thus, a less-than-significant impact would occur.</p>	<p>Less-than-Significant Impact</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>
<p>Threshold f. The proposed Project would develop residential and school uses on the Project site which would induce population growth in the area. However, the increase of 477 residents on the Project site represents a nominal increase of 8.9% population increase within the entire Specific Plan area, 0.2% population increase within the SWAP, and a 0.02% population increase within Riverside County. Thus, population growth on-site would not be substantial within the overall scale of Riverside County. Furthermore, construction of the proposed school site would not indirectly induce population growth because roadway improvements along Keller Road would not allow for an increased roadway</p>	<p>Less-than-Significant Impact</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

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capacity, and the ROW would decrease with implementation of the proposed Project, thus allowing for fewer cars to utilize the area.						
4.14 PUBLIC SERVICES						
Summary of Impacts						
Threshold a. With payment of mandatory DIF fees, the proposed Project's potential direct and cumulatively-considerable impacts to the Riverside County Fire Department would be reduced to less-than-significant levels, and the Project would not result in or require the construction of new fire protection facilities that could result in a significant impact to the environment.	Less-than-Significant Impact	<p>RR-24 The Project is required to comply with the Mitigation Measures identified by County EIR No. 521 (refer to Subsection 4.14.2C, Applicable EIR No. 521/EIR No. 441 Mitigation Measures).</p> <p>RR-25 As a condition of Project approval, the proposed Project would be required to conform to all mandatory local, state, and federal laws, ordinances, and standards relating to fire safety. Among other items, these requirements include conformance with the Uniform Building Code Section 1503, which requires that all buildings be constructed with fire retardant roofing material, as well as standard Riverside County Fire Department conditions of approval (COAs) for specific plans, which prohibit flag lots and require alternative/secondary access routes to neighborhoods. The alternative/secondary access routes would be required to be maintained throughout construction and buildout of the proposed Project.</p> <p>RR-26 The Project would be required to adhere to Riverside County Ordinance No. 659, which requires payment of a development impact fee (DIF) to assist the County in providing for fire protection facilities, including fire stations. Payment of the DIF fee would ensure that funds are available for capital improvements, such as land/equipment purchases and fire station construction.</p> <p>RR-27 The Project would be required to adhere to Riverside County Ordinance No. 659, which requires payment of a development impact fee (DIF) to assist the County in providing for sheriff protection facilities, including sheriff stations.</p>	Project Applicant	County of Riverside Planning Department	Prior to grading permit issuance	Less-than-Significant Impact
Threshold b. With payment of mandatory DIF fees, the proposed Project's potential direct and cumulatively-considerable impacts to the	Less-than-Significant Impact		Project Applicant	County of Riverside Planning Department	Prior to grading permit issuance	Less-than-Significant Impact

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<p>Riverside County Sheriff's Depart would be reduced to less-than-significant levels, and the Project would not result in or require the construction of new police protection facilities that could result in a significant impact to the environment.</p> <p><u>Threshold c.</u> The Project would generate approximately 487 students. Additionally, the proposed Project includes an 11.6-acre elementary school site within Planning Area 42 that would accommodate all or a portion of the Project-generated elementary and/or middle school students. A new high school is also being planned in the unincorporated Winchester area that could accommodate the 97 high school students that the Project would generate. Although the Project would result in less-than-significant impacts associated with demand school services, the payment of mandatory school impact fees proposed Project would not result in significant direct or cumulative impacts to the ability of the MUSD and PUHSD to provide for school services. The proposed Project would not require the construction of new school facilities (beyond the elementary school site in Planning Area 42) that could result in a significant impact to the environment.</p> <p><u>Threshold d.</u> Although the Project would contribute to a</p>	<p>Less-than-Significant Impact</p>	<p>Payment of the DIF fee would ensure that funds are available for additional sheriff personnel as well as capital improvements, such as land/equipment purchases and sheriff station construction.</p> <p>RR-28 The Project is required to comply with Riverside County Ordinance No. 659, which requires mandatory payment of school impact fees pursuant to Public Education Code §17072.10-18.</p>	<p>Project Applicant</p>	<p>County of Riverside Planning Department</p>	<p>Prior to grading permit issuance</p>	<p>Less-than-Significant Impact</p>
<p>Although the Project would contribute to a</p>	<p>Less-than-Significant Impact</p>	<p>RR-29 The Project would be required to adhere to Riverside County Ordinance No. 659, which</p>	<p>Project Applicant</p>	<p>County of Riverside Planning Department</p>	<p>Prior to grading permit issuance</p>	<p>Less-than-Significant Impact</p>

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<p>need for new or expanded library facilities, it is not possible to identify environmental impacts that may be associated with such new or expanded library facilities until a specific proposal and design for such facilities are prepared by Riverside County. Accordingly, impacts due to the construction of new or expanded library facilities are too speculative for evaluation in this EIR (CEQA Guidelines § 15145). Environmental effects of such library facilities and associated mitigation would be identified through a future CEQA process required in association with any future proposals for new or expanded library facilities. Accordingly, Project impacts to library services and facilities are evaluated as less than significant on both a direct and cumulative basis.</p>	<p>Less-than-Significant Impact</p>	<p>requires payment of a development impact fee (DIF) to assist the County in providing for library facilities. Payment of the DIF fee would ensure that funds are available for capital improvements, such as land/equipment purchases and library construction.</p>	<p>Project Applicant</p>	<p>County of Riverside Planning Department</p>	<p>Prior to grading permit issuance</p>	<p>Less-than-Significant Impact</p>
<p>Threshold e. With payment of mandatory DIF fees, the proposed Project would result in less-than-significant direct and cumulative impacts to health services facilities, and the Project would not result in or require the construction of new health services facilities that could result in a significant impact to the environment.</p>	<p>Less-than-Significant Impact</p>	<p>RR-30 The Project would be required to adhere to Riverside County Ordinance No. 659, which requires payment of a development impact fee (DIF) to assist the County in providing for health facilities. Payment of the DIF fee would ensure that funds are available for capital improvements, such as land/equipment purchases and health facility construction.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>
<p>4.15 RECREATION</p>						
<p>Summary of Impacts</p>						
<p>Thresholds a and b. With Project approval, the total parkland demand within the French Valley Specific Plan boundaries would be 29.1 acres, while a total of</p>						
<p>No mitigation is required.</p>			<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

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40.1 acres of parkland are planned. Additionally, and as concluded throughout this EIR, the Project's direct and cumulative impacts associated with the construction of the Project would be less than significant, or would be reduced to the maximum practical extent with the application of mitigation measures.	No Impact	RR-31 The Project would be required to comply with the VWRPD Master Plan Standard, which sets forth a parkland standard of 5.0 acres per 1,000 residents, specifies parkland dedication requirements, and imposes in-lieu park impact fees to address potential parkland deficiencies.	Project Applicant	County of Riverside Planning Department	Prior to grading permit issuance	No Impact
Threshold d: Although the Project is located within the vicinity of planned trail segments, the Project does not directly abut these planned trails, and these trails would be constructed in the future by others. Additionally, the Project would not interfere with the development of planned trails, nor would the Project split or eliminate an existing trail segment.	No Impact	No mitigation is required.	N/A	N/A	N/A	No Impact
4.16 TRANSPORTATION AND TRAFFIC						
Summary of Impacts						
Threshold a: The proposed Project would result in direct and/or cumulatively-considerable impacts to numerous transportation facilities under the	Significant and Cumulatively Considerable Impact	RR-32 Prior to issuance of occupancy permits for the first phase of the proposed development, the Project Applicant shall pay fees in accordance with the County's Development Impact Fee Ordinance (Ordinance No. 659), the Transportation Uniform	Project Applicant	Riverside County Building and Safety Department	Prior to final inspection for the first phase of development	Significant and Cumulatively Considerable Impact

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
EAP, EAPC, and Horizon Year (2040) scenarios.		<p>Mitigation Fee Program (Ordinance No. 826), and the County's Road and Bridge Benefit District (RBBB).</p> <p>RR-33 Prior to issuance of occupancy permits for the second phase of the proposed development, the Project Applicant shall pay fees in accordance with the County's Development Impact Fee Ordinance (Ordinance No. 659), the Transportation Uniform Mitigation Fee Program (Ordinance No. 826), and the County's Road and Bridge Benefit District (RBBB).</p> <p>MM 4.16-1 Prior to the issuance of grading permits or improvement plans affecting Leon Road, the Project Applicant shall prepare and the County of Riverside shall approve a temporary traffic control plan. The temporary traffic control plan shall comply with the applicable requirements of the California Manual on Uniform Traffic Control Devices. A requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors.</p> <p>MM 4.16-2 Prior to issuance of occupancy permits for the first phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 308th dwelling unit), the Project Applicant shall ensure that overlap phasing is implemented at the eastbound right-turn lane for the traffic signal located at the intersection of Briggs Road at Max Gilliss Boulevard and Leon Road (Intersection #26).</p> <p>MM 4.16-3 Prior to issuance of occupancy permits for the first phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 308th dwelling unit), the Project Applicant shall make a fair share monetary contribution to the County of Riverside, to be held in trust, to install a second eastbound left-turn lane at the intersection</p>	Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the second phase of development	
		<p>MM 4.16-1 Prior to the issuance of grading permits or improvement plans affecting Leon Road, the Project Applicant shall prepare and the County of Riverside shall approve a temporary traffic control plan. The temporary traffic control plan shall comply with the applicable requirements of the California Manual on Uniform Traffic Control Devices. A requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors.</p> <p>MM 4.16-2 Prior to issuance of occupancy permits for the first phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 308th dwelling unit), the Project Applicant shall ensure that overlap phasing is implemented at the eastbound right-turn lane for the traffic signal located at the intersection of Briggs Road at Max Gilliss Boulevard and Leon Road (Intersection #26).</p> <p>MM 4.16-3 Prior to issuance of occupancy permits for the first phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 308th dwelling unit), the Project Applicant shall make a fair share monetary contribution to the County of Riverside, to be held in trust, to install a second eastbound left-turn lane at the intersection</p>	Project Applicant	Riverside County Building and Safety Department	Prior to grading permit issuance or improvement plans affecting Leon Road	
		<p>MM 4.16-2 Prior to issuance of occupancy permits for the first phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 308th dwelling unit), the Project Applicant shall ensure that overlap phasing is implemented at the eastbound right-turn lane for the traffic signal located at the intersection of Briggs Road at Max Gilliss Boulevard and Leon Road (Intersection #26).</p> <p>MM 4.16-3 Prior to issuance of occupancy permits for the first phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 308th dwelling unit), the Project Applicant shall make a fair share monetary contribution to the County of Riverside, to be held in trust, to install a second eastbound left-turn lane at the intersection</p>	Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the first phase of development	

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		<p>of Menifee Road and Scott Road (Intersection #8). The County of Riverside shall establish a fair-share funding program for this improvement and shall only use the funds paid by the Project Applicant for the purpose of implementing this improvement. The Project's fair share of the above-listed improvement is 3.3%.</p> <p>MM 4.16-4 Prior to issuance of occupancy permits for the first phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 308th dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, to restripe the intersection of Briggs Road at Scott Road (Intersection #11) to provide a southbound left and shared through-right turn lane. The County of Riverside shall establish a fair-share funding program for this improvement and shall only use the funds paid by the Project Applicant for the purpose of implementing this improvement. The Project's fair share of the above-listed improvement is 7.6%.</p> <p>MM 4.16-5 Prior to issuance of occupancy permits for the first phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 308th dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, to restripe the eastbound approach to the intersection of Briggs Road at Baxter Road (Intersection #14) to provide left, through, and dual right-turn lanes. The County of Riverside shall establish a fair-share funding program for this improvement and shall only use the funds paid by the Project Applicant for the purpose of implementing this improvement. The Project's fair share of the above-listed improvement is 20.3%.</p> <p>MM 4.16-6 Prior to issuance of occupancy permits for the first phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 308th dwelling unit), the Project Applicant</p>	Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the first phase of development	
			Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the first phase of development	
			Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the first phase of development	

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Leon Road and Scott Road (Intersection #20):</p> <ul style="list-style-type: none"> • Construct northbound left-turn lane; • Construct southbound left-turn lane; • Construct eastbound left-turn lane; and • Construct westbound left-turn lane. <p>The County of Riverside shall establish a fair share funding program for the improvements to the intersection of Leon Road and Scott Road (Intersection #20) listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project's fair share of the above-listed improvements is 5.3%.</p> <p>MM 4.16-7 Prior to issuance of occupancy permits for the first phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 308th dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Winchester Road (SR-79) at Murrieta Hot Springs Road (Intersection #35):</p> <ul style="list-style-type: none"> • Modify traffic signal to provide overlap phasing on the southbound right-turn lane; • Eliminate pedestrian crosswalk on the east leg of the intersection; • Construct a second southbound right-turn lane with overlap phasing; and • Provide overlap phasing on northbound, eastbound, and westbound right turn lanes. <p>The County of Riverside shall establish a fair share funding program for the improvements to the</p>	Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the first phase of development	

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THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>Winchester Road (SR-79) at Murrieta Hot Springs Road intersection listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project's fair share of the above-listed improvements is 4.0%.</p> <p>MM 4.16-8 Prior to issuance of occupancy permits for the first phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 308th dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Winchester Road (SR-79) at Nicolas Road (Intersection #37):</p> <ul style="list-style-type: none"> • Construct a second northbound left-turn lane; • Construct second southbound left-turn lane; • Construct southbound right-turn lane with overlap phasing; and • Provide overlap phasing on the northbound, eastbound, and westbound right-turn lanes. <p>The County of Riverside shall establish a fair share funding program for the improvements to the Winchester Road (SR-79) at Nicolas Road intersection listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project's fair share of the above-listed improvements is 2.8%.</p> <p>MM 4.16-9 Prior to issuance of occupancy permits for the first phase of the proposed development, the Project Applicant shall assure the installation of a</p>	Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the first phase of development	
			Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the first phase of	

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>traffic signal at the intersection of Leon Road and Scott Road (Intersection #20) with appropriate fee credits towards the Traffic Signal Mitigation Program Ordinance (Ordinance No. 748).</p> <p>MM 4.16-10 Prior to issuance of occupancy permits for the second phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of McElwain Road at Clinton Keith Road (Intersection #2):</p> <ul style="list-style-type: none"> • Construct a northbound left-turn lane; • Construct a northbound through lane; • Construct a southbound through lane; • Construct an eastbound right-turn lane; and • Construct a westbound left-turn lane. <p>The County of Riverside shall establish a fair share funding program for the improvements to the McElwain Road at Clinton Keith Road intersection listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project's fair share of the above-listed improvements is 4.2%.</p> <p>MM 4.16-11 Prior to issuance of occupancy permits for the second phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Menifee Road at Scott Road (Intersection #8):</p>	Project Applicant	Riverside County Building and Safety Department	development Prior to final building inspection for the first phase of development	
			Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the second phase of development	

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<ul style="list-style-type: none"> Construct a southbound right-turn lane with overlap phasing; Construct a second northbound left turn lane; Provide for overlap phasing on the northbound right-turn lane; Construct a second southbound left-turn lane; Construct a second southbound through lane; Construct a third eastbound through lane; Construct an eastbound right-turn lane; Construct a second westbound left-turn lane; Construct a third westbound through lane; and Construct a westbound right-turn lane. <p>The County of Riverside shall establish a fair share funding program for the improvements to the Menifee Road at Scott Road intersection listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project's fair share of the above-listed improvements is 2.3%.</p> <p>MM 4.16-12 Prior to issuance of occupancy permits for the second phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Briggs Road at Keller Road (Intersection #12):</p> <ul style="list-style-type: none"> Construction of a traffic signal; Construction of a northbound left-turn lane; Construction of a southbound left-turn lane; Construction of an eastbound left-turn lane; and Construction of a westbound left-turn lane. <p>The County of Riverside shall establish a fair share funding program for the improvements to the Briggs Road at Keller Road intersection listed</p>	Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the second phase of development	

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project's fair share of the above-listed improvements is 4.3%.</p> <p>MM 4.16-13 Prior to issuance of occupancy permits for the second phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Leon Road at Scott Road (Intersection #20).</p> <ul style="list-style-type: none"> • Construct a second northbound left-turn lane; • Construct a second eastbound left-turn lane; and • Provide overlap phasing on the southbound and eastbound right-turn lanes. <p>The County of Riverside shall establish a fair share funding program for the improvements to the Leon Road at Scott Road intersection listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project's fair share of the above-listed improvements is 5.3%.</p> <p>MM 4.16-14 Prior to issuance of occupancy permits for the second phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Leon Road at Keller Road</p>	Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the second phase of development	
			Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the second phase of development	

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>(Intersection #21):</p> <ul style="list-style-type: none"> • Construct a traffic signal; • Construct a northbound left-turn lane; • Construct a southbound left-turn lane; • Construct an eastbound left-turn lane; and • Construct a westbound left-turn lane. <p>The County of Riverside shall establish a fair share funding program for the improvements to the Leon Road at Keller Road intersection listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project's fair share of the above-listed improvements is 16.9%.</p> <p>MM 4.16-15 Prior to issuance of occupancy permits for the second phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Winchester Road (SR-79) at Scott Road/Washington Street (Intersection #28):</p> <ul style="list-style-type: none"> • Construct a second southbound left-turn lane; • Construct a second westbound through lane; and • Construct a westbound right-turn lane with overlap phasing. <p>The County of Riverside shall establish a fair share funding program for the improvements to the Winchester Road (SR-79) at Scott Road/Washington Street intersection listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the</p>	Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the second phase of development	

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		<p>unallocated funds shall be returned to the Project Applicant. The Project's fair share of the above-listed improvements is 0.8%.</p> <p>MM 4.16-16 Prior to issuance of occupancy permits for the second phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Winchester Road (SR-79) at Keller Road (Intersection #29):</p> <ul style="list-style-type: none"> • Construct an eastbound left-turn lane; and • Construct a westbound left turn lane. <p>The County of Riverside shall establish a fair share funding program for the improvements to the Winchester Road (SR-79) at Keller Road intersection listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project's fair share of the above-listed improvements is 1.0%.</p> <p>MM 4.16-17 Prior to issuance of occupancy permits for the second phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Winchester Road (SR-79) at Jean Nicholas Road/Skyview Road (Intersection #30):</p> <ul style="list-style-type: none"> • Construct a second northbound left-turn lane; and • Construct a second westbound left-turn lane. <p>The County of Riverside shall establish a fair share</p>	Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the second phase of development	
			Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the second phase of development	

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>funding program for the improvements to the Winchester Road (SR-79) at Jean Nicholas Road/Skyview Road intersection (Intersection #30) listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project's fair share of the above-listed improvements is 2.3%.</p> <p>MM 4.16-18 Prior to issuance of occupancy permits for the second phase of the proposed development (i.e., prior to first building inspection for the 753rd dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Winchester Road (SR-79) at Thompson Road (Intersection #31):</p> <ul style="list-style-type: none"> • Construct a second northbound left-turn lane; • Construct a northbound right-turn lane; • Construct a second eastbound left-turn lane; • Construct a second westbound through lane; • Construct a second eastbound through lane; • Construct a second westbound left-turn lane; • Construct a second southbound left-turn lane; • Construct a westbound right-turn lane; and • Provide overlap phasing on the southbound and westbound right-turn lanes. <p>The County of Riverside shall establish a fair share funding program for the improvements to the Winchester Road (SR-79) at Thompson Road intersection listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The</p>	Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the second phase of development	

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		<p>Project's fair share of the above-listed improvements is 4.8%.</p> <p>MM 4.16-19 Prior to issuance of occupancy permits for the second phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Winchester Road (SR-79) at Via Mira Mosa/Auld Road (Intersection #33):</p> <ul style="list-style-type: none"> • Construct a second southbound left-turn lane; • Construct a second westbound left-turn lane; • Construct a westbound right-turn lane with overlap phasing; and • Construct a southbound right-turn lane. <p>The County of Riverside shall establish a fair share funding program for the improvements to the Winchester Road (SR-79) at Via Mira Mosa/Auld Road intersection listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project's fair share of the above-listed improvements is 3.9%.</p>	Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the second phase of development	
		<p>MM 4.16-20 Prior to issuance of occupancy permits for the second phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling unit), the Project Applicant shall make a fair share monetary contribution to the County of Riverside, to be held in trust, to install a third westbound through lane at the intersection of Winchester Road (SR-79) at Murrieta Hot Springs Road (Intersection #35). The County of Riverside shall establish a fair share funding program for this improvement and shall only use the funds paid by the Project Applicant</p>	Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the second phase of development	

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<p>Threshold b. The proposed Project would result in direct and/or cumulatively-considerable impacts to several CMP facilities under the EAP, EAPC, and Horizon Year (2040) scenarios.</p>	<p>Significant and Cumulatively Considerable Impact</p>	<p>for the purpose of implementing this improvement. The Project's fair share of the above-listed improvement is 4.0%.</p> <p>MM 4.16-21 Prior to issuance of occupancy permits for the second phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Winchester Road (SR-79) at Nicolas Road (Intersection #37):</p> <ul style="list-style-type: none"> • Construct a second eastbound left-turn lane; and • Modify traffic signal to provide 130-second cycle length for AM, PM, and Saturday night peak hours. <p>The County of Riverside shall establish a fair share funding program for the improvements to the Winchester Road (SR-79) at Nicolas Road intersection listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project's fair share of the above-listed improvements is 2.8%.</p> <p>County Regulation and Design Requirement RR-32 and County Regulation and Design Requirement RR-33, provided under the discussion and analysis of Threshold a, would apply. In addition, Mitigation Measures MM 4.16-7 through MM 4.16-9, and MM 4.16-15 through MM 4.16-21, provided under the discussion and analysis of Threshold a, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>	Project Applicant	Riverside County Building and Safety Department	Prior to final building inspection for the second phase of development	Significant and Cumulatively Considerable Impact
<p>Threshold c. The Project would not alter air traffic patterns, and would result in a minimal</p>	<p>Less-than-Significant Impact</p>	<p>No mitigation is required.</p>	N/A	N/A	N/A	Less-than-Significant Impact

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increase in air traffic levels. Accordingly, the Project would have a less-than-significant impact with respect to this threshold.	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold d. The Project would have no potential to alter waterborne or rail traffic, due to the absence of navigable water bodies and rail corridors from the Project vicinity. As stated under Threshold c., the Project would have a less-than-significant impact on air traffic. Accordingly, the Project would result in a less-than-significant impact with respect to Threshold d).	Less-than-Significant Impact	Mitigation Measure MM 4.16-1, provided under the discussion and analysis of Threshold a, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.	Project Applicant	Riverside County Building and Safety Department	Prior to grading permit issuance or improvement plans affecting Leon Road	Less-than-Significant Impact
Threshold e. The proposed Project would not create or substantially increase safety hazards due to a design feature or incompatible use. Impacts associated with this issue would be less than significant.	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold f. All roadways within the proposed development would require maintenance by the County of Riverside. Maintenance of the major roadways within the proposed Project or the off-site improvements to Keller Road or Leon Road would not result in significant impacts to the environment. Impacts associated with the physical construction of these roadways already are evaluated in appropriate sections of this EIR, and any identified impacts have been mitigated to the maximum feasible extent. Accordingly, the Project would	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

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have a less-than-significant impact with regard to Threshold f).						
Threshold g. Although impacts during construction are anticipated to be less than significant, Mitigation Measure MM 4.16-1 has nonetheless been identified to ensure Project compliance with the requirement to prepare and follow a traffic control plan during construction activities.	Significant Impact	Mitigation Measure MM 4.16-1, provided under the discussion and analysis of Threshold a, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold h. The proposed Project would not result in inadequate emergency access during long-term operation of the Project. Due to temporary street closures that may occur during the Project's construction phase, Project-related construction traffic may conflict with emergency access routes. As such, the Project may result in a significant direct impact on emergency access.	Significant Impact	Mitigation Measure MM 4.16-1, provided under the discussion and analysis of Threshold a, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold i. The proposed Project would not conflict with any policy, plan, or program related to transit, bikeways, or pedestrian facilities.	No Impact	No mitigation is required.	N/A	N/A	N/A	No Impact
4.17 UTILITIES AND SERVICE SYSTEMS						
Summary of Impacts						
Thresholds a and b. EMWD would service the Project with potable and non-potable water based on existing and planned water supplies as documented in its UWMP and a water supply assessment prepared for the Project. Adequate water supplies are available to service the site and no new or expanded water	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

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entitlements would be needed to serve the Project. With the exception of local potable and non-potable water conveyance lines, the Project would not require the installation of any additional water facilities that could result in significant impact other than what is discussed throughout the respective issue areas of this EIR. The installation of local water and non-potable water lines to service the Project would result in a less-than-significant environmental impact.	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Thresholds c and d. There is adequate capacity at the Temecula Valley RWRf to treat waste water that would be generated by the proposed Project. Although the Project's incremental contribution to waste water generation may contribute to an ultimate need for expansion of the Temecula Valley RWRf and/or the construction of additional waste water treatment facilities, such expanded capacity would not be directly attributable to the proposed Project and impacts to the environment that may result from such expansion is too speculative for evaluation. Therefore, the Project's impacts to expanded waste water facilities would be less than significant and would not be cumulatively considerable.	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

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<p>nominal proportions of the daily disposal capacity at the potential transfer stations (MVTs and/or PTS) and landfills (El Sobrante Landfill, Lamb Canyon Landfill, or Badlands Landfill) to be used by the Project. These transfer stations and landfills are currently projected to remain open until as far into the future as 2045 (El Sobrante Landfill) and have sufficient daily capacity to handle solid waste generated by the Project and other cumulative developments both during construction and long-term operation. Accordingly, the Project's impacts to solid waste would be less than significant and are not cumulatively considerable.</p> <p>Threshold f. The proposed Project would adhere to regulations set forth in the CIWMP and other local and state regulations (including AB 341 and AB 939) during both construction and long-term operations. Other cumulative developments would also be required to comply with such regulations. As such, the Project would have less-than-significant impacts with respect to compliance with federal, state, and local statutes and regulations related to solid wastes, including the CIWMP. Moreover, the Project would not result in cumulatively considerable impacts with regard to Threshold</p>	Less-than-Significant Impact	<p>RR-34 The Project is required to comply with the provisions of the California Solid Waste Integrated Waste Management Act, (AB 939, 1989) which mandates a reduction of disposed waste throughout California.</p> <p>RR-35 The Project is required to comply with the provisions of the California Solid Waste Reuse and Recycling Act (AB 1327) which developed a model ordinance for adoption of recyclable materials in development projects. This Act requires all development projects that are commercial, industrial, institutional, or marina in nature and where solid waste is collected and loaded, to provide an adequate area for collecting and loading recyclable materials over the lifetime of the project. The area is required to be provided before building permits are issued.</p> <p>RR-36 The Project is required to comply with the provisions of the Mandatory Commercial Recycling Program (AB 341). AB 341 made a</p>	Project Applicant	Riverside County Planning Department	Prior to the issuance of building permits	Less-than-Significant Impact
			Project Applicant	Riverside County Building and Safety Department	Prior to the issuance of grading permits	
			Project Applicant	Riverside County Planning Department	Prior to the issuance of building permits	

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<p>Threshold: g. Impacts associated with the provision of facilities for electricity, natural gas, communications systems, storm water drainage, street lighting, maintenance of facilities, and other governmental services are evaluated throughout the appropriate issue areas in this EIR. In all cases, where cumulatively significant impacts associated with any Project component are identified, mitigation measures have been imposed to reduce such impacts to the maximum feasible extent. Thus, impacts associated with the provision of facilities to the site would be less than significant. Additionally, there are no adopted energy conservation plans that are applicable to the proposed Project. Therefore, the Project would have no potential to conflict with an adopted energy conservation plan.</p>	<p>Less-than-Significant Impact</p>	<p>legislative declaration that it is the policy goal of the state that not less than 75% of solid waste generated be source reduced, recycled, or composted by the year 2020, and required the Department of Resources Recycling and Recovery, by January 1, 2014, to provide a report to the Legislature that provides strategies to achieve that policy goal and also includes other specified information and recommendations. No mitigation is required.</p>	N/A	N/A	N/A	<p>Less-than-Significant Impact</p>



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SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
		BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229		06/30/2017	5209148	5209148	BOARD OF SUPERVISORS



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
06/30/2017	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
397.80	0010972111	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
Riverside Press-Enterprise
PO BOX 54880
LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

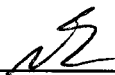
Ad Desc.: GPA 1163 SP 312 CZ 7898 TTM 37053 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06/30/2017

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

Date: June 30, 2017
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010972111-01

P.O. Number:

Ad Copy:

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 11, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider **General Plan Amendment No. 1163**, which proposes to incorporate an additional 22.8 acres into the Specific Plan boundaries, after the land use designations of this additional 22.8 acre area and other areas in the northern portion of the Specific Plan, and specifically for the 22.8 acre addition, proposes to change the land use from Community Development: Low Density Residential (CD-LDR) to Community Development: Public Facilities (CD-PF) and Community Development: Medium Density Residential (CD-MDR); **Specific Plan No. 312 Amendment No. 2**, which proposes to increase the acreage from 605.7 to 628.5 acres of the Specific Plan, increase the target residential unit count from 1,671 to 1,877, reconfigures the majority of the Planning Areas north of Baxter Road, relocates and expands the school site, increases the total recreational open space acreage north of Baxter road by 3.4 acres, and relocates and reduces the Public Park acreage from 6.4 to 5 acres; **Change of Zone No. 7898**, which proposes to change the zoning of APNs 480-010-019 and 480-010-022 from Rural Residential (R-R) to Specific Plan (SP312), change the zoning of APNs 480-670-031 and 480-660-016 from Open Area Combining Zone, Residential Developments (R-5) to Specific Plan zone (SP312), and modify the permitted uses and development standards within the Specific Plan zoning ordinance for all Planning Areas located within the boundaries of the French Valley SP 312; and such other zones as the Board may find appropriate; and, **Tentative Tract Map, Schedule A**, which proposes to subdivide 628.5 acres into 753 residential units, 117.7 acres of recreation, water quality basis and drainage, conservation, and one school in two phases ("the project"). The project is located northwesterly of Winchester Road, southerly of Keller Road, easterly of Briggs Road, and westerly of Leon Road in the French Valley - Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended certification of **Environmental Impact Report No. 551**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rcplma.org.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to the hearing.

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

Dated: June 27, 2017 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

6/30

RECEIVED RIVERSIDE COUNTY
CLERK/CLERK OF SUPERVISORS
2017 JUL -6 AM 10:33

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: July 10, 2017 Agenda #: 17.2

SPEAKER'S NAME: Ms Miller
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation
 I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Ms Miller
(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office, 24 hours in advance of the Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in the front row to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

***PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 7/11/17 Agenda #: 3.57/17.2

SPEAKER'S NAME: Sam Alhadef
(Print Name)

Address: 28705 SINGLE OAK DR 170
(Only required if follow-up mail response is requested)

City: Tem Zip: 92591

Phone #: 957 252 6152 Email: on file

I AM:

- The Applicant
- A Neighbor
- Applicant's Representative
- Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Pat Alhadef
(Name)

Position on Agenda Item:

- In Favor
- Neutral
- Opposed

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 7/11/2017 Agenda #: 17.2

SPEAKER'S NAME: JOEL MORSE
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 27, 2017

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: GPA 1163, SP 312 AMD. NO. 2, CZ 7898,
TTM 37053

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Friday, June 30, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

7/11/17 17.2

Advertising Order Confirmation

The Press Enterprise

06/26/17 4:18:59PM
Page 3

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTY-WIDE GENERAL CHANGE OF ZONE, A TENTATIVE TRACT MAP IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing of which all interested persons are invited will be held before the Board of Supervisors of Riverside County, California, at the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, Tuesday, July 11, 2017 at 10:30 A.M. or as soon as possible thereafter, to consider General Plan Amendment No. 1143, which proposes to incorporate an additional 22.8 acres into the Specific Plan boundaries, alter the land use designations of this additional 22.8 acre area and other areas in the northern portion of the Specific Plan, and specifically for the 22.8 acre addition, proposes to change the land use from Community Development: Low Density Residential (CD-LDR) to Community Development: Public Facilities (CD-PF) and Community Development: Medium Density Residential (CD-MDR); Specific Plan No. 312 Amendment No. 2, which proposes to increase the acreage from 683.7 to 628.5 acres of the Specific Plan, increase the acreage from 1.81 to 1.87, reconfigure the north-south boundary of the Planning Area from 1.81 to 1.87, reconfigure and relocate the ponds, the school site, increases the total acreage and adds acreage north of Boxter road by 3.4 acres, and relocates and reconfigures the Public Park acreage from 6.4 to 5 acres; Change of Zone No. 7898, which proposes to change the zoning of APNs 480-010-019 and 480-010-022 from Rural Residential (R-R) to Specific Plan (SP312), change the zoning of APNs 480-670-031 and 480-660-016 from Open Area Combining Zone, Residential Developments (R-5) to Specific Plan zone (SP312), and modify the permitted uses and development standards within the Specific Plan zoning ordinance for all Planning Areas located within the boundaries of the French Valley SP 312; and such other zones as the Board may find appropriate; and, Tentative Tract Map, Schedule A, which proposes to subdivide 628.5 acres into 233 residential units, 11.7 acres of recreation, water quality basis and other open space and one school in two phases (The project is located on the corner of Bessie Road and Winchester Road, south of Keller Road, easterly of Bessie Road and Wester Road, Leon Road in the French Valley - Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended certification of **Environmental Impact Report No. 551**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rcclma.org.

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

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to the hearing.

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

Dated: June 27, 2017
By: Kacia Harper-Ighem, Clerk of the Board
By: Cecilia Gil, Board Assistant

6/30

Product

Requested Placement

Requested Position

Run Dates

Inserts

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 27, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1163, SP 312 AMD. NO. 2, CZ 7898, and TTM 37053

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: July 11, 2017 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: June 27, 2017
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkeneme@srclkrec.com>
Sent: Monday, June 26, 2017 5:12 PM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 1163 SP 312 CZ 7898 TTM 37053

Good Afternoon,

The notice was received today and will be filed tomorrow.

Thank you,
Bonnie

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Monday, June 26, 2017 3:52 PM
To: Buie, Tammie <tbuie@srclkrec.com>; Garrett, Nancy <ngarrett@srclkrec.com>; Kennemer, Bonnie <bkeneme@srclkrec.com>; Meyer, Mary Ann <MaMeyer@srclkrec.com>
Subject: FOR POSTING: GPA 1163 SP 312 CZ 7898 TTM 37053

Good afternoon!

Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

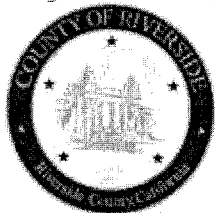
Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

Confidentiality Disclaimer

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

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The Planning Commission approved the project, found that the environmental effects have been addressed and recommended certification of **Environmental Impact Report No. 551**.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rctlma.org.

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

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

Dated: June 27, 2017

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

Gil, Cecilia

From: Brady, Russell
Sent: Wednesday, June 14, 2017 4:17 PM
To: Gil, Cecilia
Subject: RE: Notice to Property Owners - GPA 1163 SP 312 CZ 7898

We understand that is an option, but for purposes of more complete public disclosure do the mailed notices in addition to the newspaper notice.

To update you on this since it is getting to the end of the day, it does sound like we will be foregoing the June 20 Board meeting for this and push it to July 11. Plan for that for now until you hear otherwise. I will provide you any updated documents as may needs be.

Russell Brady
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-3025



How are we doing? Click the Link and tell us

From: Gil, Cecilia
Sent: Wednesday, June 14, 2017 4:06 PM
To: Brady, Russell <rbrady@RIVCO.ORG>
Subject: Notice to Property Owners - GPA 1163 SP 312 CZ 7898

Russell,

Since the property owners to be notified exceed 1,000, Ord. 348.4573 allows us to publish the Notice in the newspaper on a 1/8 page display AD in lieu of mailing out the notices. Would you like me to do that instead of sending out the Notices to more than 1,000 people?

Are we still on to schedule this for July 11?

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010
ccgil@rivco.org
<http://rivcocob.org/>

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/21/2017,

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

APN (s) or case numbers SPO0312AZ For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

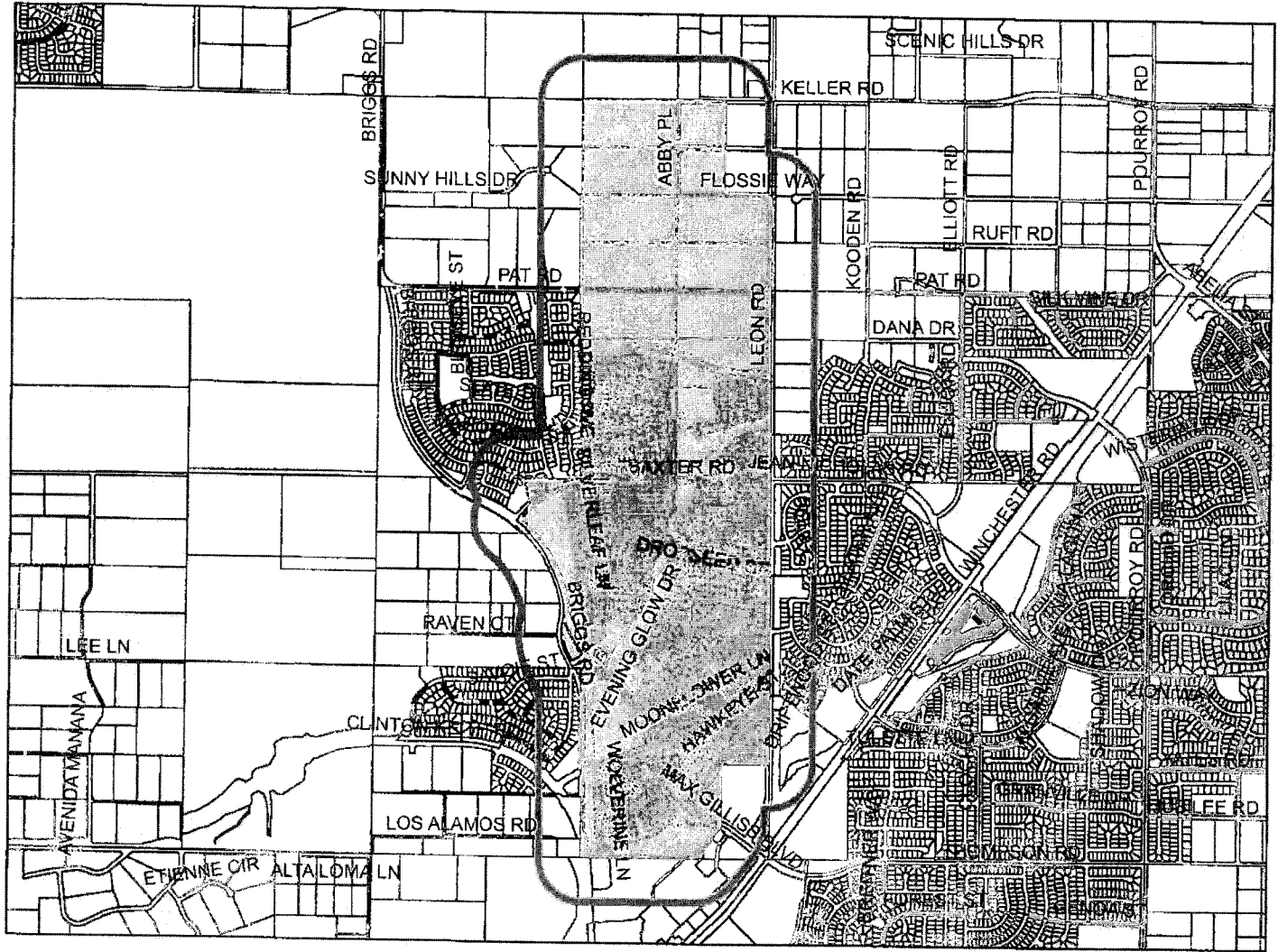
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

1151 labels

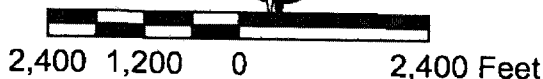
SP00312A2 (600 feet buffer)



Selected Parcels

480-523-010	480-511-031	480-010-021	480-220-016	480-710-011	480-790-005	480-590-008	480-511-001	480-581-003	480-500-002
480-560-020	480-591-022	480-671-004	480-511-013	480-690-008	480-220-012	480-780-027	480-560-024	480-610-020	480-650-002
480-580-028	480-142-011	480-602-018	480-641-008	480-203-001	480-581-011	480-142-010	480-490-004	480-481-016	480-602-060
480-570-008	480-490-016	480-602-037	480-030-010	480-511-037	480-602-026	480-523-008	480-800-007	480-572-017	480-220-035
480-810-015	480-200-005	480-010-016	480-501-002	480-220-024	480-500-011	480-641-011	480-541-016	480-581-044	480-560-025
480-541-005	480-610-053	480-141-003	480-211-011	480-491-004	480-580-032	480-610-007	480-580-012	480-612-002	480-602-044
480-650-021	480-140-008	480-590-010	480-491-003	480-143-006	480-560-017	480-221-001	480-541-020	480-811-004	480-481-010
480-480-018	480-611-012	480-220-021	480-610-043	480-811-009	480-141-002	480-602-041	480-602-055	480-570-005	480-220-003
480-610-021	480-800-010	480-581-038	480-130-025	480-652-006	480-591-017	480-602-031	480-610-010	480-030-013	480-040-068
480-040-002	480-040-066	480-040-001	480-040-008	480-490-001	480-610-017	480-511-032	480-811-012	480-580-015	480-220-033
480-610-027	480-810-002	480-612-001	480-612-004	480-220-009	480-591-009	480-670-024	480-612-013	480-643-011	480-601-013
480-602-008	480-602-034	480-541-014	480-502-011	480-502-002	480-650-001	480-770-007	480-580-030	480-511-008	480-481-009

First 120 parcels shown



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ASMT: 472050019, APN: 472050019
MARTHA TIRABASSSI, ETAL
24335 VICTORY BLVD NO A
WEST HILLS CA 91307

ASMT: 480010004, APN: 480010004
YANCY RICHARDSON, ETAL
C/O YANCY RICHARDSON
30330 SUNNHILLS DR
MENIFEE, CA. 92584

ASMT: 472050023, APN: 472050023
GUOWEI JIN
30817 LA RAY LN
WINCHESTER, CA. 92596

ASMT: 480010005, APN: 480010005
ROBIN BORDERS
30420 SUNNY HILLS DR
MENIFEE, CA. 92584

ASMT: 472050024, APN: 472050024
JANET CEBULA, ETAL
30808 KELLER RD
WINCHESTER, CA. 92596

ASMT: 480010006, APN: 480010006
JULIE VAN GAALE, ETAL
26772 DESERT LOCUST ST
MURRIETA CA 92562

ASMT: 472050026, APN: 472050026
MARY CUPP, ETAL
6225 CAMINITO JUANICO
SAN DIEGO CA 92111

ASMT: 480010016, APN: 480010016
CINDY DOMENIGONI, ETAL
31851 WINCHESTER RD
WINCHESTER CA 92596

ASMT: 472050027, APN: 472050027
SANDRA WILSON, ETAL
30928 KELLER RD
WINCHESTER, CA. 92596

ASMT: 480010019, APN: 480010019
DOROTHY BOONE MURDOCK
37988 SILVER FOX CT
MURRIETA CA 92562

ASMT: 472050028, APN: 472050028
SHALYN WARRINGTON
30980 KELLER RD
WINCHESTER, CA. 92596

ASMT: 480010020, APN: 480010020
THE 8 ACRES
C/O EUGENIA KIOUFTIS
6915 RUTGERS DR
ANAHEIM CA 92807

ASMT: 480010002, APN: 480010002
WESTERN RIVERSIDE COUNTY REG CON AUT
P O BOX 1667
RIVERSIDE CA 92502

ASMT: 480010021, APN: 480010021
GRACIELA MORALES, ETAL
34235 LEON RD
WINCHESTER, CA. 92596

ASMT: 480010022, APN: 480010022
STEVEN POLLOCK, ETAL
5871 TERRIER DR
HUNTINGTON BEACH CA 92649

ASMT: 480090011, APN: 480090011
HENDRIKA MONTELEONE, ETAL
35245 BRIGGS RD
MURRIETA CA 92563

ASMT: 480020041, APN: 480020041
EMWD
P O BOX 858
HEMET CA 92343

ASMT: 480090012, APN: 480090012
ANNEKE MOSSA, ETAL
35205 BRIGGS RD
MURRIETA CA 92563

ASMT: 480030007, APN: 480030007
FERNANDO DELGADILLO
4475 HOLLYVALE LN
HEMET CA 92545

ASMT: 480090013, APN: 480090013
STEVEN DRENNAN, ETAL
35405 BRIGGS RD
MURRIETA, CA. 92563

ASMT: 480030008, APN: 480030008
JENNIE CHIEM
P O BOX 8505
MORENO VALLEY CA 92552

ASMT: 480090014, APN: 480090014
MARY ORR, ETAL
30370 RAVEN CT
MURRIETA, CA. 92563

ASMT: 480030009, APN: 480030009
SHARILYN SHORES, ETAL
31085 FLOSSIE WAY
WINCHESTER, CA. 92596

ASMT: 480090021, APN: 480090021
GAIL PATTON, ETAL
P O BOX 130
BEATTY OR 97621

ASMT: 480030010, APN: 480030010
AMANDA WARREN
31125 FLOSSIE WAY
WINCHESTER, CA. 92596

ASMT: 480090065, APN: 480090065
MURRIETA VALLEY UNIFIED SCHOOL DIST
41870 MCALBY CT
MURRIETA CA 92562

ASMT: 480040068, APN: 480040068
BEAZER HOMES HOLDING CORP
1800 E IMPERIAL HWY NO 200
BREA CA 92821

ASMT: 480090086, APN: 480090086
SPENCERS CROSSING MASTER ASSN
C/O ASSOCIA
11860 PIERCE ST STE 100
RIVERSIDE CA 92505



ASMT: 480100014, APN: 480100014
TERESA SANDEZ, ETAL
34650 LOS ALAMOS RD
MURRIETA, CA. 92563

ASMT: 480130025, APN: 480130025
BARBARA FELICIANO
30400 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480100015, APN: 480100015
WENDY LESOVSKY
17364 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 480130026, APN: 480130026
NATHAN GOLDSTEIN
30412 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480100071, APN: 480100071
RIVERSIDE MITLAND 03
3200 PARK CENTER DR 1000
COSTA MESA CA 92626

ASMT: 480130027, APN: 480130027
VICKIE SANTOS, ETAL
30424 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480100075, APN: 480100075
RICHARD FAMILY TRUST
C/O EDWARD RICHARD
38260 VIA TAFFIA
MURRIETA CA 92563

ASMT: 480130028, APN: 480130028
RYAN RITSCHER, ETAL
30435 LARUNS ST
MURRIETA, CA. 92563

ASMT: 480100076, APN: 480100076
JOHN OLSEN
30180 LOS ALAMOS RD
MURRIETA, CA. 92562

ASMT: 480130029, APN: 480130029
JOSE AMEZQUITA
30423 LARUNS ST
MURRIETA, CA. 92563

ASMT: 480100077, APN: 480100077
SPENCERS CROSSING MASTER ASSN
C/O DENNIS J CHAPMAN
3090 BRISTOL ST STE 220
COSTA MESA CA 92626

ASMT: 480130030, APN: 480130030
GLENDA CALUB, ETAL
30411 LARUNS ST
MURRIETA, CA. 92563

ASMT: 480130024, APN: 480130024
TAEJA GALBRAITH, ETAL
30388 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480130031, APN: 480130031
RENEE SPINKS, ETAL
30399 LARUNS ST
MURRIETA, CA. 92563



ASMT: 480130032, APN: 480130032
MANG YU, ETAL
C/O MANG YU
P O BOX 8793
RANCHO SANTA FE CA 92067

ASMT: 480140007, APN: 480140007
WADE ADAMS
30434 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140001, APN: 480140001
MANUEL DELGADO, ETAL
30362 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140008, APN: 480140008
VERONICA GOMEZ, ETAL
264 KILLGORE ST
OCEANSIDE CA 92058

ASMT: 480140002, APN: 480140002
LETICIA MENDOZA, ETAL
30374 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140009, APN: 480140009
CONSTANCE SWANGER, ETAL
30458 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140003, APN: 480140003
SHARON COLICA, ETAL
30206 SAVOIE ST
MURRIETA CA 92563

ASMT: 480141001, APN: 480141001
LOURDES SINLAO, ETAL
30461 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140004, APN: 480140004
ANGIE CAMACHO, ETAL
30398 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141002, APN: 480141002
ASIF BALBALE
30449 SAVOIE ST
MURRIETA CA 92563

ASMT: 480140005, APN: 480140005
ESTHER WARNER, ETAL
30410 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141003, APN: 480141003
TINA CHARLES, ETAL
30437 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140006, APN: 480140006
HARRISON NGUYEN
30422 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141004, APN: 480141004
CHRIS POLLOK
30425 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141005, APN: 480141005
COURTNEY JACKSON MCKIE, ETAL
30413 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141012, APN: 480141012
CINDEE RYKHUS, ETAL
30416 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141006, APN: 480141006
RANDY RYAL
30401 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141013, APN: 480141013
JOYCE SAPANZA, ETAL
30428 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141007, APN: 480141007
DARRYL HARDY
30377 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141014, APN: 480141014
CHRISTINA TRAN, ETAL
30440 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141008, APN: 480141008
DIANE MEYER, ETAL
30365 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141015, APN: 480141015
LILY CATANO, ETAL
30452 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141009, APN: 480141009
PATRICIA LANUZA, ETAL
30380 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142001, APN: 480142001
CHRISTINE FORD, ETAL
30455 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141010, APN: 480141010
YANG LI, ETAL
30392 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142002, APN: 480142002
RATSAMY MAY, ETAL
30443 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141011, APN: 480141011
BARBARA VALDEZ, ETAL
30404 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142003, APN: 480142003
HANNA BRAGG, ETAL
30431 TERRAIN ST
MURRIETA, CA. 92563



ASMT: 480142004, APN: 480142004
MICHELLE BORK, ETAL
30419 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142013, APN: 480142013
KIMBERLY HERRING, ETAL
14027 HARVEY LN
RIVERSIDE CA 92503

ASMT: 480142005, APN: 480142005
RANDAL SIRAK
30395 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142014, APN: 480142014
DELIA RICHARDSON, ETAL
35622 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142006, APN: 480142006
TARA JEWELL, ETAL
30371 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142015, APN: 480142015
TRUDY KAPLAN, ETAL
35634 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142007, APN: 480142007
CHRISTOPHER POTAPA, ETAL
30359 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142016, APN: 480142016
HANANE KAMOU, ETAL
35646 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142010, APN: 480142010
ALICIA HARRISON
35649 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142017, APN: 480142017
GLORIA EUBANKS, ETAL
40803 BOUVIER CT
MURRIETA CA 92562

ASMT: 480142011, APN: 480142011
YOLANDA MENDEZ, ETAL
35637 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142018, APN: 480142018
MARGARET GONZALEZ, ETAL
35667 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480142012, APN: 480142012
NOY BOUABAY
35625 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142019, APN: 480142019
HEIDE KEDNEY, ETAL
35655 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480142020, APN: 480142020
DONNA SMITH
35643 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143005, APN: 480143005
LISA RODRIGUEZ, ETAL
35556 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480142021, APN: 480142021
THOMAS ETHERINGTON
35631 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143006, APN: 480143006
ANTONIO WILLIAMS
35568 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480142022, APN: 480142022
LAURIE ANDREWS, ETAL
35607 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143007, APN: 480143007
NATASHA BARKER
35580 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143001, APN: 480143001
CHYNTHIA RICHARDSON
35508 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143008, APN: 480143008
CHRISTINA BUDZEVSKI
35592 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143002, APN: 480143002
EMI KNOX, ETAL
PSC 559 BOX 6771
FPO AP 96377

ASMT: 480143009, APN: 480143009
PREEMINENT INV CORP
14728 PIPELINE AVE NO B
CHINO HILLS CA 91709

ASMT: 480143003, APN: 480143003
RHONDA MOONEY, ETAL
35532 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143010, APN: 480143010
MIRIAM ALBESA
35616 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143004, APN: 480143004
ROWENA PANLILIO, ETAL
35544 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143011, APN: 480143011
JBERNARD BARRIOS, ETAL
35628 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143012, APN: 480143012
MARGARET ROTELLI, ETAL
30010 RANCHO CALIF NO 113
TEMECULA CA 92591

ASMT: 480150003, APN: 480150003
WHITNEY PEREZ, ETAL
35736 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143013, APN: 480143013
SANDRA GARDEI
35652 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150004, APN: 480150004
ROSALEE SALIBA
35748 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143014, APN: 480143014
SHAVAWN JOHNSON, ETAL
35664 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150005, APN: 480150005
CARMEN STANLEY, ETAL
35760 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143015, APN: 480143015
AMY ROMANS, ETAL
35676 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150006, APN: 480150006
KEVIN TINSLEY
35772 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143016, APN: 480143016
DANIELLE BARRERA, ETAL
35688 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150007, APN: 480150007
JOCELYN EISENHOUR, ETAL
30427 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480150001, APN: 480150001
NICHOLE DOUGLAS, ETAL
35700 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150008, APN: 480150008
AYA BARLOW, ETAL
30415 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480150002, APN: 480150002
JEREMY DURRANT
35724 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150009, APN: 480150009
RAQUEL BERNABE, ETAL
19934 GRIDLEY RD
CERRITOS CA 90703

ASMT: 480151010, APN: 480151010
JERRY ABBOTT
30426 DE CARON ST
MURRIETA, CA. 92563

ASMT: 480170014, APN: 480170014
WINCHESTER ROAD
C/O JOHN S RICHARDS
P O BOX 981623
PARK CITY UT 84098

ASMT: 480151011, APN: 480151011
BRENDA ABUAN, ETAL
30438 DE CARON ST
MURRIETA, CA. 92563

ASMT: 480200001, APN: 480200001
NICOLE WHALEY, ETAL
31039 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480151012, APN: 480151012
VICKY ANDERSON, ETAL
30450 DE CARON ST
MURRIETA, CA. 92563

ASMT: 480200002, APN: 480200002
MARIA BURTON, ETAL
31027 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480151013, APN: 480151013
D R HORTON LOS ANGELES HOLDING CO INC
2280 WARDLOW CIR STE 100
CORONA CA 92880

ASMT: 480200003, APN: 480200003
JENNIFER PONCE, ETAL
31015 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480170003, APN: 480170003
WESTERN RIVERSIDE CO REG CONSERV AUT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 480200004, APN: 480200004
NAHID BEHNAWA
31003 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480170008, APN: 480170008
EMWD
P O BOX 8300
PERRIS CA 92572

ASMT: 480200005, APN: 480200005
ZOFIA POLAKIEWICZ, ETAL
31090 EUCLID LOOP
WINCHESTER, CA. 92596

ASMT: 480170012, APN: 480170012
WESTERN RIVERSIDE COUNTY REG CON AUT
C/O REAL ESTATE DIVISION
3403 10TH ST STE 500
RIVERSIDE CA 92502

ASMT: 480200019, APN: 480200019
SUSAN RAFTER, ETAL
3354 RYAN DR
ESCONDIDO CA 92025



ASMT: 480200020, APN: 480200020
AURORA PALAGANAS, ETAL
31114 EUCLID LOOP
WINCHESTER, CA. 92596

ASMT: 480203001, APN: 480203001
HORTENSIA MADERA, ETAL
31109 EUCLID LOOP
WINCHESTER, CA. 92596

ASMT: 480202005, APN: 480202005
SHUIMAN HUTCHINSON, ETAL
255 BELLAFONTE CT
CAMARILLO CA 93012

ASMT: 480211007, APN: 480211007
SHEILA AZZARA, ETAL
2733 KINGRIDGE DR
FALLBROOK CA 92028

ASMT: 480202006, APN: 480202006
CHIA DE MEDINA, ETAL
35301 SAGUARO DR
WINCHESTER, CA. 92596

ASMT: 480211008, APN: 480211008
RANDI WISE, ETAL
35423 AZALEA CIR
WINCHESTER, CA. 92596

ASMT: 480202007, APN: 480202007
TINA HEIMS, ETAL
35289 SAGUARO DR
WINCHESTER, CA. 92596

ASMT: 480211009, APN: 480211009
CARI DEKKER, ETAL
35411 AZALEA CIR
WINCHESTER, CA. 92596

ASMT: 480202008, APN: 480202008
DULCE WEATHERS, ETAL
31034 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480211010, APN: 480211010
THUY NGUYEN, ETAL
35399 AZALEA CIR
WINCHESTER, CA. 92596

ASMT: 480202009, APN: 480202009
JOHN ANANIAN
25296 HILLARY LN
LAGUNA HILLS CA 92653

ASMT: 480211011, APN: 480211011
JENNIFER LUKER, ETAL
35387 AZALEA CIR
WINCHESTER, CA. 92596

ASMT: 480202010, APN: 480202010
PETER AONGO
31010 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480211012, APN: 480211012
TRACY MARTINEZ, ETAL
35375 AZALEA CIR
WINCHESTER, CA. 92596

ASMT: 480211013, APN: 480211013
DOMINICK SANCHEZ, ETAL
35382 AZALEA CIR
WINCHESTER, CA. 92596

ASMT: 480220007, APN: 480220007
ROWENA MITCHELL, ETAL
31050 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220001, APN: 480220001
VICTOR RABARA
31103 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220008, APN: 480220008
KIMBERLY WEIDMAN PORTER, ETAL
31062 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220002, APN: 480220002
GERRY RUIZ, ETAL
31091 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220009, APN: 480220009
BONNIE WOZNAK
31074 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220003, APN: 480220003
PORNPI MOL MCANULTY, ETAL
31079 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220010, APN: 480220010
SHASTA MEZA, ETAL
3301 SUNNY SLOPE DR
CLARKSVILLE TN 37043

ASMT: 480220004, APN: 480220004
KRISTIN KANESTER, ETAL
31067 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220011, APN: 480220011
GLORIA RAGOTERO, ETAL
31098 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220005, APN: 480220005
CHERISE TORRES, ETAL
31055 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220012, APN: 480220012
MICHELLE EVINGER, ETAL
31110 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220006, APN: 480220006
PATRICIA EDWARDS
31038 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220013, APN: 480220013
JOHN BULAORO
35662 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220014, APN: 480220014
WILLIAM ZOOK
35674 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220021, APN: 480220021
ARTHUR DUARTE
35751 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220015, APN: 480220015
JEANNE LORING, ETAL
12818 VIA GRIMALDI
DEL MAR CA 92014

ASMT: 480220022, APN: 480220022
MARICYLL KUMMER, ETAL
35739 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220016, APN: 480220016
ALMA CASTELLANOS, ETAL
35698 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220023, APN: 480220023
GLADYS RIVERA, ETAL
35727 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220017, APN: 480220017
PREEMINENT INV CORP
14728 PIPELINE AVE STE B
CHINO HILLS CA 91709

ASMT: 480220024, APN: 480220024
GAIL VALENTIN, ETAL
35715 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220018, APN: 480220018
SEPHON STROM, ETAL
35722 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220025, APN: 480220025
KENNETH BRIDGES
20150 SWEET BAY RD
RIVERSIDE CA 92508

ASMT: 480220019, APN: 480220019
THINH NGUYEN, ETAL
35734 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220026, APN: 480220026
RONDA BROWN
35691 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220020, APN: 480220020
DAVID LACASSE
35746 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220027, APN: 480220027
ELENA FLORES, ETAL
35679 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220028, APN: 480220028
SHIRLEY MARQUETTE, ETAL
31497 TULETTE LN
WINCHESTER CA 92596

ASMT: 480220036, APN: 480220036
JANA RUTT, ETAL
32234 DAISY DR
WINCHESTER CA 92596

ASMT: 480220030, APN: 480220030
CHRISTINE COVINGTON, ETAL
18031 SERRANO AVE
VILLA PARK CA 92861

ASMT: 480220037, APN: 480220037
SUE GIN
31099 JANELLE LN
WINCHESTER CA 92596

ASMT: 480220031, APN: 480220031
BILLIE SEATON, ETAL
31171 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480220038, APN: 480220038
TIATANICHIA HENDERSON
31087 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480220032, APN: 480220032
PEGGY LYON, ETAL
31159 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480221001, APN: 480221001
HILARIA FERRER, ETAL
31063 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480220033, APN: 480220033
JUNE LI, ETAL
17027 FIRST LIGHT LN
RIVERSIDE CA 92503

ASMT: 480221002, APN: 480221002
PHONESAVANH SIMPRASEUTH, ETAL
31051 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480220034, APN: 480220034
SHELLY CUNNINGHAM, ETAL
4130 BRIDLEWOOD RD
FALLBROOK CA 92028

ASMT: 480222001, APN: 480222001
FAIKA ELIAS
P O BOX 70010
PASADENA CA 91117

ASMT: 480220035, APN: 480220035
SAMANTHA MCLEAN, ETAL
31123 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480222002, APN: 480222002
MAHBOOBA SADAT, ETAL
31058 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480222003, APN: 480222003
DERVINA FLORENDO, ETAL
31082 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480230004, APN: 480230004
ALISSA RITCHIE, ETAL
35578 DRIFTWOOD ST
WINCHESTER CA 92596

ASMT: 480222004, APN: 480222004
ISABELLE VOSSETEIG, ETAL
C/O STEVEN J VOSSETEIG
31094 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480230005, APN: 480230005
ROBERT CANCIO
35590 DRIFTWOOD ST
WINCHESTER, CA. 92596

ASMT: 480222005, APN: 480222005
MILDRED MENDOZA ALVARADO, ETAL
31106 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480230006, APN: 480230006
SUNITA SHARMA, ETAL
32075 YOSEMITE ST
WINCHESTER CA 92596

ASMT: 480222006, APN: 480222006
ASSOC, ETAL
6117 ASCOT DR
OAKLAND CA 94611

ASMT: 480230007, APN: 480230007
KAY MCMUNN, ETAL
1011 CAJON ST
REDLANDS CA 92373

ASMT: 480222007, APN: 480222007
LOWELL HALLOCK, ETAL
31142 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480480001, APN: 480480001
RHODA GOATS, ETAL
35132 LONE HILL CT
WINCHESTER, CA. 92596

ASMT: 480222008, APN: 480222008
DEANNA FOGASSY, ETAL
31154 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480480002, APN: 480480002
MONZERRAT CALSADA, ETAL
35118 LONE HILL CT
WINCHESTER, CA. 92596

ASMT: 480222009, APN: 480222009
AMADO SANTIAGO, ETAL
31166 JANELLE LN
WINCHESTER, CA. 92596

ASMT: 480480003, APN: 480480003
ANNA MURPHY, ETAL
35104 LONE HILL CT
WINCHESTER, CA. 92596



ASMT: 480480004, APN: 480480004
LORI KOEBLER, ETAL
35090 LONE HILL CT
WINCHESTER, CA. 92596

ASMT: 480480011, APN: 480480011
LUCILE JAMES, ETAL
35156 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480005, APN: 480480005
NADINE DOUGLAS, ETAL
35081 LONE HILL CT
WINCHESTER, CA. 92596

ASMT: 480480012, APN: 480480012
VELMA GANUELAS, ETAL
35142 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480006, APN: 480480006
DEENA DHOUNI, ETAL
35095 LONE HILL CT
WINCHESTER, CA. 92596

ASMT: 480480013, APN: 480480013
MAY AQUINO, ETAL
35128 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480007, APN: 480480007
MARIA GIOVANNIELLO, ETAL
35109 LONE HILL CT
WINCHESTER, CA. 92596

ASMT: 480480014, APN: 480480014
IAM RANGEL, ETAL
35114 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480008, APN: 480480008
YOUNG YANG, ETAL
31088 PINTAIL WAY
WINCHESTER, CA. 92596

ASMT: 480480015, APN: 480480015
DONNIE FRETHY
35100 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480009, APN: 480480009
BETTY ALIVIO, ETAL
112 MATISSE CIR
ALISO VIEJO CA 92656

ASMT: 480480016, APN: 480480016
HPA BORROWER 2016 2
180 N STETSON AV STE 3650
CHICAGO IL 60601

ASMT: 480480010, APN: 480480010
SUSAN HEPPNER
35170 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480017, APN: 480480017
SABRINA THORN, ETAL
35072 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480018, APN: 480480018
OLGA RIVERA, ETAL
25058 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480025, APN: 480480025
DIANA WEBER
35049 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480019, APN: 480480019
JAMIE DIUULLO, ETAL
35044 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480026, APN: 480480026
GRANT WHITE
35063 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480020, APN: 480480020
CHEMAIN GUDINO, ETAL
35030 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480027, APN: 480480027
NOBLE GAGUCAS
35077 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480021, APN: 480480021
LESLIE ALVAREZ, ETAL
302 LAMP POST LN
HERSHEY PA 17033

ASMT: 480481001, APN: 480481001
ELVIRA STOKES, ETAL
34875 POURROY RD NO 2206
WINCHESTER CA 92596

ASMT: 480480022, APN: 480480022
HEATHER BOTTEGONI, ETAL
35007 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480481002, APN: 480481002
ROSA EMPERADOR, ETAL
35203 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480023, APN: 480480023
SELINA ANDRADE, ETAL
35021 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480481003, APN: 480481003
PATRICIA WELLS, ETAL
35217 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480480024, APN: 480480024
NICOLE BONEWALD, ETAL
35035 BOLA CT
WINCHESTER, CA. 92596

ASMT: 480481004, APN: 480481004
MELINDA PASCUAL, ETAL
28974 HORNER LN
HIGHLAND CA 92346

ASMT: 480481005, APN: 480481005
JOSEPH SKOVRON
4848 N GOLDWATER BLVD UNIT
SCOTTSDALE AZ 85251

ASMT: 480481014, APN: 480481014
MELISSA MOHR, ETAL
P O BOX 231
MURRIETA CA 92564

ASMT: 480481008, APN: 480481008
CYNTHYA LUGO, ETAL
31069 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481015, APN: 480481015
DENISE MUNOZ, ETAL
31036 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481009, APN: 480481009
DIANA JOHNSON, ETAL
31083 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481016, APN: 480481016
MARIVIC BERNARDO, ETAL
31022 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481010, APN: 480481010
MAHOGANY GUZMAN, ETAL
31097 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481017, APN: 480481017
ERICA DELROSARIO, ETAL
31051 PINTAIL WAY
WINCHESTER, CA. 92596

ASMT: 480481011, APN: 480481011
JILL DAVIS, ETAL
31111 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481018, APN: 480481018
MARCIA LAVINE, ETAL
31065 PINTAIL WAY
WINCHESTER, CA. 92596

ASMT: 480481012, APN: 480481012
RITA SMITH, ETAL
31125 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481019, APN: 480481019
LISA PIERCE, ETAL
31079 PINTAIL WAY
WINCHESTER, CA. 92596

ASMT: 480481013, APN: 480481013
JANET GARRISON
31120 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480481020, APN: 480481020
JUANA HERNANDEZ, ETAL
31093 PINTAIL WAY
WINCHESTER, CA. 92596

ASMT: 480481021, APN: 480481021
SARA TRUMBO, ETAL
31107 PINTAIL WAY
WINCHESTER, CA. 92596

ASMT: 480490003, APN: 480490003
MUSTAFA NOORI
35747 ELK LN
MURRIETA, CA. 92563

ASMT: 480481023, APN: 480481023
VISTA DEL VALLE II COMMUNITY ASSN
C/O CRISTIN WELCH
38770 SKY CANYON DR STE B
MURRIETA CA 92563

ASMT: 480490004, APN: 480490004
HAZEL PATAWARAN, ETAL
35735 ELK LN
MURRIETA, CA. 92563

ASMT: 480481024, APN: 480481024
PARK DIST, ETAL
P O BOX 907
SAN JACINTO CA 92581

ASMT: 480490005, APN: 480490005
JOSE FRAUSTO
35723 ELK LN
MURRIETA, CA. 92563

ASMT: 480481025, APN: 480481025
XILONEN NAUNGAYAN
31041 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480490006, APN: 480490006
MARLA POLLOK, ETAL
35711 ELK LN
MURRIETA CA 92563

ASMT: 480481026, APN: 480481026
CRYSTAL EDWARDS, ETAL
31055 QUAIL GARDEN CT
WINCHESTER, CA. 92596

ASMT: 480490007, APN: 480490007
JOSEPH VINDIOLA
35706 ELK LN
MURRIETA, CA. 92563

ASMT: 480490001, APN: 480490001
BELLA JAZS HOLDINGS
8880 RIO SAN DIEGO DR 800
SAN DIEGO CA 92108

ASMT: 480490008, APN: 480490008
MICHAEL RILEY
35718 ELK LN
MURRIETA, CA. 92563

ASMT: 480490002, APN: 480490002
LINDA BABCOCK, ETAL
35759 ELK LN
MURRIETA, CA. 92563

ASMT: 480490009, APN: 480490009
JESSICA BEARINGER, ETAL
35730 ELK LN
MURRIETA, CA. 92563

ASMT: 480490010, APN: 480490010
FAITH TANJUAQUIO, ETAL
35742 ELK LN
MURRIETA, CA. 92563

ASMT: 480490017, APN: 480490017
DOROTHY TAKASUGI, ETAL
35769 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480490011, APN: 480490011
GERALD HINOJOSA, ETAL
35754 ELK DR
MURRIETA, CA. 92563

ASMT: 480490018, APN: 480490018
KYLE LEE, ETAL
35757 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480490012, APN: 480490012
DAVID AHN
11142 BETTES PL
GARDEN GROVE CA 92840

ASMT: 480490019, APN: 480490019
MANAL ABOULHOSN, ETAL
45248 WILLOWICK ST
TEMECULA CA 92592

ASMT: 480490013, APN: 480490013
DUKE TEMOL
35778 ELK LN
MURRIETA, CA. 92563

ASMT: 480490020, APN: 480490020
CHELSEA LARSEN, ETAL
35733 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480490014, APN: 480490014
GINA RAYMUNDO, ETAL
35790 ELK LN
MURRIETA, CA. 92563

ASMT: 480490021, APN: 480490021
DOUGLAS OLSON, ETAL
35721 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480490015, APN: 480490015
ZIBA TORKMAN
C/O MICHAEL M MORADI
35793 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480490022, APN: 480490022
GERRI CAPOTOSTO, ETAL
35709 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480490016, APN: 480490016
MICHELLE MONTOYA, ETAL
35781 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480490023, APN: 480490023
VIRGINIA ELSMORE, ETAL
35716 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480490024, APN: 480490024
LISA SANDVAL, ETAL
35728 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480491005, APN: 480491005
SARAH ELLIOTT, ETAL
30837 COTTONTAIL LN
MURRIETA, CA. 92563

ASMT: 480490025, APN: 480490025
MAHSSA MEHRABI, ETAL
35740 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480491006, APN: 480491006
FANNIE RODRIGUEZ, ETAL
30825 COTTONTAIL LN
MURRIETA, CA. 92563

ASMT: 480490026, APN: 480490026
MARIA MACEDO, ETAL
35752 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480491007, APN: 480491007
BERTHA MORAN, ETAL
30813 COTTONTAIL LN
MURRIETA, CA. 92563

ASMT: 480490027, APN: 480490027
TINA STARK, ETAL
35764 JACK RABBIT LN
MURRIETA, CA. 92563

ASMT: 480491008, APN: 480491008
ANGIE SIMON, ETAL
30801 COTTONTAIL LN
MURRIETA, CA. 92563

ASMT: 480491002, APN: 480491002
MIKE SIMENTAL, ETAL
30873 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480491009, APN: 480491009
CECILIA IACOVIELLO
35819 ELK LN
MURRIETA, CA. 92563

ASMT: 480491003, APN: 480491003
HEATHER ONTIVEROS, ETAL
30861 COTTONTAIL LN
MURRIETA, CA. 92563

ASMT: 480491010, APN: 480491010
BENITA BECERRA, ETAL
35807 ELK LN
MURRIETA, CA. 92563

ASMT: 480491004, APN: 480491004
MELANIE MAGGARD, ETAL
30849 COTTONTAIL LN
MURRIETA, CA. 92563

ASMT: 480500001, APN: 480500001
KATHERINE MORELAND, ETAL
35741 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500002, APN: 480500002
ADRIANA KINGSTON
35729 HAWKEYE ST
MURRIETA CA 92563

ASMT: 480500009, APN: 480500009
SHARON CRISP, ETAL
35645 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500003, APN: 480500003
JACQUELINE LAMAY, ETAL
35717 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500010, APN: 480500010
HEATHER SHAFFER, ETAL
35633 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500004, APN: 480500004
KRYSTLE HERBRANDSON, ETAL
35705 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500011, APN: 480500011
ANGELA DAVIS
35621 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500005, APN: 480500005
BEATRICE LOPEZ, ETAL
35693 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480501001, APN: 480501001
MARIAN DEMIAN, ETAL
35597 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500006, APN: 480500006
AZMI AWWAD, ETAL
35681 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480501002, APN: 480501002
JANICE CHARON, ETAL
35585 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500007, APN: 480500007
MARY MCBRIDE, ETAL
35669 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480501003, APN: 480501003
WENDI VALDEZ
35573 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480500008, APN: 480500008
SUNG KIM, ETAL
35657 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480501004, APN: 480501004
IRENE HOFFMAN, ETAL
35561 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480501005, APN: 480501005
MARILYN LAHI, ETAL
35549 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502005, APN: 480502005
JOSE LUPIAN, ETAL
35664 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480501006, APN: 480501006
TAMARA MERSHON
35580 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502006, APN: 480502006
CYNTHIA HARRIS, ETAL
35676 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480501007, APN: 480501007
JARVIS DEAN
35592 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502007, APN: 480502007
CHRISTOPHER HINDMAN, ETAL
35688 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502001, APN: 480502001
ANNETTE GOINS, ETAL
35616 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502008, APN: 480502008
JUDY LEVIER
35736 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502002, APN: 480502002
STEPHANIE CONAN, ETAL
35628 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502009, APN: 480502009
JUAN JUAREZ
30916 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502003, APN: 480502003
NICOLE GRUMKOSKI, ETAL
35640 HAWKEYE ST
MURRIETA CA 92593

ASMT: 480502010, APN: 480502010
DAMIEN BROCKINGTON
30928 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502004, APN: 480502004
MARIO PEREZ
35652 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502011, APN: 480502011
JILL COLEY, ETAL
30940 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502012, APN: 480502012
WILLIAM MILLER
35701 SWIFTFOX CT
MURRIETA, CA. 92563

ASMT: 480502019, APN: 480502019
RAY JOHNSON, ETAL
35720 SWIFTFOX CT
MURRIETA, CA. 92563

ASMT: 480502013, APN: 480502013
PHILECIA BRYANT, ETAL
35689 SWIFT FOX CT
MURRIETA CA 92563

ASMT: 480502020, APN: 480502020
ELUINE SABLAN, ETAL
30981 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502014, APN: 480502014
FREDERICK DOUGLAS
35677 SWIFTFOX CT
MURRIETA, CA. 92563

ASMT: 480502021, APN: 480502021
KRISTY ORTEGA, ETAL
30969 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502015, APN: 480502015
LAURA QUILLEN
C/O LAURA C QUILLEN
35672 SWIFTFOX CT
MURRIETA, CA. 92563

ASMT: 480502022, APN: 480502022
ANGIE HUCKABEY, ETAL
30957 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502016, APN: 480502016
SHAWN DENNIS
35684 SWIFTFOX CT
MURRIETA, CA. 92563

ASMT: 480502023, APN: 480502023
KENDYL BARNES, ETAL
30945 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502017, APN: 480502017
RAMIRO PEREZ
35696 SWIFTFOX CT
MURRIETA, CA. 92563

ASMT: 480502024, APN: 480502024
TALON SMITH
30933 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502018, APN: 480502018
MONICA JAIN, ETAL
UNIT 3470 BOX 531
DPO AA 34041

ASMT: 480502025, APN: 480502025
JUDY DROTT, ETAL
30921 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502026, APN: 480502026
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 480510007, APN: 480510007
CANDICE LEFFINGWELL, ETAL
30670 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480510001, APN: 480510001
NANCY REYES
30610 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480510008, APN: 480510008
MARILOU MADER, ETAL
30680 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480510002, APN: 480510002
CLARITA VILLAMOR, ETAL
30620 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480510009, APN: 480510009
JESSICA LAROCHE, ETAL
35748 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480510003, APN: 480510003
JULIE DISCENZA, ETAL
30630 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480510010, APN: 480510010
JAVIER MENDOZA
35758 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480510004, APN: 480510004
CASSIE CLARK, ETAL
30640 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480510011, APN: 480510011
ANNA MOWER, ETAL
35768 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480510005, APN: 480510005
JOYCE MOHRMANN
30650 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480510012, APN: 480510012
MITCHELL MIESNER
35778 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480510006, APN: 480510006
ESTEVAN ARELLANO
30660 FOX SEDGE WAY
MURRIETA CA 92563

ASMT: 480510013, APN: 480510013
MICHAEL WINBERG, ETAL
35788 QUAIL RUN ST
MURRIETA, CA. 92563



ASMT: 480510014, APN: 480510014
JULIA EBEL, ETAL
35798 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480511005, APN: 480511005
MICHELLE SAVATDY, ETAL
35793 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480510015, APN: 480510015
HPA BORROWER 2016 1
180 N STETSON AVE NO 3650
CHICAGO IL 60601

ASMT: 480511006, APN: 480511006
THANDIWE HUDSON
35783 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480510016, APN: 480510016
MARILYN MONTANEZ, ETAL
35818 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480511007, APN: 480511007
REBECCA MERCADO, ETAL
35773 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480511001, APN: 480511001
ADAM WOODS
35833 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480511008, APN: 480511008
BRIAN HUBBELL
30665 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480511002, APN: 480511002
CARRIE MOTLUCK, ETAL
25823 QUAIL RUN ST
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ASMT: 480511009, APN: 480511009
DAWN PATTERSON
30655 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480511003, APN: 480511003
NOAH RICHMAN, ETAL
35813 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480511010, APN: 480511010
KARIE VELASCO, ETAL
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MURRIETA, CA. 92563

ASMT: 480511004, APN: 480511004
MADELEINE FLYNN, ETAL
35803 QUAIL RUN ST
MURRIETA, CA. 92563

ASMT: 480511011, APN: 480511011
STEVE REYNAGA, ETAL
30635 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480511012, APN: 480511012
BEVERLY MARTIN, ETAL
30625 FOX SEDGE WAY
MURRIETA, CA. 92563

ASMT: 480511019, APN: 480511019
HEATHER CORNETT, ETAL
35816 BOBCAT WAY
MURRIETA, CA. 92563

ASMT: 480511013, APN: 480511013
CHERYL CHRISTIANSON, ETAL
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ASMT: 480511020, APN: 480511020
ASUKA WASHAM, ETAL
35826 BOBCAT WAY
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ASMT: 480511014, APN: 480511014
CHARLES LEWIS, ETAL
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ASMT: 480511021, APN: 480511021
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ASMT: 480511015, APN: 480511015
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CAH 2015 1 BORROWER
8665 E HARTFORD STE 200
SCOTTSDALE AZ 85255

ASMT: 480511016, APN: 480511016
CHAD GUEITS
35786 BOBCAT WAY
MURRIETA, CA. 92563

ASMT: 480511023, APN: 480511023
LINDA WOOLSTON, ETAL
35821 BOBCAT WAY
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ASMT: 480511017, APN: 480511017
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ASMT: 480511024, APN: 480511024
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ASMT: 480511018, APN: 480511018
TERESA DOWNEY
35806 BOBCAT WAY
MURRIETA, CA. 92563

ASMT: 480511025, APN: 480511025
JAMIE PLATMAN, ETAL
35801 BOBCAT WAY
MURRIETA, CA. 92563

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 11, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider **General Plan Amendment No. 1163**, which proposes to incorporate an additional 22.8 acres into the Specific Plan boundaries, alter the land use designations of this additional 22.8 acre area and other areas in the northern portion of the Specific Plan, and specifically for the 22.8 acre addition, proposes to change the land use from Community Development: Low Density Residential (CD-LDR) to Community Development: Public Facilities (CD-PF) and Community Development: Medium Density Residential (CD-MDR); **Specific Plan No. 312 Amendment No. 2**, which proposes to increase the acreage from 605.7 to 628.5 acres of the Specific Plan, increase the target residential unit count from 1,671 to 1,877, reconfigures the majority of the Planning Areas north of Baxter Road, relocates and expands the school site, increases the total recreational open space acreage north of Baxter road by 3.4 acres, and relocates and reduces the Public Park acreage from 6.4 to 5 acres; **Change of Zone No. 7898**, which proposes to change the zoning of APNs 480-010-019 and 480-010-022 from Rural Residential (R-R) to Specific Plan (SP312), change the zoning of APNs 480-670-031 and 480-660-016 from Open Area Combining Zone, Residential Developments (R-5) to Specific Plan zone (SP312), and modify the permitted uses and development standards within the Specific Plan zoning ordinance for all Planning Areas located within the boundaries of the French Valley SP 312; and such other zones as the Board may find appropriate; and, **Tentative Tract Map, Schedule A**, which proposes to subdivide 628.5 acres into 753 residential units, 117.7 acres of recreation, water quality basis and drainage, conservation, and one school in two phases ("the project"). The project is located northwesterly of Winchester Road, southerly of Keller Road, easterly of Briggs Road, and westerly of Leon Road in the French Valley – Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended certification of **Environmental Impact Report No. 551**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rctlma.org.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to the hearing.

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

Dated: June 27, 2017

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

17-2 of 07/11/17

