



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

FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 18, 2009

SUBJECT: SPECIFIC PLAN NO. 344 / GENERAL PLAN NO. 727 / CHANGE OF ZONE NO. 7076 / ENVIRONMENTAL IMPACT REPORT NO. 482 – Intent to Certify an Environmental Impact Report – Applicant: Benchmark Pacific – Representative: T&B Planning Consultants - Fifth Supervisorial District – Homeland Zoning District – Harvest Valley/Winchester Area Plan: Very Low Density Residential (VLDR) (1 Acre Minimum) – Location: Northerly of Mapes Road, easterly of Briggs Road, southerly of Mountain Avenue and westerly of Menifee Road – 318.4 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** Specific Plan No. 344 is a proposal consisting of a land use plan, design guidelines and designation of planning areas associated with the development of "Trailmark" Specific Plan, which includes 318.4 acres for residential, open space, and public facility land uses. 714 residential units are planned on 170.4 acres of the project site ranging between 1.5 dwelling units per acre to 5.3 dwelling units per acre for a residential area density of 4.2 dwelling units per acre and an overall project density of 2.25 dwelling units per acre. A total of 106.6 acres of open space is planned for the project divided into 27.8 acres for active recreation uses, 41 acres for water detention facilities, and 37.8 acres as natural open space. The Specific Plan also proposes a 16.3 acre school site for the Romoland School District and a 0.7 acre day care center site as public facility land uses. General Plan Amendment No. 727 proposes to amend the Riverside County General Plan Land Use Element to eliminate the land use designation of Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) on the project site to establish the boundaries for a Community Development Specific Plan. Change of Zone No. 7076 proposes to change the zoning from Rural Residential (R-R) to Specific Plan (SP zone) and develop the SP zoning ordinance text, establish Specific Planning Areas, and development Design Standards and Guidelines for implementing development projects. Environmental Impact Report No. 482 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development. APN(s): 327-150-004, 327-150-

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db
RG

Dept R	m.:	Consent	Policy
Per Exec. Ofc.:		Consent	Policy

Prev. Agn. Ref.

District: Fifth

Agenda Number:

DATE

Tina Grande
Departmental Concurrence

The Honorable Board of Supervisors

RE: Specific Plan No. 344, General Plan Amendment No. 727, Change of Zone 7076,
Tentative Tract Map No. 35045, & Environmental Impact Report No. 482

Page 2 of 2

005, 327-150-006. (Legislative)

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 482**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA procedures; and, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors;

APPROVAL of **GENERAL PLAN AMENDMENT NO. 727** amending the Land Use designation for the subject property from Community Development: Very Low Density Residential (VLDR) 1 Acre Minimum to a Community Development level Specific Plan (SP); based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors;

APPROVAL of **SPECIFIC PLAN NO. 344**, subject to the attached conditions of approval, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors;

APPROVAL of **CHANGE OF ZONE NO. 7076**, amending the zoning classification for the subject property from Rural Residential (R-R) to Specific Plan (SP Zone), in accordance with Exhibit #2, based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 6.3: SPECIFIC PLAN NO. 344 / GPA 727 / CZ 7076 / EIR 482** – Intent to Certify an Environmental Impact Report – Applicant: Benchmark Pacific – Representative: T&B Planning Consultants - Fifth Supervisorial District – Homeland Zoning District – Harvest Valley/Winchester Area Plan: Very Low Density Residential (VLDR) (1 Acre Minimum) – Location: Northerly of Mapes Road, easterly of Briggs Road, southerly of Mountain Avenue and westerly of Menifee Road – 318.4 Gross Acres - Zoning: Rural Residential (R-R) - APN(s): 327-150-004, 327-150-005, 327-150-006. (Legislative)

II. PROJECT DESCRIPTION

Specific Plan No. 344 is a proposal consisting of a land use plan, design guidelines and designation of planning areas associated with the development of "Trailmark" Specific Plan, which includes 318.4 acres for residential, open space, and public facility land uses. 714 residential units are planned on 170.4 acres of the project site ranging between 1.5 dwelling units per acre to 5.3 dwelling units per acre for a residential area density of 4.2 dwelling units per acre and an overall project density of 2.25 dwelling units per acre. A total of 106.6 acres of open space is planned for the project divided into 27.8 acres for active recreation uses, 41 acres for water detention facilities, and 37.8 acres as natural open space. The Specific Plan also proposes a 16.3 acre school site for the Romoland School District and a 0.7 acre day care center site as public facility land uses. General Plan Amendment No. 727 proposes to amend the Riverside County General Plan Land Use Element to eliminate the land use designation of Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) on the project site to establish the boundaries for a Community Development Specific Plan. Change of Zone No. 7076 proposes to change the zoning from Rural Residential (R-R) to Specific Plan (SP zone) and develop the SP zoning ordinance text, establish Specific Planning Areas, and development Design Standards and Guidelines for implementing development projects. Environmental Impact Report No. 482 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Adam Rush, at 951-955-6646 or email arush@rctlma.org.

The following spoke in favor of the subject proposal:

Barry Burnell, Applicant's Representative, 17542 E. 17th St., Ste. 100, Tustin, California 92780

Bob Gibbins, Other Interested Party, 25098 Avenida Valencia, Homeland, California 92548

Larry Markham, Neighbor, 41635 Enterprise Circle North, Ste. B, Temecula, California 92590

The following did not wish to speak but want to be recorded as in favor of the subject proposal:

Franklin Daniels, Neighbor, 30951 Paradise Palm, Homeland, California 92548

Laura Daniels, Neighbor, 30951 Paradise Palm, Homeland, California 92548

Norma J DeMlpth, Neighbor, 25934 Northwinds Dr., Romoland, California 92585

Bettie McCollum, Neighbor, 30085 Alicante Dr., Homeland, California 92548

Mary Jane gibbons, Neighbor, 25-098 Avenida Valencia, Homeland, California 92548

Gerald Dayton, Neighbor, 21810 Trade Winds Ave., Romoland, California 92585

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

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 10/28/09
AGENDA ITEM NO. 6.3 PAGE 2

IV. CONTROVERSIAL ISSUES
NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 482, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA procedures; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 727 amending the Land Use designation for the subject property from Community Development: Very Low Density Residential (VLDR) 1 Acre Minimum to a Community Development level Specific Plan (SP).

TENTATIVE APPROVAL of SPECIFIC PLAN NO. 344, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7076, amending the zoning classification for the subject property from Rural Residential (R-R) to Specific Plan (SP Zone), in accordance with Exhibit #2

ADOPTION of RESOLUTION RECOMMENDING ADOPTION of the General Plan Amendment and Specific Plan No. 344 to the Board of Supervisors.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: U.B
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisory District: Fifth
Project Planner: Adam B. Rush
Planning Commission: October 28, 2009

General Plan Amendment 727
Change of Zone No. 7076
Specific Plan No. 344
Environmental Impact Report No. 482
Applicant: Benchmark Pacific
Engineer: T&B Planning Consultants, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Environmental Impact Report No. 482 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with rezoning, tentative tract map approvals for the proposed residential subdivision and Public Facility uses.

General Plan Amendment No. 727 proposes to amend the Riverside County General Plan Land Use Element to alter the land use designation of Community Development: Very Low Density Residential (CD:VLDR) (1 acre minimum) on the project site to establish the boundaries for a Community Development Specific Plan.

Specific Plan No. 344 is a proposal consisting of a land use plan, design guidelines and designation of planning areas associated with the development of "Trailmark" Specific Plan, which includes 318.4 acres for residential, open space, and public facility land uses. The project proposes 714 residential units on 170.4 acres of the project site ranging between 1.5 dwelling units per acre to 5.3 dwelling units per acre for a residential area density of 4.2 dwelling units per acre and an overall project density of 2.25 dwelling units per acre. A total of 106.6 acres of open space is planned for the project divided into 27.8 acres for active recreation uses, 41 acres for water detention facilities, and 37.8 acres as natural open space. The Specific Plan also proposes a 16.3 acre school site for the Romoland School District and a 0.7 acre day care center site as public facility land uses.

Change of zone No. 7076 proposes to change the zoning from Rural Residential (R-R) to Specific Plan (SP zone), develop the SP zoning ordinance text, and establish Planning Areas and Design Standards.

The project site is located north of Mapes Road, westerly of Briggs Road, south of Mountain Avenue and easterly of Menifee Road, in the community of Harvest Valley/Winchester, County of Riverside, California.

BACKGROUND:

General Plan Amendment No. 727 was scheduled for the Planning Commission for the General Plan Initiation Comments on September 3, 2008. The General Plan Amendment was initiated by Board of Supervisors on September 30, 2008. Please see attached Planning Commission Addendum Staff Report for Planning Commission comments issued on September 3, 2009.

ISSUES OF CONCERN:

The following impacts cannot be mitigated to below a level of significance and will require a Statement of Overriding Considerations to be adopted by the Board of Supervisors:

- a. Air Quality (significant and unavoidable impacts) – Short term air quality impacts will occur from project construction activities.

ABH 10/19

- b. Air Quality (cumulative impacts) – In the long term, the project's vehicular related emissions would contribute to the regional inability to attain the ozone standard based on SCAQMD's recommended significance levels for Mobile Source Emissions.
- c. Traffic (cumulative impacts) – Addition of traffic to freeway mainline segments until I-215 improvements are physically constructed.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Vacant Land |
| 2. Proposed Land Use (Ex. #1): | Community Development Specific Plan |
| 3. Surrounding Land Use (Ex. #1): | Vacant land, scattered single family residential to the north, south, east and west. Several green house buildings are located to the north |
| 4. Existing Zoning (Ex. #2): | Rural Residential (R-R) |
| 5. Proposed Zoning (Ex. #2) | Specific Plan (SP Zone) |
| 4. Surrounding Zoning (Ex. #2): | North: Residential Agriculture – 1 Acre Minimum (R-A-1) and Commercial Retail (C-R) South: Rural Residential (R-R), Light Agriculture (A-1) and Mobile Home Subdivision and Mobile Home Park (R-T) East: Residential Agriculture (R-A) and Mobile Home Subdivision and Mobile Home Park (R-T) West: Rural Residential (R-R) and Light Agriculture – 1 Acre Minimum (A-1-1) |
| 5. General Plan: | Land Use: Community Development: Very Low Density Residential – 1 Acre Minimum (VLDR) |
| 6. Project Data: | Total Acreage: 318.4 Acres Residential Acreage: 155.4 Acres (729 dwellings) Non-Residential Acreage: 163.0 Acres |
| 7. Environmental Concerns: | See included Environmental Impact Report |

RECOMMENDATIONS:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 482**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA procedures; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 727** amending the Land Use designation for the subject property from Community Development: Very Low Density Residential (VLDR) 1 Acre Minimum to a Community Development level Specific Plan (SP).

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 344**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7076**, amending the zoning classification for the subject property from Rural Residential (R-R) to Specific Plan (SP Zone), in accordance with Exhibit #2

ADOPTION of **RESOLUTION RECOMMENDING ADOPTION** of the General Plan Amendment and Specific Plan No. 344 to the Board of Supervisors.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Specific Plan Land Use Designations (SP344), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project is exempt from the provision of the California Environmental Quality Act (CEQA).
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
7. The proposed project will have a significant affect on the environment.

FINDINGS:

The following findings are in addition to those incorporated in the summary of findings.

1. The land use on the subject site is currently vacant.
2. The land uses on surrounding parcels are scattered Single-Family Residential and vacant land to the north east and west, and scattered single family residential and vacant land within the City of Menifee to the south.
3. The project site is designated Community Development: Very Low Density Residential, 1 Acre Minimum (VLDR), on the Harvest Valley/Winchester Area Plan.
4. The proposed uses will be permitted by the Specific Plan land use designations, pending approval by the Board of Supervisors.
5. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (VLDR) 1 Acre Minimum and Community Development: Commercial Retail (CR) to the North, Rural Community: Very Low Density Residential (VLDR) 1 Acre Minimum and Community Development: Medium Density Residential (MDR) 2-5 Dwelling Units Per Acre to the East, Rural Community: Low Density Residential (LDR) ½ Acre Minimum to the West, and the City of Menifee to the South.
6. The proposed zoning for the subject site is Specific Plan (SP Zone).

7. The project site is surrounded by properties which are zoned Rural Commercial (C-R) and Residential Agricultural 1 Acre Minimum (R-A-1) to the north, Residential Agricultural 1 Acre Minimum (R-A-1) and Mobilehome Subdivision and Mobilehome Park (R-T) to the East, Rural Residential (R-R) to the West and City of Menifee to the South.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment, because most potentially significant effects have been adequately analyzed in a earlier Environmental Impact Report (482) pursuant to applicable legal standards; and have been avoided or mitigated pursuant to that earlier Environmental Impact Report, including revisions or mitigation measures that are imposed upon the proposed project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures.
 - a. Air Quality (significant and unavoidable impacts) – Short term air quality impacts will occur from project construction activities.
 - b. Air Quality (cumulative impacts) – In the long term, the project's vehicular related emissions would contribute to the regional inability to attain the ozone standard based on SCAQMD's recommended significance levels for Mobile Source Emissions.
 - c. Traffic (cumulative impacts) – Addition of traffic to freeway mainline segments until I-215 improvements are physically constructed.

The benefits of the project have been balanced against the unavoidable adverse environmental effects, and it has been determined that the following benefits outweigh and render acceptable those environmental effects:

- A. The Project proposes to accommodate and construct regional drainage improvements on-site in a manner consistent with the Romoland and Homeland MDPs. These regional improvements are necessary to address regional drainage issues that exist in the area. In the absence of the Project, the County would need to identify alternative funding mechanisms to provide for these essential public improvements.
- B. The Project proposes to implement frontage improvements for Mapes Road, Menifee Road, and Briggs Road, along with the construction of circulation improvements on-site, which would facilitate safe vehicular travel to, from, and within the site.
- C. The Project will construct 91.4 acres of recreational and trail uses on-site, which will help to accommodate the recreational needs of both Project and nearby residents.
- D. The Project accommodates a 16.3-acre K-8 school site, which will help meet the educational needs of future Project and area residents.
- E. The Project will provide two regional trail segments, including a segment along the Project's frontage with Briggs Road and equestrian staging area, to promote equestrian use in the area.
- F. The Project will provide a daycare site to assist the County in planning for childcare uses for the region's population.
- G. The Project will make monetary contributions to Riverside County's Transportation Uniform.
- H. Mitigation Fee (TUMF) and the Lakeview/Nuevo Road and Bridge Benefit District (RBBD) to assist in the construction of regional and local transportation improvements.

- I. The Project will make monetary contributions to the Western Riverside County MSHCP to assist in property acquisition and maintenance of habitat core and linkage areas.
- J. The Project will incorporate multiple design features to reduce operational energy consumption.

INFORMATIONAL ITEMS:

- 1. As of this writing, no letters, in support or opposition have been received.
- 2. The project site is not located within:
 - a. An area drainage plan, or dam inundation area;
 - b. A Fault Zone;
 - c. A redevelopment area;
 - d. An airport influence area.
 - e. An MSHCP Criteria Cell Area.
- 3. The project site is located within:
 - a. The boundaries of Romoland School District and Perris Union High School District.
 - b. The County Service Area Nos. 146 and 152
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The Eastern Municipal Water District;
 - e. Low Liquefaction Potential; and
 - f. A High Fire Area.

The subject site is currently designated as Assessor's Parcel Numbers: 327-150-004 and 327-150-006

Agenda Item No.: 6.4
Area Plan: Harvest Valley / Winchester
Zoning District: Homeland
Supervisory District: Fifth
Project Planner: Russell Brady
Planning Commission: September 3, 2008

General Plan Amendment No. 727
Applicant: Benchmark Pacific
Engineer/Rep.: T&B Planning Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADENDUM STAFF REPORT

PLANNING COMMISSION DIRECTION TO THE BOARD OF SUPERVISORS:

The following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Roth: Concern on the compatibility with surrounding rural and agricultural uses

Commissioner John Petty: Concern on the level of density proposed

Commissioner John Snell: Concern on the level of density proposed

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: Concern on the level of density proposed

**RESOLUTION
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 00727**

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on September 30, 2009, to consider the above-referenced matter; and,

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

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on October 28, 2009, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the environmental document; and,

ADOPTION of General Plan Amendment No.00727

ADOPTION of Specific Plan No. 00344

*APR
10/28/09*

ORDINANCE NO. 348.____

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

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

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Map No. 2, as amended, are further amended by placing in effect the Homeland Zoning Area as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance 348, Map No. 2, Change of Zone Case No. 7076," which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 4.1 to read as follows:

SECTION 4.1. S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 344.

a. Planning Areas 1 and 11

(1) The uses permitted in Planning Areas 1 and 11 of Specific Plan No. 344 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Sections 6.1.a.(2) and (9), and b.(1), (3), and (5), and c.(1) shall not be permitted.

(2) The development standards for Planning Areas 1 and 11 of Specific Plan No. 344 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than 20,000 square feet.

B. The minimum average width of that portion of a lot to be used as a building site shall be 100 feet with a minimum average depth of 160 feet

C. Minimum lot frontage shall be 75 feet, except for lots fronting on knuckles or cul-de-sac lots, which shall have a minimum lot frontage of 40 feet.

D. The maximum building height shall be 40 feet. The maximum wall/fence height shall be 7 feet.

1 E. Front yard setbacks shall be a minimum of 30 feet as measured from the
2 existing street right-of-way or from any future street right-of-way as shown on any specific
3 plan of highways, whichever is nearer the proposed structure.

4 F. Side yard setbacks shall be a minimum of 15 feet for interior lots and a
5 minimum of 20 feet for corner lots.

6 G. Rear yard setbacks shall be a minimum of 30 feet as measured from the rear
7 lot line.

8 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
9 maximum of 2.5 feet into the side yard setback. Porches may encroach into front yard and
10 side yard setbacks by 10 feet. Garages may encroach into the rear yard setback by 10 feet.

11 I. A minimum of two parking spaces shall be provided within a garage for
12 each dwelling unit.

13 J. Pad area shall not be less than 6,500 square feet.

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

16 b. Planning Areas 2, 8, and 10

17 (1) The uses permitted in Planning Areas 2, 8, and 10 of Specific Plan No. 344 shall be
18 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
19 uses permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and
20 c.(1) shall not be permitted.

21 (2) The development standards for Planning Areas 2, 8, and 10 of Specific Plan No.
22 344 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
23 348, except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and
24 e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

25 A. Lot area shall be not less than 7,000 square feet,

26 B. The minimum average width of that portion of a lot to be used as a building
27 site shall be 65 feet with a minimum average depth of 95 feet
28

1 C. Minimum lot frontage shall be 60 feet, except for lots fronting on knuckles
2 or cul-de-sac lots, which shall have a minimum lot frontage of 35 feet.

3 D. The maximum building height shall be 40 feet. The maximum wall/fence
4 height shall be 7 feet.

5 E. Front yard setbacks shall be a minimum of 18 feet as measured from the
6 existing street right-of-way or from any future street right-of-way as shown on any specific
7 plan of highways, whichever is nearer the proposed structure.

8 F. Side yard setbacks shall be a minimum of 5 feet for interior lots and a
9 minimum of 10 feet for corner lots.

10 G. Rear yard setbacks shall be a minimum of 15 feet as measured from the rear
11 lot line.

12 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
13 maximum of 2.5 feet into the side yard setback. Living areas may encroach 2 feet into the
14 front yard setback. Porches may encroach 7 feet into the front yard setback. Side entry
15 garages may encroach 8 feet into the front yard setback.

16 I. A minimum of two parking spaces shall be provided within a garage for
17 each dwelling unit.

18 J. Pad area shall not be less than 5,000 square feet.

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

21 c. Planning Area 3

22 (1) The uses permitted in Planning Area 3 of Specific Plan No. 344 shall be the same
23 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
24 permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1)
25 shall not be permitted.

26 (2) The development standards for Planning Area 3 of Specific Plan No. 344 shall be
27 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
28

1 the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and
2 (4) shall be deleted and replaced by the following:

3 A. Lot area shall be not less than 6,000 square feet.

4 B. The minimum average width of that portion of a lot to be used as a building
5 site shall be 55 feet with a minimum average depth of 95 feet.

6 C. Minimum lot frontage shall be 55 feet, except for lots fronting on knuckles
7 or cul-de-sac lots which shall have a minimum lot frontage of 35 feet.

8 D. The maximum building height shall be 40 feet. The maximum wall/fence
9 height shall be 7 feet.

10 E. Front yard setbacks shall be a minimum of 18 feet as measured from the
11 existing street right-of-way or from any future street right-of-way as shown on any specific
12 plan of highways, whichever is nearer the proposed structure.

13 F. Side yard setbacks shall be a minimum of 5 feet for interior lots and a
14 minimum of 10 feet for corner lots.

15 G. Rear yard setbacks shall be a minimum of 15 feet as measured from the rear
16 lot line.

17 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
18 maximum of 2.5 feet into the side yard setback. Living areas may encroach 2 feet into the
19 front yard setback. Porches may encroach 7 feet into the front yard setback. Side entry
20 garages may encroach 8 feet into the front yard setback.

21 I. A minimum of two parking spaces shall be provided within a garage for
22 each dwelling unit.

23 J. Pad area shall not be less than 4,000 square feet.

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

26 d. Planning Areas 4 and 5

27 (1) The uses permitted in Planning Areas 4 and 5 of Specific Plan No. 344 shall be the
28 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses

1 permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1)
2 shall not be permitted.

3 (2) The development standards for Planning Areas 4 and 5 of Specific Plan No. 344
4 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
5 except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1),
6 (2), (3), and (4) shall be deleted and replaced by the following:

7 A. Lot area shall be not less than 4,500 square feet.

8 B. The minimum average width of that portion of a lot to be used as a building
9 site shall be 45 feet with a minimum average depth of 90 feet.

10 C. Minimum lot frontage shall be 40 feet, except for lots fronting on knuckles
11 or cul-de-sac lots which shall have a minimum lot frontage of 30 feet.

12 D. The maximum building height shall be 40 feet. The maximum wall/fence
13 height shall be 7 feet.

14 E. Front yard setbacks shall be a minimum of 18 feet as measured from the
15 existing street right-of-way or from any future street right-of-way as shown on any specific
16 plan of highways, whichever is nearer the proposed structure.

17 F. Side yard setbacks shall be a minimum of 5 feet for interior lots and a
18 minimum of 10 feet for corner lots.

19 G. Rear yard setbacks shall be a minimum of 10 feet as measured from the rear
20 lot line.

21 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
22 maximum of 2.5 feet into the side yard setback. Living areas may encroach 3 feet into the
23 front yard setback. Porches may encroach 8 feet into the front yard setback. Side entry
24 garages may encroach 8 feet into the front yard setback.

25 I. A minimum of two parking spaces shall be provided within a garage for
26 each dwelling unit.

27 J. Pad area shall not be less than 3,500 square feet.
28

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

3 e. Planning Areas 6 and 7

4 (1) The uses permitted in Planning Areas 6 and 7 of Specific Plan No. 344 shall be the
5 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
6 permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1)
7 shall not be permitted.

8 (2) The development standards for Planning Areas 6 and 7 of Specific Plan No. 344
9 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
10 except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1),
11 (2), (3), and (4) shall be deleted and replaced by the following:

12 A. Lot area shall be not less than 4,000 square feet.

13 B. The minimum average width of that portion of a lot to be used as a building
14 site shall be 45 feet with a minimum average depth of 90 feet.

15 C. Minimum lot frontage shall be 40 feet, except for lots fronting on knuckles
16 or cul-de-sac lots which shall have a minimum lot frontage of 30 feet.

17 D. The maximum building height shall be 40 feet. The maximum wall/fence
18 height shall be 7 feet.

19 E. Front yard setbacks shall be a minimum of 18 feet as measured from the
20 existing street right-of-way or from any future street right-of-way as shown on any specific
21 plan of highways, whichever is nearer the proposed structure.

22 F. Side yard setbacks shall be a minimum of 5 feet for interior lots and a
23 minimum of 10 feet for corner lots.

24 G. Rear yard setbacks shall be a minimum of 10 feet as measured from the rear
25 lot line.

26 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
27 maximum of 2.5 feet into the side yard setback. Living areas may encroach 3 feet into the
28

1 front yard setback. Porches may encroach 8 feet into the front yard setback. Side entry
2 garages may encroach 8 feet into the front yard setback.

3 I. A minimum of two parking spaces shall be provided within a garage for
4 each dwelling unit.

5 J. Pad area shall not be less than 3,400 square feet.

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

8 f. Planning Area 9

9 (1) The uses permitted in Planning Area 9 of Specific Plan No. 344 shall be the same
10 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
11 permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1)
12 shall not be permitted.

13 (2) The development standards for Planning Area 9 of Specific Plan No. 344 shall be
14 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
15 the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and
16 (4) shall be deleted and replaced by the following:

17 A. Lot area shall be not less than 5,000 square feet.

18 B. The minimum average width of that portion of a lot to be used as a building
19 site shall be 45 feet with a minimum average depth of 90 feet.

20 C. Minimum lot frontage shall be 45 feet, except for lots fronting on knuckles
21 or cul-de-sac lots which shall have a minimum lot frontage of 30 feet.

22 D. The maximum building height shall be 40 feet. The maximum wall/fence
23 height shall be 7 feet.

24 E. Front yard setbacks shall be a minimum of 18 feet as measured from the
25 existing street right-of-way or from any future street right-of-way as shown on any specific
26 plan of highways, whichever is nearer the proposed structure.

27 F. Side yard setbacks shall be a minimum of 5 feet for interior lots and a
28 minimum of 10 feet for corner lots.

1 G. Rear yard setbacks shall be a minimum of 15 feet as measured from the rear
2 lot line.

3 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
4 maximum of 2.5 feet into the side yard setback. Living areas may encroach 3 feet into the
5 front yard setback. Porches may encroach 8 feet into the front yard setback. Side entry
6 garages may encroach 8 feet into the front yard setback.

7 I. A minimum of two parking spaces shall be provided within a garage for
8 each dwelling unit.

9 J. Pad area shall not be less than 4,000 square feet.

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

12 g. Planning Areas 12 and 13

13 (1) The uses permitted in Planning Areas 12 and 13, of Specific Plan No. 344 shall be
14 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the
15 permitted uses identified under Section 6.1.b. shall include schools and day care centers.

16 (2) The development standards for Planning Areas 12 and 13 of Specific Plan No. 344
17 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 for
18 the development of a school or day care center.

19 (3) The development standards for Planning Areas 12 and 13 of Specific Plan No. 344
20 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
21 except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1),
22 (2), (3), and (4) shall be deleted and replaced by the following for the development of a one family
23 dwelling:

24 A. Lot area shall be not less than 4,500 square feet.

25 B. The minimum average width of that portion of a lot to be used as a building
26 site shall be 45 feet with a minimum average depth of 100 feet.

27 C. Minimum lot frontage shall be 40 feet, except for lots fronting on knuckles
28 or cul-de-sac lots which shall have a minimum lot frontage of 30 feet.

1 D. The maximum building height shall be 40 feet. The maximum wall/fence
2 height shall be 7 feet.

3 E. Front yard setbacks shall be a minimum of 18 feet as measured from the
4 existing street right-of-way or from any future street right-of-way as shown on any specific
5 plan of highways, whichever is nearer the proposed structure.

6 F. Side yard setbacks shall be a minimum of 5 feet for interior lots and a
7 minimum of 10 feet for corner lots.

8 G. Rear yard setbacks shall be a minimum of 10 feet as measured from the rear
9 lot line.

10 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
11 maximum of 2.5 feet into the side yard setback. Living areas may encroach 3 feet into the
12 front yard setback. Porches may encroach 8 feet into the front yard setback. Side entry
13 garages may encroach 8 feet into the front yard setback.

14 I. A minimum of two parking spaces shall be provided within a garage for
15 each dwelling unit.

16 J. Pad area shall not be less than 3,500 square feet.

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

19 h. Planning Areas 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 21A, and 21B

20 (1) The uses permitted in Planning Areas 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 21A,
21 and 21B of Specific Plan No. 344 shall be the same as those uses permitted in Article VIIIe,
22 Section 8.100 of Ordinance No. 348. In addition, the permitted uses identified under Section
23 8.100 shall include equestrian staging areas and the permitted uses identified under Section
24 8.100.a. shall include recreation centers.

25 (2) The development standards for Planning Areas 14, 15, 16, 17, 18A, 18B, 18C, 18D,
26 19, 21A, and 21B of Specific Plan No. 344 shall be the same as those standards identified in
27 Article VIIIe, Section 8.101 of Ordinance No. 348, except that the development standards set forth
28 in Article VIIIe, Section 8.101. b. shall be deleted and replaced by the following:

1 A. Any proposed building shall be setback a minimum of 20 feet from the
2 existing street right-of-way or from any future street right-of-way as shown on any specific
3 plan of highways, whichever is nearer the proposed structure.

4 B. Any proposed building shall be setback a minimum of 10 feet from any lot
5 line.

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

8 i. Planning Areas 20A and 20B

9 (1) The uses permitted in Planning Areas 20A and 20B of Specific Plan No. 344 shall
10 be the same as those uses permitted in Article XVI, Section 16.1 of Ordinance No. 348, except
11 that the uses permitted pursuant to Sections 16.1.a.(1) through (5) and (7); b.(1), (2), (3), (4), (5),
12 (6), and (8); c.(2); d.(1); and e. shall not be permitted.

13 (2) The development standards for Planning Areas 20A and 20B of Specific Plan No.
14 344 shall be the same as those standards identified in Article XVI, Section 16.4 of Ordinance No.
15 348.

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

18 j. Planning Areas 22A, 22B, 22C, and 22D

19 (1) The uses permitted in Planning Areas 22A, 22B, 22C, and 22D of Specific Plan
20 No. 344 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
21 348.

22 (2) The development standards for Planning 22A, 22B, 22C, and 22D of Specific Plan
23 No. 344 shall be the same as those standards identified in Article VIIIe, Section 8.100 of
24 Ordinance No. 348.

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

27
28 Section 3. This ordinance shall take effect 30 days after its adoption.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

BY _____

Chairman, Board of Supervisors

ATTEST:

NANCY ROMERO

Clerk of the Board

By _____

(Deputy)

(SEAL)

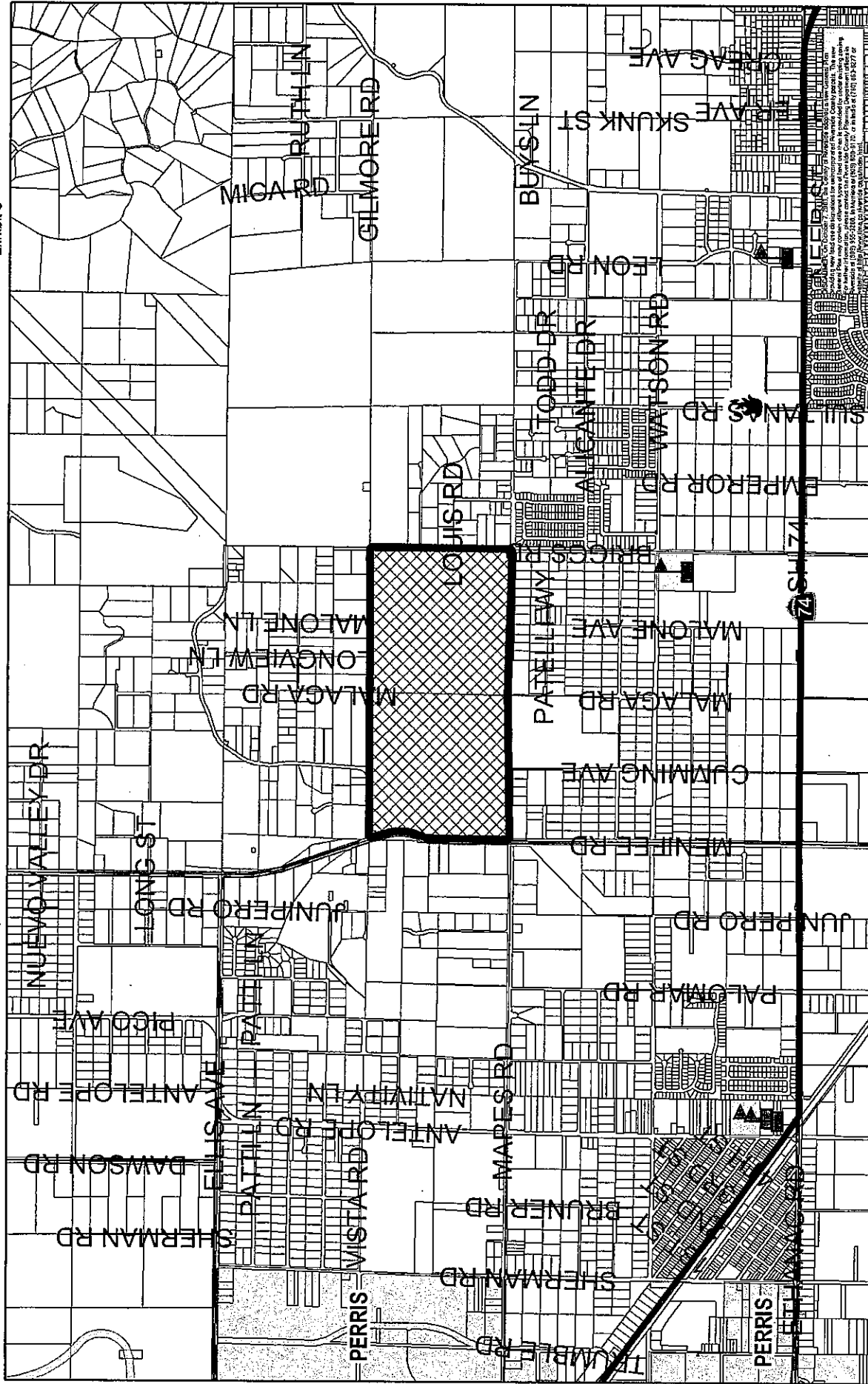
APPROVED AS TO FORM AND CONTENT:

By _____

CZ07076 SP00344 GPA00727 VICINITY MAP

Supervisor Ashley
District 5
DATE DRAWN: 1/4/06

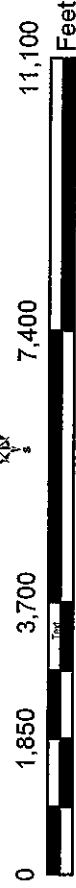
Planner: Adam Rush
Date: 1/13/06
Exhibit 5

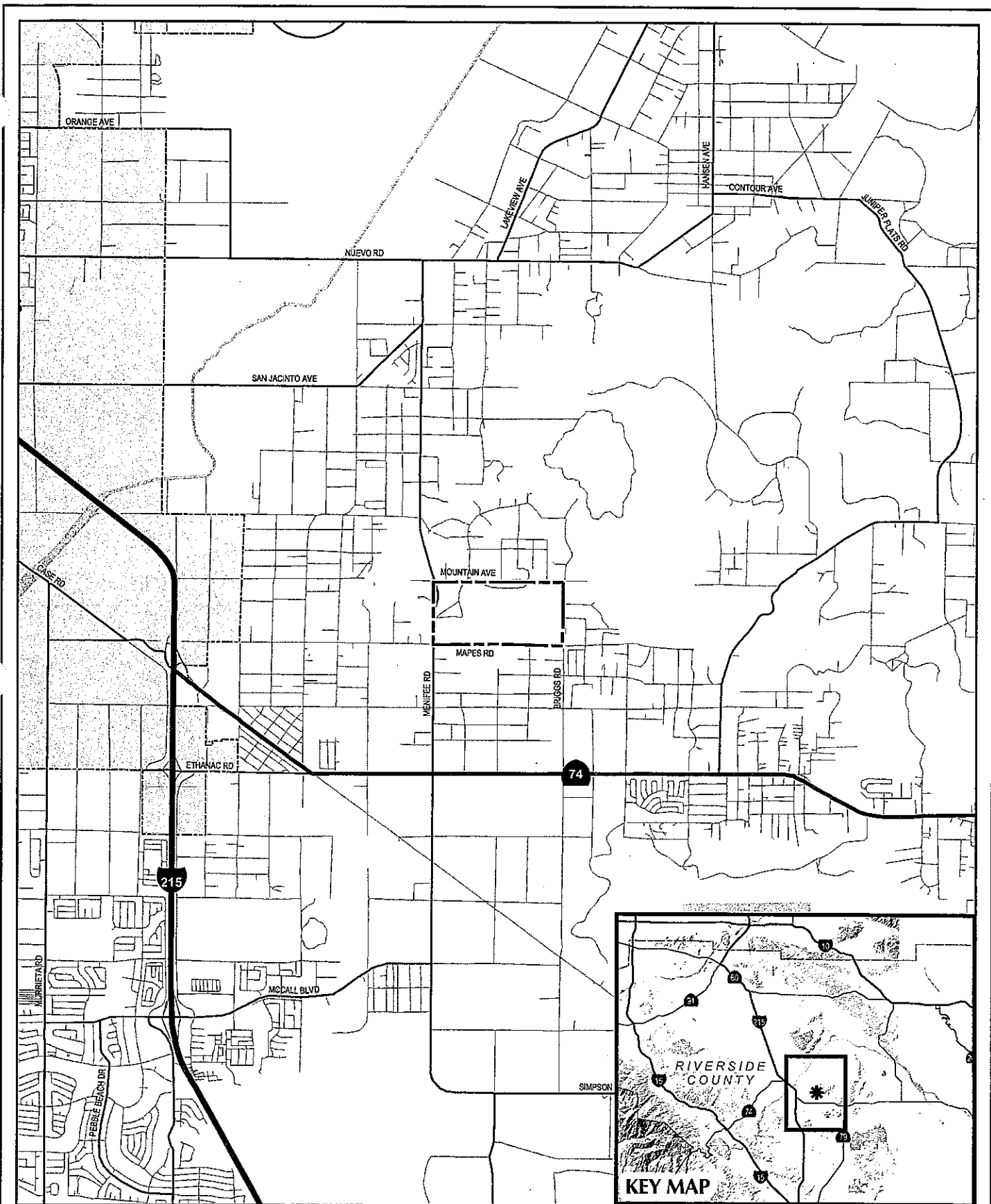


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **Homeland**
District: **Homeland**
Township/Range: **T5SR3W**
Section: **1**

ASSESSORS
BK. PG. 327-15
THOMAS
BROS. PG. 808 H5



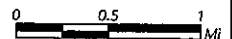


Vicinity Map

MAPES ESTATES

County of Riverside

DATE: 04/22/2004



T&B PLANNING CONSULTANTS
17542 East 17th Street, Suite 100, Tustin, CA 92780
p 714.505.6360 f 714.505.6361

www.tbplanning.com



Supervisor Ashley
District 5

DATE DRAWN 1/4/06

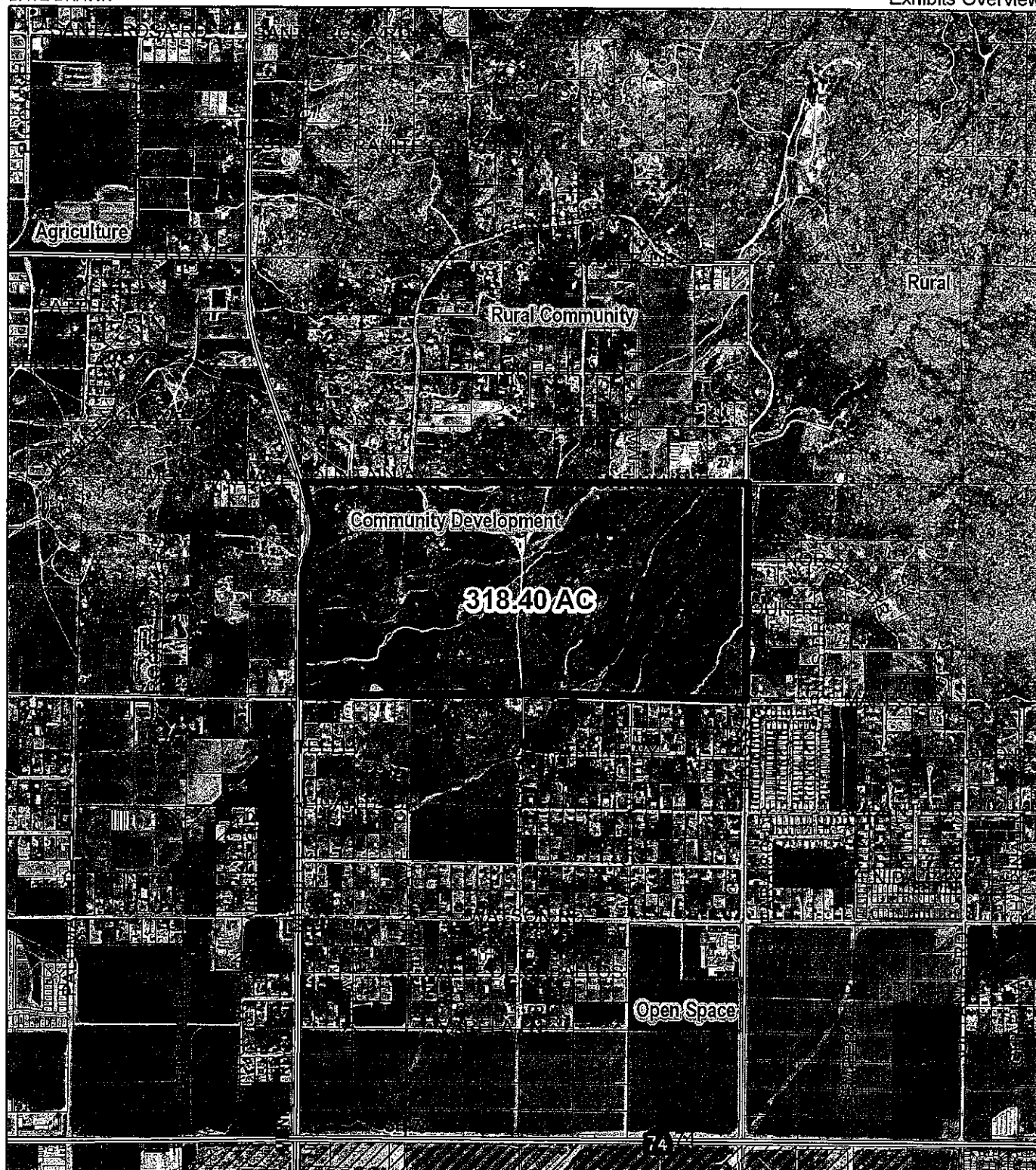
CZ07076 SP00344 GPA00727

DEVELOPMENT OPPORTUNITY

Planner: Adam Rush

Date: 1/13/06

Exhibits Overview

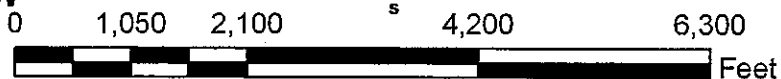


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area **Homeland**
Plan:

Township/Range: **T5SR3W**

SECTION: **1**



ASSESSORS
BK. PG. **327-15**

THOMAS
BROS.PG **808 H5**

Supervisor Ashley
District 5

CZ07076 SP00344 GPA00727

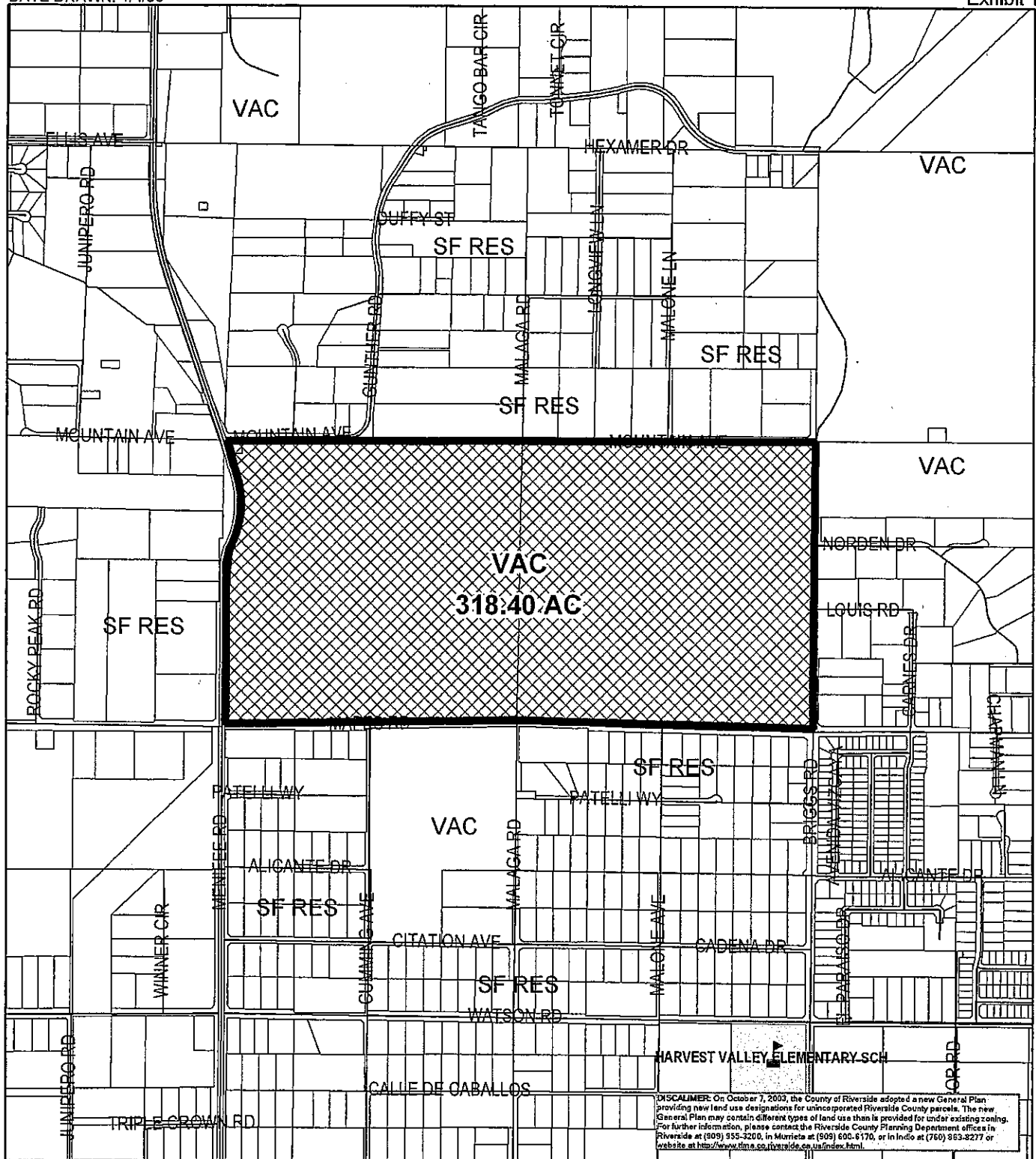
Planner: Adam Rush

Date: 1/13/06

DATE DRAWN: 1/4/06

Land Use

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Homeland**
Township/Range: **T5SR3W**
Section : 1



0 700 1,400 2,800 4,200
Feet

ASSESSORS 327-15
BK. PG.
THOMAS 808 H5
BROS.PG

Supervisor Ashley
District 5

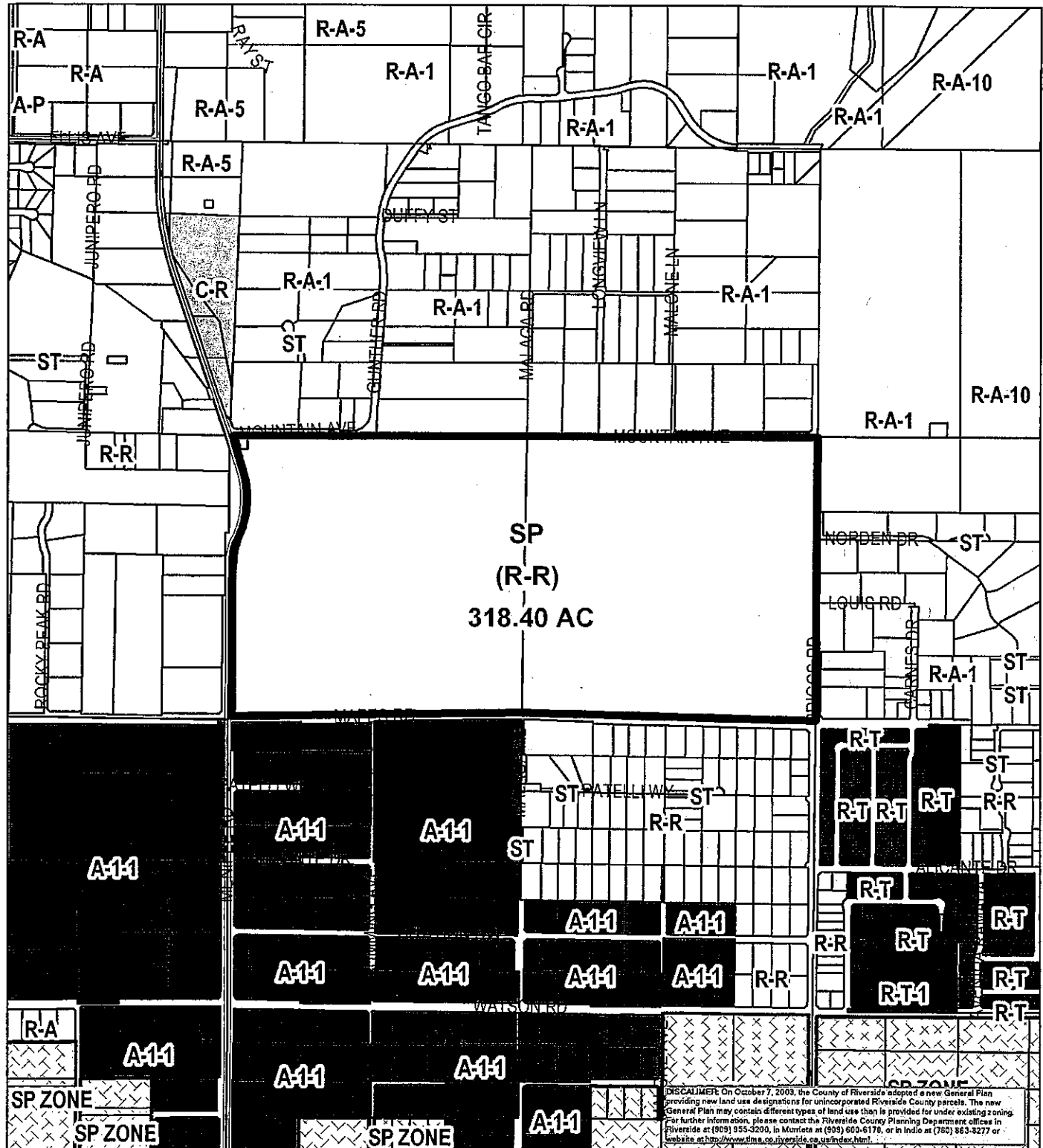
DATE DRAWN: 1/4/06

CZ07076 SP00344 GPA00727
PROPOSED ZONING

Planner: Adam Rush

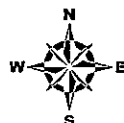
Date: 10/26/05

Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Homeland**
Township/Range: **T5SR3W**
Section : 1



0 750 1,500 3,000 4,500
Feet

ASSESSORS

BK. PG. 327-15

THOMAS

BROS.PG 808 H5

Supervisor Ashley
District 5

DATE DRAWN: 1/4/06

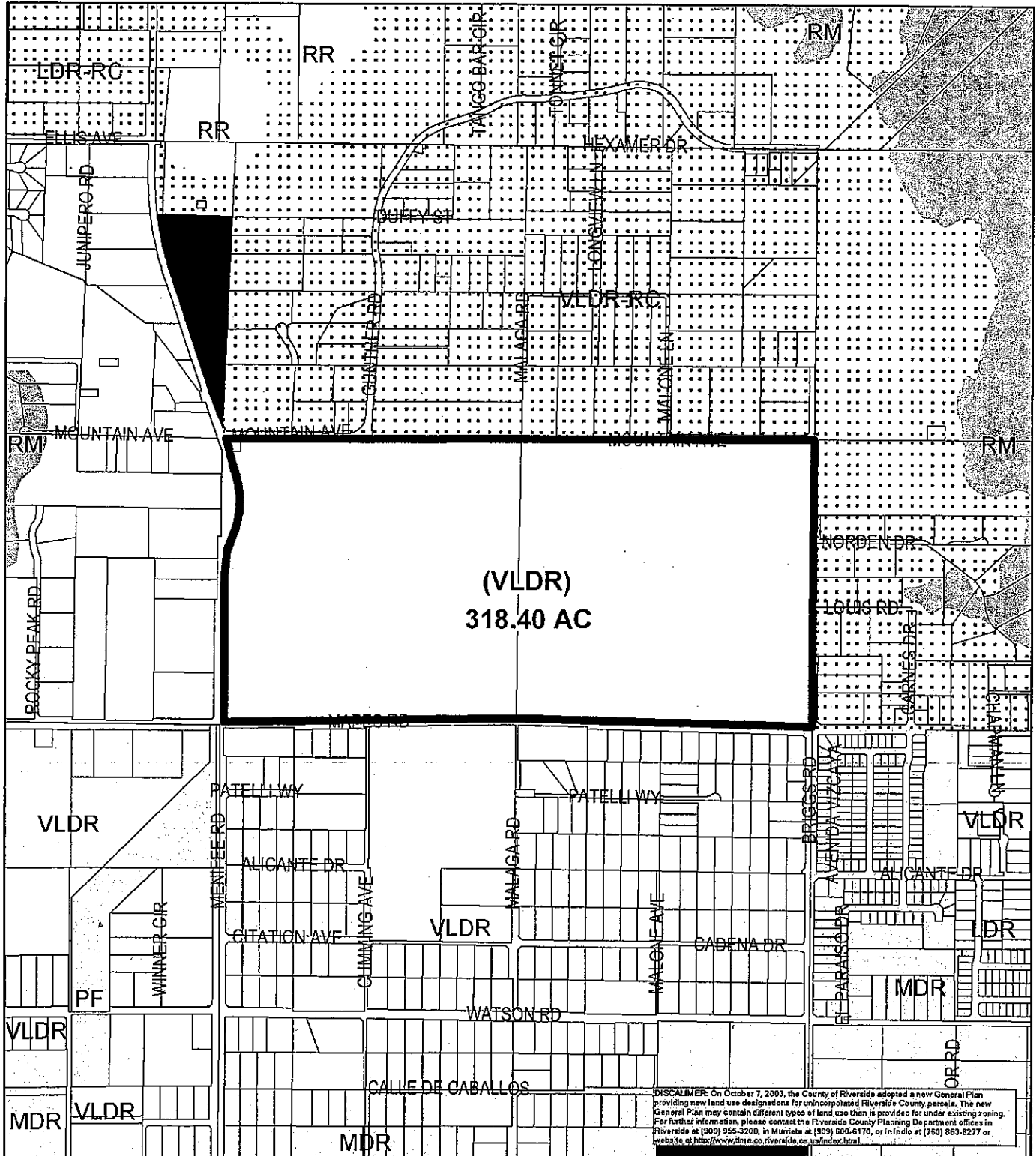
CZ07076 SP00344 GPA00727

Proposed General Plan

Planner: Adam Rush

Date: 1/13/06

Exhibit 5



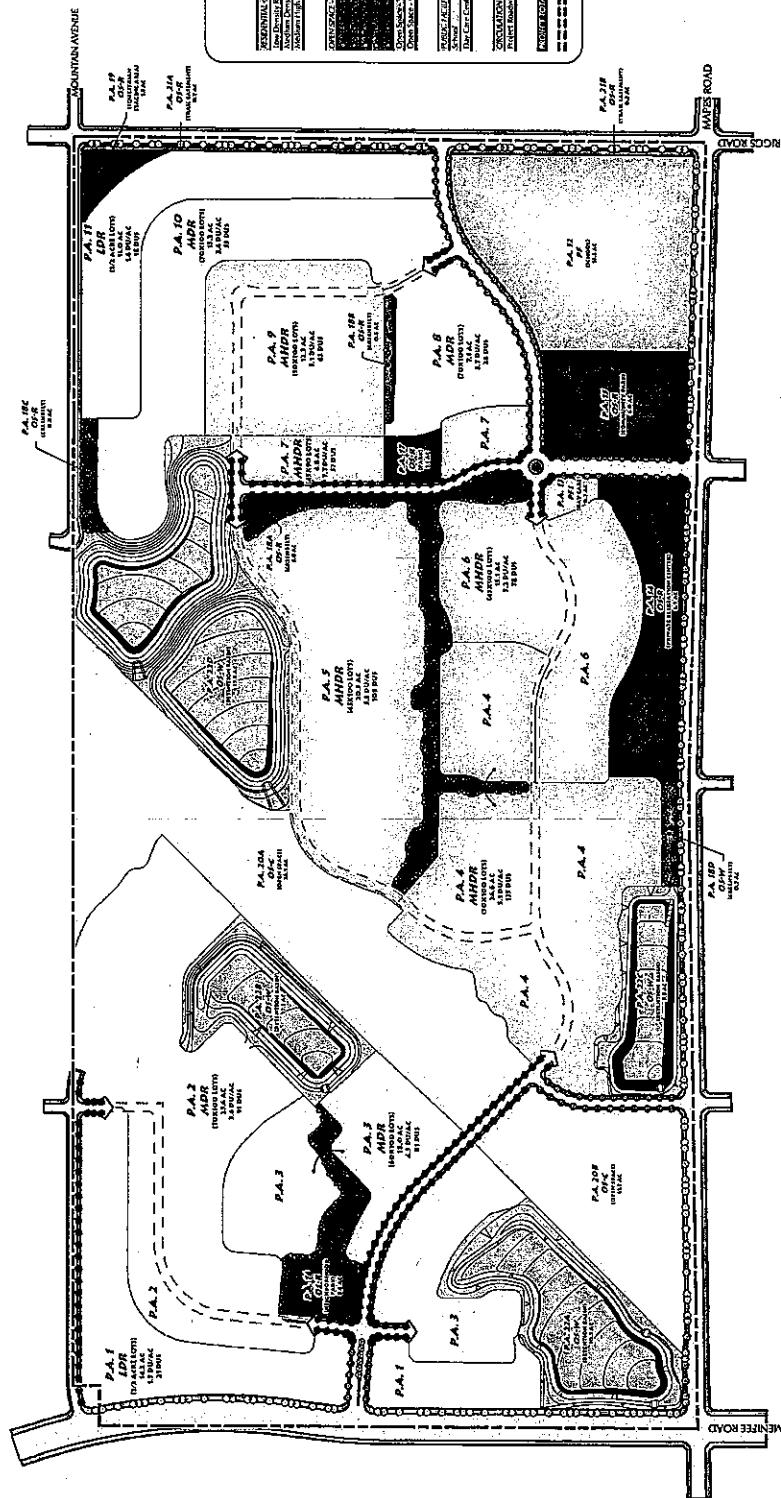
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Homeland**
Township/Range: **T5SR3W**
Section : 1



0 700 1,400 2,800 4,200
Feet

ASSESSORS
BK. PG. 327-15
THOMAS
BROS.PG 808 H5



Trailmark

SPECIFIC PLAN NO. 344

FIGURE 3.1
Specific Plan Land Use Plan

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

5. DRT CORRECTIONS REQUIRED

5.FLOOD RI. 3 DRT- CORRECTIONS 1-21-09 (cont.) (cont.) REQUIRED

Any questions pertaining to this project may be directed to
Charles de Chambeau of this office at (951) 955-1298.

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless RECOMMND

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

10. EVERY. 2 SP - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 344 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 344

CHANGE OF ZONE = Change of Zone No. 7067.

GPA = Comprehensive General Plan Amendment No. 727.

EIR = Environmental Impact Report No. 482.

10. EVERY. 3 SP - SP Document RECOMMND

Specific Plan No. 344 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

10. GENERAL CONDITIONS

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

RECOMMND

including the Mitigation Reporting/Monitoring Program

2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 482 Document, which must include, but not be limited to, the following items:

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

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

10. EVERY. 4 SP - Ordinance Requirements

RECOMMND

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

10. EVERY. 5 SP - Limits of SP DOCUMENT

RECOMMND

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

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 10

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

10. GENERAL CONDITIONS

10. EVERY. 5 SP - Limits of SP DOCUMENT (cont.) RECOMMND

shall apply in place of more general County guidelines and standards.

BS GRADE DEPARTMENT

10.BS GRADE. 1 SMP G-8 BUILDING/GRADING PERMI RECOMMND

Building permits are required for all structures as identified in Ordinance 475. Grading permits are not necessarily required, however, prior to issuance of any building permit, the operator shall obtain approval to construct from the Grading Division of the Building & Safety Department.

A Substantial Conformance may be required prior to the

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

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

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

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

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

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

10.BS GRADE. 5 SP*-NO GRADING & SUBDIVIDING RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

10. GENERAL CONDITIONS

10.BS GRADE. 5 SP*-NO GRADING & SUBDIVIDING (cont.) RECOMMND

Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - SCREEN CHECK NO 2 RECOMMND

The Department of Environmental Health (DEH) has received and reviewed the screen check #2 for the SP00344(SP) and we have no objections.

Sewer and water purveyor (EMWD) has been identified and the conceptional designs are part of the EMWD plan of service.

Because the SP has greater than 600 residential lots, a Water Supply Assessment (longevity) Report shall be required as has been asked since 15 August 2002, for with other submittals (see EIR 432, PAR00393, Tr 31537, Tr 30069, Tr 30142, Tr 31217, Tr 29835, Tr 32290, SP00293A5, Tr 32372, Tr 32290) according to the requirements of AB 901. Because the SP has greater than 600 residential lots, a Water Supply Assessment (longevity) Report shall be required as has been asked for since 15 August 2002, with other submittals (see EIR 432, PAR00393, Tr 31537, Tr 30069, Tr 30142, Tr 31217, Tr 29835, Tr 32290, SP00293A5, Tr 32372, Tr 32290) according to the requirements of AB 901, SB 610 and 221.

Contact Steve Williams from the State of California Drinking Water Field Operations Branch for details (619-525-4383 FAX).

FIRE DEPARTMENT

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

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

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

10. GENERAL CONDITIONS

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

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

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

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

10.FIRE. 3 SP-#95-HAZ FIRE AREA RECOMMND

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 4 SP-#96-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 5 SP-#97-OPEN SPACE RECOMMND

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

10.FIRE. 6 SP*-#100-FIRE STATION RECOMMND

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 13

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

10. GENERAL CONDITIONS

10.FIRE. 6 SP* - #100-FIRE STATION (cont.) RECOMMND

dwelling units, or 3.5 million square feet of commercial/industrial occupancy.

The proponents / developers shall participate in the Development Impact Fee Program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts

10.FIRE. 7 SP-#101-DISCL/FLAG LOT RECOMMND

1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.

3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

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

10.FIRE. 8 SP-#47 SECONDARY ACCESS RECOMMND

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

PLANNING DEPARTMENT

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

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

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

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 14

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

10. GENERAL CONDITIONS

10.PLANNING. 2 SP - NO P.A. DENSITY TRANSPER (cont.) RECOMMND

Specific Plan Amendment or Specific Plan Substantial
Conformance process, as determined by the Planning
Director.

10.PLANNING. 3 SP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety
Code Section 7050.5 states that no further disturbance
shall occur until the Riverside County Coroner has made the
necessary findings as to origin. Further, pursuant to
Public Resource Code Section 5097.98(b) remains shall
be left in place and free from disturbance until a
final decision as to the treatment and disposition
has been made. If the Riverside County Coroner
determines the remains to be Native American, the
Native American Heritage Commission shall be contacted
within a resonable timeframe. Subsequently, the Native
American Heritage Commission shall identify the "most
likely descendant." The most likely descendant shall then
make recommendations and engage in consultation concerning
thetreatment of the remains as provided in Public Resources
Code Section 5097.98.

10.PLANNING. 4 SP - INADVERTENT ARCHAEO FIND RECOMMND

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

1. All ground disturbance activities within 100 feet of the
discovered cultural resources shall be halted until a
meeting is convened between the developer, the
archaeologist, the Native American tribal respresentative
and the Planning Director to discuss the significance of
the find.

2. At the meeting, the significance of the discoveries
shall be discussed and after consultation with the Native
American tribal representative and the archaeologist, a
decision shall be made, with the concurrence of the

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 15

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

10. GENERAL CONDITIONS

10.PLANNING. 4 SP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

10.PLANNING. 5 SP - GEO02069 RECOMMND

County Geologic Report (GEO) No. 2069, submitted for this project (SP00344 & TR35045) was prepared by Geocon Incorporated and is entitled: "Preliminary Geotechnical Investigation, Mapes Estate, Menifee Road and Mapes Road, Romoland Area, Riverside County, California," dated December 4, 2003. In addition Geocon prepared the following:

Update Geotechnical Investigation, Trailmark (Formerly Maps Estates), NEC of Menifee Road and Mapes Road, Romoland Area, Riverside County, California, Project No. T2102-62-02," dated June 6, 2008.

"Response to Riverside County Review Comments, Trailmark (Formerly Mapes Estates), NE Corner of Menifee road and Mapes Road, Romoland Area, Riverside County, California", dated September 24, 2008.

These documents are herein incorporated as a part of Geo No. 2069.

GEO No. 2069 concluded:

- 1.The possibility of damage due to ground rupture is considered low since active faults are not known to cross the site.
- 2.The potential for liquefaction and subsidence at the site is considered to be low.
- 3.The potential for landsliding on the site is considered extremely low.
- 4.Excavations within the non-rippable material are expected to require blasting to facilitate grading and should

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 16

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

10. GENERAL CONDITIONS

10.PLANNING. 5

SP - GEO02069 (cont.)

RECOMMND

generate oversize rock. Excavations within rippable bedrock materials may also result in some oversize rock.

5.Shallow perched groundwater may be encountered seasonally along the alluvial/bedrock contact.

6.Cut and fill slopes constructed with the on-site soil and bedrock are anticipated to be stable with respect to deep seated and surficial stability to heights of at least 25 feet and at an inclination of 2:1 or flatter.

GEO No. 2069 recommended:

1.Topsoil, the upper portions of the alluvial deposits, and highly weathered granitic bedrock are not considered suitable to provide structural support in their present condition and will require remedial grading.

2.Oversize rock should be placed in accordance with Section 6 of Appendix D of the June 6, 2008 Geocon report.

3.Adequate drainage provisions are imperative.

GEO No. 2069 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2069 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the anticipated blasting requirements as described elsewhere in the parent tract map conditions.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

SP - 90 DAYS TO PROTEST

RECOMMND

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020,

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 17

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 SP - 90 DAYS TO PROTEST (cont.)

RECOMMND

the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

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

RECOMMND

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

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

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS

RECOMMND

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

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

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

30.PLANNING. 3 SP - DURATION OF SP VALIDITY

RECOMMND

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

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 18

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3

SP - DURATION OF SP VALIDITY (cont.)

RECOMMND

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended, which is prior to the issuance of the 571st building permit.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

30.PLANNING. 4

SP - SUBMIT FINAL DOCUMENTS

RECOMMND

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

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

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

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

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

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

30.PLANNING. 5 SP - PROJECT LOCATION EXHIBIT

RECOMMND

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

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

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

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD

RECOMMND

Prior to the approval of any implementing project within Planning Areas 1, 4 (southerly of Street B), 11 and/or 12 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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

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

The submittal of this study mandates that a CEQA

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 20

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD (cont.) RECOMMND

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

30.PLANNING. 7 SP - AIR QUALITY STUDY REQD RECOMMND

Prior to the approval of any implementing project within Planning Areas 1, 4 (southerly of Street B), 11 and/or 12 the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) the following condition shall be placed on the implementing project:

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

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

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

30.PLANNING. 12 SP - EA REQUIRED RECOMMND

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

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

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

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 21

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13

SP - ADDENDUM EIR

RECOMMND

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

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

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

30.PLANNING. 14

SP - SUPPLEMENT TO EIR

RECOMMND

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

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

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - SUPPLEMENT TO EIR (cont.)

RECOMMND

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

30.PLANNING. 15 SP - SUBSEQUENT EIR

RECOMMND

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

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

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

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS

RECOMMND

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

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

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS (cont.)

RECOMMND

Supervisors, repectively. This condition may not be DEFERRED."

30.PLANNING. 17 SP - AMENDMENT REQUIRED

RECOMMND

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

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

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

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

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

30.PLANNING. 18 SP - PARK AGENCY REQUIRED

RECOMMND

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley Wide Recreation and Park District shall be

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18

SP - PARK AGENCY REQUIRED (cont.)

RECOMMND

annexed into the Valley Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

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

30.PLANNING. 20

SP - PA PROCEDURES

RECOMMND

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

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

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

30.PLANNING. 21

SP - COMMON AREA MAINTENANCE

RECOMMND

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

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - COMMON AREA MAINTENANCE (cont.)

RECOMMEND

implementing application:

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

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

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

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

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas: 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 20A, 20B, 20C, 21A, 21B, 22A, 22B, 22C, & 22D.

30.PLANNING. 22 SP - CC&R RES PUB COMMON AREA

RECOMMEND

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

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded)

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

RECOMMND

and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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

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

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

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

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on the Specific Plan Land Use Plan attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

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

transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

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

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

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

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

SP - CC&R RES PRI COMMON AREA

RECOMMND

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

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

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

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

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

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area',

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

more particularly described on the Specific Plan Land Use Plan, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

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

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

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

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

RECOMMND

"PRIOR TO THE ISSUANCE OF GRADING PERMITS,

The project applicant shall enter into an agreement with a qualified archaeologist listed on the County's Cultural resources Consultant List. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 24

SP - ARCHAEO M/M PROGRAM (cont.)

RECOMMEND

of grading, as found in the EIR, unless superceded by these conditions of approval. A copy of said agreement, fully executed, shall be submitted to the Planning Department (County Archaeologist). No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with, unless superceded by these conditions of approval."

Participating tribes for this Specific Plan consist of the Soboba Band of Luiseno Indians and the Ramona Band of Cahuilla Indians per their requests.

The following mitigation measures shall be complied with:

1. Prior to any clearing, grubbing, and/or earth moving activities (grading and trenching), for on-site or related off-site disturbance, a qualified professional archaeologist shall be retained by the developer. The seven historic and prehistoric resources identified on the Project site indicate a high sensitivity for cultural resources in the area. Therefore, consultation with the appropriate Native American tribe(s) is required. A pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place to ensure an understanding of the mitigation measures required during construction.
2. Prior to issuance of a grading permit, a qualified professional archaeologist shall develop a mitigation plan and a discovery clause/treatment plan, which shall include mitigation monitoring to be implemented during earthmoving on the Project site. The treatment plan shall be developed in consultation with the participating Native American tribes and shall account for the treatment of any archaeological remains and associated data uncovered by brushing, grubbing, or earthmoving. The treatment plan shall not conflict with these conditions of approval.
3. The Project applicant shall enter into a pre-excavation agreement with the participating Native American tribe(s). The agreement shall specify the role of the Native American observers, protocols for consultation and dealing with human remains, and specify the ultimate disposition of any significant resources discovered during monitoring.

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

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

4. The landowner shall relinquish ownership of all cultural resources, including all cultural sacred items, burial goods and all archaeological artifacts that are found on the Project site to the participating Native American tribes for proper treatment and disposition.

5. Archaeological and tribal monitoring shall be conducted on a full-time basis for all grading and ground disturbing activities, including archaeological testing, until the Project archaeologist, in consultation with the participating Native American tribes and the County of Riverside, determines that resources are not likely to be determined.

6. If archaeological remains are found by the archaeological monitor, earthmoving shall be diverted temporarily around the deposits until they have been evaluated, recorded, protected for preservation, excavated, and/or recovered as necessary. Earthmoving shall be allowed to proceed through the site when the archaeological supervisor, in consultation with the participating Native American tribes and the County of Riverside, determines the artifacts are recovered and/or the site is mitigated to the extent necessary.

7. If possible human remains are encountered during any earthmoving activities, in adherence to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 7097.98. The County Coroner must be notified of the find immediately. If the remains are considered to be prehistoric, the Coroner must notify the Native American Heritage Commission (NAHC). With the permission of the landowner or his/her representative, the Most Likely Descendant(s) (MLD(s)) may inspect the site of discovery. The MLD(s) shall complete the inspection within 24 hours of notification by the NAHC.

8. If a previously unknown site is encountered and it requires additional mitigation, a plan or proposal shall be prepared by the archaeologist, in consultation with the participating Native American tribes and the County of Riverside, outlining the plan of action that needs to be implemented to mitigate the new site.

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

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

9. Any recovered archaeological resources shall be identified, recorded, mapped, and artifacts catalogued as required by standard archaeological practices. Examination by an archaeological specialist shall be included where necessary, dependant upon the artifacts, features, or sites that are encountered, in consultation with the participating Native American tribes. Any invasive examination/testing methods shall have prior approval by the participating tribes. If the participating tribes request prior to commencement of monitoring and mitigation work that artifacts be kept on-site, then the Project Archaeologist shall accommodate that request with an on-site laboratory facility and temporary on-site security structure with access controlled by the Project Archaeologist and the participating tribes. The expenses of the requested security structure shall be borne by the participating tribes.

10. A certified final report of findings shall be prepared by the archaeologist for submission to the Eastern Information Center, the County of Riverside, and the participating Native American tribes. The report shall describe parcel history, summarize field and laboratory methods used, if applicable, and include any testing or special analysis information conducted to support the findings. The required Phase IV Monitoring report format and scope of work can be found on the TLMA website. Monitoring reports are to be submitted to the County Archaeologist prior to issuance of final building inspections for any component of work for which the monitoring was conducted. Please check with the County Archaeologist's office for current report format and number of copies required.

30.PLANNING. 25 SP - PALEO M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading.

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 33

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25

SP - PALEO M/M PROGRAM (cont.)

RECOMMND

A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

The following mitigation measures shall be complied with:

1. Prior to any earthmoving and/or grading activities in areas containing Pleistocene sediments, a professionally qualified paleontological monitor retained by the Project proponent and approved by the County of Riverside shall develop a storage agreement with the LACM Vertebrate Paleontology Section, San Bernardino County Museum, or another acceptable museum repository to allow for the permanent storage and maintenance of any fossil remains recovered within the project area as a result of the monitoring program, and for the archiving of associated specimen data and corresponding geologic and geographic site data at the museum repository.
2. The paleontologist shall develop a Paleontological Resource Impact Mitigation Program (PRIMP) and a discovery clause/treatment plan that, when implemented during earthmoving activities in the Project area, shall allow for the recovery and subsequent treatment of any fossil remains and associated specimen and site data uncovered by these activities.
3. The paleontologist and a paleontologic construction monitor shall attend a pre-grade meeting to explain the monitoring program to grading contractor staff and to develop procedures and lines of communication to be implemented if fossil remains are uncovered by earthmoving activities, particularly when a monitor may not be on-site.
4. Paleontologic monitoring of earthmoving activities shall start on a half-time basis. If excavation monitoring locates fossil material, the monitoring will continue on a full-time basis. the monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover microvertebrate fossils.

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25

SP - PALEO M/M PROGRAM (cont.) (cont.)

RECOMMND

5. If the paleontological monitor finds fossil remains, earthmoving activities shall be diverted around the fossil site until the remains have been recovered and these activities are allowed to proceed through the site by the monitor.

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

7. If fossil remains are found, an appropriate amount of fossiliferous rock shall be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit.

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

9. A final report of result and findings shall be prepared by the Project paleontologist for submission to the County of Riverside and the museum repository following accessioning of the fossil collection into the museum repository fossil collection. The report shall describe the geology and stratigraphy of the parcel, summarize field and laboratory methods used, include a faunal list and an inventory of catalogued fossil specimens, evaluate the scientific importance of the specimens, and discuss the relationship of any newly recorded fossil site in the

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 35

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP - PALEO M/M PROGRAM (cont.) (cont.) (cont.RECOMMND

parcel to relevant fossil sites previously recorded from the fossil-bearing rock unit in the parcel vicinity and from correlative rock units in other regions.

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

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in EIR No. 482 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 29 SP - SKR FEE CONDITION RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 318.4 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 36

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29 SP - SKR FEE CONDITION (cont.) RECOMMND
required."

30.PLANNING. 30 SP - ENTRY MONUMENTATION RECOMMND

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

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

The entry monument(s) shall be in substantial conformance to the design guidelines for Entry Monumentation of the SPECIFIC PLAN, as shown on pages V-39 to V-49, and Figure 5-21."

30.PLANNING. 32 SP - SCHOOL MITIGATION RECOMMND

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

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

30.PLANNING. 33 SP - SCHOOL MITIGATION RECOMMND

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

"PRIOR TO BUILDING PERMITS, impacts to the Perris Union High School District shall be mitigated in accordance with state law."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP344/TS CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 37

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1

SP - SP344/TS CONDITIONS (cont.)

RECOMMEND

guidelines. We generally concur with the findings relative to traffic impacts.

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

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

I-215 Southbound Ramps (NS) at:
Bonnie Drive - Matthews Road (EW)
Ethanac Road (EW)

I-215 Northbound Ramps (NS) at:
Bonnie Drive - Matthews Road (EW)
Ethanac Road (EW)

Trumble Road (NS) at:
Mapes Road (EW)
Matthews Road (EW)

Sherman Road (NS) at:
Mapes Road (EW)
Matthews Road (EW)
Ethanac Road (EW)

Antelope Road (NS) at:
Mapes Road (EW)
Matthews Road (EW)

Palomar Road (NS) at:
Matthews Road (EW)
Ethanac Road (EW)

Menifee Road (NS) at:
San Jacinto Avenue (EW)
Ellis Avenue (EW)
Mountain Avenue (EW)
Mapes Road (EW)
Watson Road (EW)
Ethanac Road (SR-74) (EW)

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 38

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP344/TS CONDITIONS (cont.) (cont.) RECOMMND

McCall Boulevard (EW)

Malone Road (NS) at:
Mapes Road (EW)

Briggs Road (NS) at:
Louis Road (EW)
Mapes Road (EW)
Watson Road (EW)
Ethanac Road (SR-74) (EW)

Sultan Road (NS) at:
Ethanac Road (SR-74) (EW)

30.TRANS. 2 SP - SP344/IMPROVEMENTS RECOMMND

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

30.TRANS. 3 SP - SP344/WRCOG TUMF RECOMMND

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

30.TRANS. 4 SP - SP344/TS REQUIRED RECOMMND

Site specific traffic studies will be required for all subsequent development proposals with the boundaries of Specific Plan No. 344 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 5 SP - SP344/PROJECT PHASING RECOMMND

The required project traffic signal and intersection improvements have been identified by project phase. The development of the project phases has been assumed to occur sequentially beginning with Phase 1. If a project Planning Area is developed in a phase different than identified below, the timing of required improvements may be modified

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP344/PROJECT PHASING (cont.) RECOMMND

by the County at its discretion. The planning areas included in each project phase are as follows:

Phase 1: Planning Areas 1, 2, 3, 16, 18A, 18B, 18D, 20A, 20B, and 22D

Phase 2: Planning Areas 12 and 15

Phase 3: Planning Areas 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 17, 18C, 19, 21A, 21B, 22A, 22B, and 22C.

30.TRANS. 6 SP - SP344/TS INSTALLATION RECOMMND

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections:

Project Phase 3:

Menifee Road (NS) at Mapes Road (EW)

NOTE: Eligible for fee credit only if signal is installed in ultimate configuration.

Project Phase 1:

Menifee Road (NS) at Site Driveway #1 (EW)

NOTE: This signal is not eligible for fee credit.

or as approved by the Transportation Department.

30.TRANS. 7 SP - SP344/TS GEOMETRICS RECOMMND

Prior to Occupancy of the 1st Dwelling Unit in Phase 1:

The intersection of Menifee Road (NS) and Mapes Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared through/right-turn lane

Southbound: one left-turn lane, one shared through/right-turn lane

Eastbound: one left-turn lane, one shared through/right-turn lane

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

The intersection of Menifee Road (NS) and Mountain Avenue

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 40

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7

SP - SP344/TS GEOMETRICS (cont.)

RECOMMND

(EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane, one
right-turn lane

Southbound: one left-turn lane, one shared
through/right-turn lane

Eastbound: N/A

Westbound: one left-turn lane, one shared
through/right-turn lane

The intersection of Menifee Road (NS) and Site Driveway #1
(EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one shared through/right-turn
lane

Southbound: one left-turn lane, one through lane

Eastbound: N/A

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

The intersection of Site Driveway #2 (NS) and Mountain
Avenue (EW) shall be improved to provide the following
geometrics:

Northbound: one shared left-turn/through/right-turn lane

Southbound: one shared left-turn/through/right-turn lane

Eastbound: one shared left-turn/through/right-turn lane

Westbound: one shared left-turn/through/right-turn lane

Prior to Occupancy of the 1st Building in Phase 2:

The intersection of Briggs Road (NS) and Mapes Road (EW)
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared
through/right-turn lane

Southbound: one left-turn lane, one shared
through/right-turn lane

Eastbound: one left-turn lane, one shared
through/right-turn lane

Westbound: one shared left/through/right-turn lane

NOTE: This intersection shall be improved according to the
"Conceptual Striping Plan, Briggs Road at Mapes Road"
prepared by Urban Crossroads and submitted on
11/26/08.

The intersection of Site Driveway #4/Malone Road (NS) and

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 41

ICIFIC PLAN Case #: SP00344

Parcel: 327-150-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7 SP - SP344/TS GEOMETRICS (cont.) (cont.) RECOMMND

Mapes Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn/right-turn lane

Eastbound: one left-turn lane, one through lane

Westbound: one shared through/right-turn lane

The intersection of Briggs Road (NS) and Site Driveway #5 (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared through/right-turn lane

Southbound: one left-turn lane, one shared through/right-turn lane

Eastbound: one shared left-turn lane/through/right-turn lane

Westbound: one shared left-turn lane/through/right-turn lane

Prior to Occupancy of the 1st Dwelling Unit in Phase 3:

The intersection of Site Driveway #3 (NS) and Mapes Road (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane

Southbound: one shared left-turn/through/right-turn lane

Eastbound: one left-turn lane, one shared through/right-turn lane

Westbound: one left-turn lane, one shared through/right-turn lane

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

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - LAKEVIEW/NUEVO FUNDING RECOMMND

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 42

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - LAKEVIEW/NUEVO FUNDING (cont.) RECOMMND

Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBD) is under active consideration. This project will be required to participate in the RBBD and pay its share of RBBD fees, including an interim RBBD Fee as determined by the County, prior to the recordation of any final map.

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 BURROWING OWL FOCUSED SURVEY RECOMMND

A BURROWING OWL FOCUSED SURVEY WAS CONDUCTED ONT HIS PORPOERT IN 2005. A NEW SURVEY WILL NEED TO BE COMPLETED PRIOR TO ANY GRADING ACTIVITIES ONSITE. THIS STUDY MUST BE CONDUCTED BY A QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY AND SUBMITTED TO EPD FOR REVIEW.

PLANNING DEPARTMENT

60.PLANNING. 4 MAP - PALEONTOLOGIST REQUIRED NOTAPPLY

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 43

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PARK PLANS REQUIRED

RECOMMND

PRIOR TO THE ISSUANCE OF THE 60th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 16. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 16 and with the requirements of the Valleywide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - Park Construction

RECOMMND

PRIOR TO THE ISSUANCE OF THE 313th building permit within the SPECIFIC PLAN, the park designated as Planning Area 14 shall be constructed, fully operable, and open to the public.

100.PLANNING. 2 SP - PARK CONSTRUCTION

RECOMMND

PRIOR TO THE ISSUANCE OF THE 120th building permit within the SPECIFIC PLAN, the park designated as Planning Area 16 shall be constructed, fully operable, and open to the public.

100.PLANNING. 2 SP - PARK PLANS REQUIRED

RECOMMND

PRIOR TO THE ISSUANCE OF THE 253th building permit within the SPECIFIC PLAN, detailed park plans for the park shown as Planning Area 14 shall be submitted to and approved by the Planning Department and the Valleywide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 14. The detailed park plans shall conform with the design criteria in the specific plan document for Planning

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 44

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 2 SP - PARK PLANS REQUIRED (cont.) RECOMMND

Area 14 and with the requirements of the Valleywide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 5 SP - PARK CONSTRUCTION RECOMMND

PRIOR TO THE ISSUANCE OF THE 433rd building permit within the SPECIFIC PLAN, the park designated as Planning Area 15 shall be constructed, fully operable and open to the public.

100.PLANNING. 6 SP - PARK CONSTRUCTION RECOMMND

PRIOR TO THE ISSUANCE OF THE 553rd building permit within the SPECIFIC PLAN, the park designated as Planning Area 17 shall be constructed, fully operable and open to the public.

100.PLANNING. 7 SP - PARK CONSTRUCTION RECOMMND

PRIOR TO THE ISSUANCE OF THE 673rd building permit within the SPECIFIC PLAN, the park designated as Planning Area 19 shall be constructed, fully operable and open to the public.

100.PLANNING. 9 SP - PARK PLANS REQUIRED RECOMMND

PRIOR TO THE ISSUANCE OF THE 373rd building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 15. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 15 and with the requirements of the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP -

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 45

CIFIC PLAN Case #: SP00344

Parcel: 327-150-004

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 9 SP - PARK PLANS REQUIRED (cont.) RECOMMND

Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 10 SP - PARK PLANS REQUIRED RECOMMND

PRIOR TO THE ISSUANCE OF THE 493rd building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 17. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 17 and with the requirements of the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 11 SP - PARK PLANS REQUIRED RECOMMND

PRIOR TO THE ISSUANCE OF THE 613th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 19. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 19 and with the requirements of the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to

10/15/09
18:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 46

SPECIFIC PLAN Case #: SP00344

Parcel: 327-150-004

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 11 SP - PARK PLANS REQUIRED (cont.)

RECOMMND

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

100.PLANNING. 12 SP - COUNT RES BUILD PERMITS

RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 80% (571) of the total residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 12 SP - PARK PLANS REQUIRED

RECOMMND

PRIOR TO THE ISSUANCE OF THE ___th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the [___ Recreation and Parks District] [County Service Area No. ___] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 19. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area ___ and with the requirements of the [___ Recreation and Parks District] [County Service Area No. ___] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 24, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe

SPECIFIC PLAN NO. 344 SCREENCHECK NO. 1, GENERAL PLAN AMENDMENT NO. 727, CHANGE OF ZONE NO. 7076, ENVIRONMENTAL IMPACT REPORT NO. 482, SCREENCHECK NO.1 – EA39877 – Applicant: Benchmark Pacific – Engineer/Representative: Benchmark Pacific - Fifth Supervisorial District - Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development – Very Low Density Residential (CD-VLDR) (1 Acre Minimum) – Location: Northerly of Mapes Road, easterly of Menifee Road, southerly of Mountain Avenue, and westerly of Briggs Road – 318.4 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Specific Plan proposes the establishment of a Specific Plan of development for 318.4 acres for residential, open space, and public facility land uses. 729 residential units are planned on 166.2 acres of the project site ranging between 1.6 dwelling units per acre to 6.3 dwelling units per acre for a residential area density of 4.4 dwelling units per acre and an overall project density of 2.28 dwelling units per acre. A total of 103.4 acres of open space is planned for the project divided into 27.9 acres for active recreation uses, 28.7 acres for water detention facilities, and 46.8 acres as natural open space. The plan proposes a 17.2 acre school site for the Romoland School District and a 1.6 acre day care center site as public facility land uses. The general plan amendment proposes to establish the Specific Plan. The change of zone proposes to change the zoning designation from Rural Residential (R-R) to Specific Plan (SP) and adopt the Specific Plan zoning ordinance. The environmental impact report addresses the environmental impacts associated with the specific plan in compliance with CEQA requirements. – APNs: 327-150-004, 327-150-005, 327-150-006 - Related Cases: N/A - Concurrent Cases: N/A

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on November 9, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Russell Brady**, Project Planner, at **(951) 955-1888** or email at rbrady@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



March 21, 2007

Russell Brady,

Project case number/title: EIR 482 / Trailmark Specific Plan # 00344

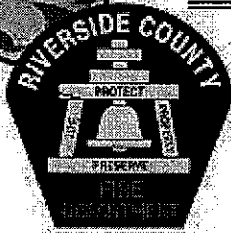
1. A noise study is required to address requirements for determining and mitigating traffic noise impacts to residential structures which are located adjacent to a road that is classified as a secondary or larger. A noise study will be required for each tract or plot plan within the development.

Noise standards to be addressed:

- a. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard for highways and major roads shall be used for determining the maximum future noise level," or, in the case of freeways and airports, the estimated conditions 20 years in the future may be used.
 - b. The interior noise levels in residential dwellings shall not exceed 45 Ldn/CNEL.
 - c. The exterior noise level shall not exceed 65 Ldn/CNEL.
 - d. Required Noise Prediction Model - Traffic Noise: FHWA RD 77-108 Highway Traffic Prediction Model, Sound 32 or the equivalent.
2. A noise study is required to address the stationary (commercial) noise standard. Facility-related noise, **as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels.
- a. 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
 - b. 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)
3. Our Department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above).

4. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Please contact Steve Hinde if you have any questions.



RIVERSIDE COUNTY FIRE DEPARTMENT

In cooperation with the
California Department of Forestry and Fire Protection

2300 Market Street, 1st FL Suite 150 • Riverside, California 92501 • (951) 955-4777 • Fax (909) 955-4886

John R. Hawkins
Fire Chief

Proudly serving the
unincorporated
areas of Riverside
County and the
Cities of:

Banning
❖
Beaumont
❖
Calimesa
❖
Canyon Lake
❖
Coachella
❖
Desert Hot Springs

Indio Wells
❖
Indio
❖
Lake Elsinore
❖
La Quinta
❖
Moreno Valley
❖
Palm Desert
❖
Perris
❖
Rancho Mirage
❖
San Jacinto
❖
Temecula

Board of Supervisors

Bob Buster,
District 1

John Tavaglione,
District 2

Stone,
District 3

Roy Wilson,
District 4

Marion Ashley,
District 5

March 13, 2009

County of Riverside Transportation & Land Management Agency
Planning Department
Planner Jeff Childres
4080 Lemon Street, 9th Floor
PO Box 1409
Riverside, CA 92502

**Re: Harvest Valley/Winchester Area Plan
Draft EIR 482 Screen Check Number 2**

With respect to the referenced project, the Riverside County Fire Department has no further comments:

If you have additional questions feel free to contact me.

Sincerely,

Jason Neuman

Jason Neuman, Captain
Strategic Planning Division
Riverside County Fire Department
(951) 940-6349



RIVERSIDE COUNTY FIRE DEPARTMENT

In cooperation with the
California Department of Forestry and Fire Protection

2300 Market Street, 1st FL Suite 150 • Riverside, California 92501 • (951) 955-4777 • Fax (909) 955-4886

John R. Hawkins
Fire Chief

Proudly serving the
unincorporated
areas of Riverside
County and the
Cities of:

Banning
❖
Beaumont
❖
Calimesa
❖
Canyon Lake
❖
Coachella
❖
Desert Hot Springs
❖
Indian Wells
❖
Indio
❖
Lake Elsinore
❖
La Quinta
❖
Moreno Valley
❖
Palm Desert
❖
Perris
❖
Rancho Mirage
❖
San Jacinto
❖
Temecula

Board of Supervisors

Bob Buster,
District 1

John Tavaglione,
District 2

tone,
District 3

Roy Wilson,
District 4

Marion Ashley,
District 5

June 9, 2008

County of Riverside Transportation & Land Management Agency
Planning Department
Planner Russell Brady
4080 Lemon Street, 9th Floor
PO Box 1409
Riverside, CA 92502

Re: Specific Plan 344 Screen Check 2

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

Mitigation measures, should be considered in order to help reduce these impacts to a level below significant. Examples of mitigation measures might include:

- Developer participation in land acquisition and fire facility construction;
- Equipment upgrade and/or purchase;
- Participation in a fire mitigation fee program which would allow one-time capital improvements such as land and equipment purchases, and construction development.
- Participation in the cost of adding additional personnel.

Costs necessary to maintain the increased level of service may be at least partially offset by taxes acquired by the new construction; however additional funding sources may have to be identified to cover any shortfalls

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460

and/or No. 787, subject to review and approval by the Riverside County Fire Department.

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with special construction provisions contained in Riverside County Ordinance No. 787.3. and is subject to final review by the Fire Marshal at the tentative subdivision map stage.

The proposed project land use would be a Category 1 – Heavy Urban. The 3 nearest Fire Stations that would respond to an incident are:

RCO Station #54, Homeland, 25730 Sultanas Road, Homeland, CA

RCO Station # 7, Sun City, 27860 Bradley Road, Sun City, CA

RCO Station #76, Menifee Lakes, 29950 Menifee Rd, Menifee, CA

All the above mentioned RCO Fire Stations are staffed full-time, 24 hours/7 days a week, with a minimum 3 person crew, including Paramedics, operating "Type-1" structural fire fighting apparatus.

Based on the adopted Riverside County Fire Protection Master Plan, the Category II – Urban specifies that a full alarm assignment be operating on the fire ground within fifteen minutes and the fire station to be located within 3 miles. The primary station serving this area would be within the 3 mile objective. From the above listed fire stations, the first unit should arrive within 4-5 minutes after dispatch, the second within 7-8 minutes and the third between 8-9 minutes. These times are approximate and meet the Urban Land Use protection goals

Current minimum staffing levels of 3 persons per responding unit presently meet existing demands. As with any additional construction within a response area, a "cumulative" increase in requests for service will add to the Fire Department's ability to provide adequate service

All buildings shall be constructed with fire retardant roofing material as described in Section 1503 of the Uniform Building Code.

Prior to approval of any development plan for lands adjacent to open space areas, a fire Protection/vegetation management (fuel modification) plan shall be submitted to the fire department for review and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements of the plan.

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station And/or engine company is recommended for every 2,000 new dwelling units and/or 3.5 Million square feet of commercial/industrial occupancy. Given the project's proposed Development Plan, up to ONE fire station **MAY** be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

Jason Neuman

Jason Neuman, Captain

Strategic Planning Division

Riverside County Fire Department

(951) 955-4777

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Tony Carstens • Agency Director
Planning Department
Ron Goldman • Interim Planning Director

December 28, 2006

Mr. Britt Wilson
Cultural Resources Coordinator
Morongo Band of Mission Indians
245 N. Murray Street, Suite C
Banning, CA 92220

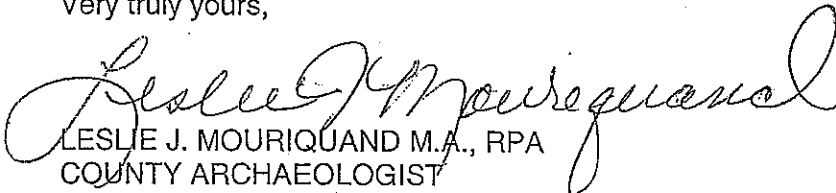
Subject: General Plan Amendment No. 727, Change of Zone No. 7076, Trailmark Specific Plan
Cultural Resources Reports

Dear Britt,

In response to your letter, dated August 30, 2006 (attached), requesting copies of archaeological reports prepared for the above referenced project, I have provided a copy of three separate reports prepared in recent years for the project site. The project is the Trailmark Specific Plan and it is subject to Government Code §65352.3 ("SB 18") consultation mandates. Upon your review of the three reports, should you require additional information or have comments on any of the reports, please forward your comments to me at the Riverside address below, or via email at lmouriqu@rctlma.org.

Should the Tribe desire formal consultation with the County for this project, please submit your written request for consultation so that this process can begin. Should you have any questions about this letter, you can also contact me at (951) 955-3299. For any questions about the design of the project, or other planning-related questions, please contact Project Planner Russell Brady, at (951) 955-1888.

Very truly yours,


LESLIE J. MOURIQUAND M.A., RPA
COUNTY ARCHAEOLOGIST

Attachments

Cc: Russell Brady, Project Planner ✓

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens • Agency Director

Planning Department

Ron Goldman • Interim Planning Director

December 28, 2006

Ms. Erica Helms
Office Manager
Cultural Resources Division
Soboba Band of Luiseño Indians
P. O. Box 487
San Jacinto, CA 92581

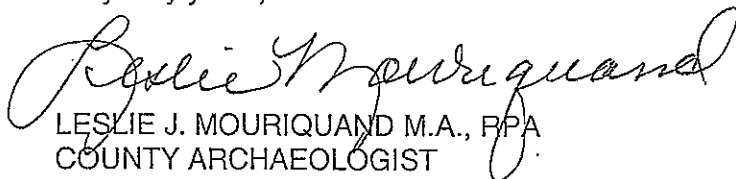
Subject: General Plan Amendment No. 727, Change of Zone No. 7076, Trailmark Specific Plan
Cultural Resources Reports

Dear Erica,

In response to Harold Arres' letter from your office, dated September 13, 2006 (attached), requesting copies of archaeological reports prepared for the above referenced project, I have provided a copy of three separate reports prepared in recent years for the project site. The project is the Trailmark Specific Plan and it is subject to Government Code §65352.3 ("SB 18") consultation mandates. Upon your review of the three reports, should you require additional information or have comments on any of the reports, please forward your comments to me at the Riverside address below, or via email at lmouriqu@rctlma.org.

Should the Tribe desire formal consultation with the County for this project, please submit your written request for consultation so that this process can begin. Should you have any questions about this letter, you can also contact me at (951) 955-3299. For any questions about the design of the project, or other planning-related questions, please contact Project Planner Russell Brady, at (951) 955-1888.

Very truly yours,



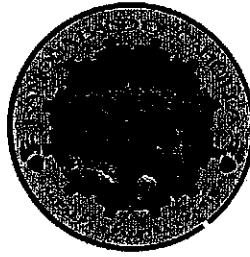
LESLIE J. MOURIQUAND M.A., RPA
COUNTY ARCHAEOLOGIST

Attachments

Cc: Russell Brady, Project Planner ✓

RAMONA BAND OF CAHUILLA

56310 Highway 371, Suite B
Post Office Box 391670
Riverside, California 92539



Tel: (951) 763-4105
Fax: (951) 763-4325
E-mail: admin@ramonatribe.com

"A SOVEREIGN NATION"

March 7, 2006

County of Riverside
Transportation and Land Management Agency
Adam Rush, Project Planner
4080 Lemon Street, 9th Floor
Riverside, CA 92240

Re: Project Case No./ Title: EIR 482; Specific Plan: 344

Dear Mr. Rush:

In review of your recent correspondence regarding an EIR and Specific Plan, the Ramona Band of Cahuilla Indians does want to consult with the County of Riverside in accordance with Government Code section 65352.3. We are requesting copies of the archaeological survey report and the records search that were developed in support of this project.

We are aware that the project is within the traditional use area of the Cahuilla people and we are extremely concerned about Native American Sites that are in or near the project area. We are also concerned that extensive excavation could uncover Native American artifacts that may have significant sacred, religious and cultural value. We feel that it is necessary to recommend that a Native American Monitor, assigned by the Ramona Band, be included in any further field study and during the construction phase of this project. The cost of the Monitor should be made a part of the project development budget.

We would like an opportunity to review all of the developed cultural information prior to making final comments. If you have additional questions you may contact Mr. Joseph Hamilton, Co-Chairman or Mr. Anthony Largo, Environmental Coordinator at (951) 763-4105

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Hamilton", with a stylized flourish at the end.

Joseph Hamilton, Co-Chairman

August 30, 2006

Mr. Russell Brady
Project Planner
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

Re: SB18 Consultation, Specific Plan No. 344, GPA No. 727, Menifee area

Dear Mr. Brady:

Thank you for sending the Morongo Band of Mission Indians (the "Tribe") a consultation letter on the above referenced project.

The Tribe has no specific knowledge of any cultural resources, sacred or ceremonial sites on the property. As the Tribe understands it, the County has required a cultural resources survey on this project. The Tribe would like to request a copy of the cultural resources report upon its completion so that it may complete its analysis of the property. The Tribe may have additional comments after receiving and reviewing the report; however, in the interim, the Tribe would like to request that the following (or similar) conditions be placed upon the project:

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.
- In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.

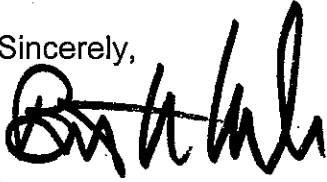
As you know, the first condition is merely a reiteration of State law; the second condition is also consistent with state law that prohibits knowingly destroying an archaeological site. Therefore, the Tribe does not believe the County would be averse to imposing these conditions.

This site is sure to have Native American cultural resources based on Google Earth aerial photos so we are anxious to receive the Phase I cultural resources report at which time we will provide additional consultation comments.

August 30, 2006
Mr. Russell Brady
County of Riverside
Page 2 of 2

Thank you for contacting the Tribe. If you have any questions, please contact me at (951) 755-5206 or Britt_wilson@morongo.org

Sincerely,

A handwritten signature in black ink, appearing to read "Britt W. Wilson", written over a horizontal line.

Britt W. Wilson
Project Manager/Cultural Resources Coordinator

Russell

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

January 10, 2007

Ms. Leslie J. Mouriquand, RPA
County Archaeologist
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

Re: GPA 727, Trailmark Specific Plan Consultation

Dear Leslie,

Thank you for the correspondence regarding Trailmark and tribal consultation.

The Tribe has reviewed your correspondence and its attached cultural resource reports. The LSA report (September 2005) is the most current and comprehensive for the site. The Tribe noted that the report recommends archaeological site monitoring along with standard statements about inadvertent finds of human remains and archaeological resources. The Tribe also noted that several artifacts were collected from Site 33-12095.

Based on the resources at the site, the Tribe does want to formally consult on this project. Our consultation comments/requests are as follows:

- The Tribe concurs with the LSA report that calls for archaeological site monitoring. The Tribe prefers that at least one of the monitors be Native American.
- The Tribe concurs with the LSA report recommendation concerning human remains and archaeological finds and the need for contact with the Coroner and a qualified archaeologist. We understand that the County has standard conditions concerning these situations.
- The Tribe requests that the artifacts collected from 33-12095 be transferred to the Tribe.
- It is unclear from the report if the bedrock milling features on site will be destroyed as part of the project development. The Tribe asks that serious consideration be given by the project developer to moving them to an open space within the development. If that is not feasible and destruction is imminent, then the Tribe asks that it be offered the opportunity to obtain the features during construction (the Tribe could have a truck on site and the developer/contractor could load the features on to the truck). Therefore, the Tribe is asking for a specific listing of the features and whether or not they will be destroyed.

January 10, 2007
Ms. Leslie J. Mouriquand
County of Riverside
Page 2 of 2

The Tribe requests a written response to these consultation comments in order to conclude the consultation process. Thank you for the opportunity to share our consultation comments with the County.

If you have any questions or need further information, please contact me at (951) 755-5206 or Britt_Wilson@morongo.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Britt W. Wilson", with a long horizontal flourish extending to the right.

Britt W. Wilson
Project Manager/Cultural Resources Coordinator



Mission:

Educate and communicate the rich heritage of Soboba peoples; Lead and assist individuals, organizations and communities in understanding the needs and concerns of Native American monitoring of traditional sites; Advocate Native American participation in state agencies and boards; Advocate legislation and enforcement of laws affecting Native American peoples and protecting historical and archaeological resources.

September 13, 2006

Attn: Russell Brady
Riverside County Planning Division
P.O. Box 1409
Riverside, Ca 92502-1409

RE: General Plan Amendment No. 727, Change of Zone No. 7076

The Soboba Band of Luiseno Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas.

Soboba Band of Luiseno Indians is requesting the following:

1. Further consultations which may include a Mitigation Plan.
2. Copies of archeological and/or cultural resource documentation.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseno Indians requests Cultural Resource Monitor(s) to be present during any ground disturbing proceedings.

[SPECIAL NOTE (for projects other than cell towers): If this project is associated with a city or county specific plan or general plan action it is subject to the provisions of SB18-Traditional Tribal Cultural Places (law became effective January 1, 2005) and will require the city or county to participate in **formal, government-to-government** consultation with the Tribe. If the city or county are your client, you may wish to make them aware of this requirement. By law, they are required to contact the Tribe.]



Sincerely,

A handwritten signature in dark ink, appearing to read "Harold Arres", with a long, horizontal flourish extending to the right.

Harold Arres
Cultural Resource Manager
Soboba Band of Luiseno Indians
Office (951) 487-8268
Cell (951) 712-5721
Fax (951) 654-4198
harres@soboba-nsn.gov



Mission:

Educate and communicate the rich heritage of Soboba peoples; Lead and assist individuals, organizations and communities in understanding the needs and concerns of Native American monitoring of traditional sites; Advocate Native American participation in state agencies and boards; Advocate legislation and enforcement of laws affecting Native American peoples and protecting historical and archaeological resources.

January 29, 2007

Attn: Matt Straite
County of Riverside Planning
P.O. Box 1409
Riverside, CA 92502-1409

Re: SP No. 344, GPA No. 727, Change of Zone No. 7076

The Soboba Band of Luiseno Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas.

Soboba Band of Luiseno Indians is requesting the following:

1. Further **consultations** which may include a Mitigation Plan.
2. Copies of archeological and/or cultural resource documentation.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseno Indians requests Cultural Resource Monitor(s) to be present during any ground disturbing proceedings.

[SPECIAL NOTE (for projects other than cell towers): *If* this project is associated with a city or county specific plan or general plan action it is subject to the provisions of SB18-Traditional Tribal Cultural Places (law became effective January 1, 2005) and will require the city or county to participate in **formal, government-to-government** consultation with the Tribe. If the city or county are your client, you may wish to make them aware of this requirement. By law, they are required to contact the Tribe.]



Sincerely,

A handwritten signature in black ink, appearing to read "Erica Helms".

Erica Helms

Soboba Band of Luiseño Indians

Phone (951) 487-8268

Cell (951) 663-8333

ehelms@soboba-nsn.gov

NO 344
NO 39877

1-19-06

Adam Rusk

This letter is in regards to Specific Plan
NO. 344, Environmental Assessment NO. 39877.

I could not attend your Scoping Session meeting
at 9:00 AM on Wednesday Jan 18, 2006 as I'm a
disabled veteran, in a wheelchair for life for serving my
country and I'm at the V.A. Hospital in Long Beach, CA
every Monday, Wednesday and Friday for Doctors Appointments
as my health problems are extremely bad.

Just why is it there needs to be another 729
Single Family Residential dwelling units built out here?
There are already 5-6 major housing development projects
going on right now in this area well over 25000 House
being built. Presumably?

You want to put a park in where gang bangers
will hang out, where the Homeless will gather and sleep, where
drug deals will be a doubt will go on once this
new High School that is currently being built will be!

Now you want to build another school, and
we are already paying for 3rd school districts on our present
properties Tax bills, and a new school was just built
at it is an entire school and more for those same grades
you are talking about! Now a private Community
Recreation Center, Community biking trails and multi-use
trails apparently for hiking, jogging etc etc

and all moved out here to get away from the
cities of Orange County and Los Angeles, and now it seems

1-19-86

you propose to turn this Area into an Orange County and Los Angeles and over build, and over crowd the area.

Then we end up with people from Orange County and Los Angeles Counties out here every week end, Holiday using the Bike Trails the Hiking Trails leaving excessive trash all over the place, littering all weekend long and trashing the area, and you know as well as we do once the Bikes start it won't be long before the motorized dirt Bikes start using those same trails to create a problem!

What we see is our peaceful neighbor hood being destroyed every weekend, the peace and tranquility gone and nothing but problems abounding!

The EMMWD - water/sewer district says they are already operating at full capacity - so where is the extra water supposed to come from for Peak 725 homes? are we suppose to have days we do without water to meet the need for this project?

The Edison Company says they already pushing it with the current electric demands in the area so what now with those extra homes we are suppose to have days we'll be without electrical services - and yes people like me have medications in hospital at home that have to be refrigerated all the time. What we are suppose to do with our limited disabilities incomes, suppose to be able to go out and buy a generator that runs 24 hours

1-19-06

dollars and up to provide our services. But where are they paying for? Where do you think that kind of money is going to come from if one is living on a fixed disability income and needs are barely being met now?

The other big issue with this project is that I live in one of the oldest communities out here in Homewood, and we own our own lots and land - but it's made up of older mobile homes and modular homes on permanent foundations. And what it seems like is you're going to build that additional 729 homes - and we all know the County of River Side gets more property taxes out of a Home than a mobile or modular Home - and what we fear is the County of River Side either pushing Emminent Domain on us, or the new law passed last year by your people at the County and the State Government where the County comes in condemns and acquires. So they can put in one apt complex or a duplex or a mail or what ever they want and get us out on our Asses with out one Red cent and you more than likely proved this when you sent out your notices for this Scoping Session - because only two people in the whole neighborhood got such notices because the one neighbor just got it was talking to the rest of us on her street and so no one else got the notice at this Scoping Session - so we talk to other

1-19-86

Residents on all the other streets and over
200 people we talk to in our neighborhood - no
one else got a notice of M.S. Scoping session
meeting! So just what kind of white wash and
snow job is it that the County of Riverside
is trying to pull over on us in our Homeland
Residential Area? Since it's quite obvious to all
of us that you didn't want anyone to show
up for M.S. Scoping session meeting, since only
2 people went to the 200 residents who 5 of
us talk to didn't get or receive a notice at
all! And I only know about it because the one
lady neighbor came down and talk to several
of us and showed us the notice she had received
by her assessment # and address that none of us
received.

So exactly what kind of screwing is
the County going to give us? Because as a
100% Total and permanent disabled veteran I'm going
to the American Disabilities Commission which is a federal
agency that protects me from being ejected from my home
by the County because it's been modifying for my disabilities
and has wheel chair ramps - special interior doors - lowered
counter tops - special bath rooms and shower facilities and
I certainly can not afford a home payment of some
\$1,000 plus dollars a month on my fixed disability
income - nor can I afford to move either? So suppose for

Once in your life you actually as a Riverside
County employee - try to be honest with the people -
I know that's something hard to do as Riverside
County because we are here in this neighborhood
in Hemet and have had countless dealings with the
County of Riverside and their public officials, and they
have fucked us on every hand, lied to us, screwed
us every time they could; and they call this Democracy
and representing the people - yet it's us the people
that pay your wages through our taxes at every kind,
but you insist on putting it to us every time
you can! And the American Disabilities Commission
has told me if you try to force me out as a total
disabled person it will become a federal situation
in a court of law since I'm 100% disabled person!
So just how is it we the people are going to be
screwed this time? You see you people that work for
the County of Riverside have already proven to us time and
time again if given the chance you will screw the people
every time you can because you prove it constantly by
your own actions or lack thereof over and over. And
I for one am not going to be put out into the
cold as a disabled person by the County of Riverside
just because they want to play God - it's all about
the power play and money for the County of Riverside
and the people working for the County. It's not about

1-19-66

The people, or the Residents already living in the AREA because the County doesn't give a damn about them except for how much money they can get out of them in Taxes and property Taxes.

So Today 1-19-66 this letter goes out to you, one to the American Disabilities Commission in Washington D.C. and their office in San Francisco, CA. and a copy as well to the Justice Watch - another Federal agency that protects the disabled people. and I'll have a copy in my files.

Now it would be nice to work together as the Neighbor Hood here in Homeland and the County of Riverside - However you people at the County have shown us that you can't be trusted at any level and so I as one of the Residents in this older mobile Home modular Home area am not going to wait to the last minute to give you the County of Riverside a chance to screw me. That's why I'm going to these two Federal Agencies because countless times you promise you'll screw the people.

copies to

RC Fulcher Caruso

1 American Disabilities Commission 25116 Avenida Madrid
Washington D.C. & San Francisco office Homeland, CA 92548

2 Justice Watch
Washington D.C.

3 my files

RC FULCHER, RRISSOZA
25116 AVENIDA MADRID,
HOMELAND, CA 92548

SAN E NARDINO CA 924

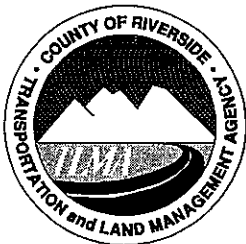
19 JAN 2006 PM 2 L



Project Planner Adam Nash.
Nilesdale Canty Planning Department
4080 Lemon Street, 9th Floor
Nilesdale, CA 92501

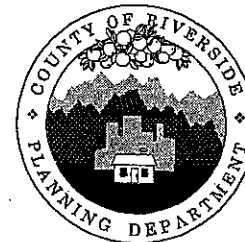
92501+3673 0002

out 1-14-06



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Planning Department

Robert C. Johnson
Planning Director

APPLICATION FOR SPECIFIC PLAN OF LAND USE

APPLICATION FOR SPECIFIC PLAN OF LAND USE

DATE: _____

INCOMPLETE APPLICATION(S) WILL NOT BE ACCEPTED

STAFF USE ONLY

SPECIFIC PLAN NO. _____

ENVIRONMENTAL ASSESSMENT NO. _____

E.I.R. NO. _____

A. APPLICANT INFORMATION

1. Applicant's Name: Benchmark Pacific Email: robotta@benchmarkpacific.com

Mailing Address: 550 Laguna Drive, Suite B. Carlsbad, CA. 92008

Telephone No.: 760-450-0441 Fax: 760-450-0442

2. Owner's Name: Menifee Prop I LLC Email: jimk@strataequity.com

Mailing Address: 4250 Executive Square, Suite #440, La Jolla, CA. 92037

Telephone No.: 858-546-0900 Ext. 216 Fax: 858-546-8725

3. Representative: T&B Planning Consultants, Inc Email: geoff@tbplanning.com

Mailing Address: 17542 East 17th Street, Suite 100, Tustin, CA. 92780

Telephone No.: 714-505-6360 Fax: 714-505-6361

B. PROPERTY INFORMATION

1. Location:

a. Assessor's Parcel No.(s) APNs: 327-150-004, -005, and -006

b. General Location The project area is bordered to the south by Mapes Road,
to the east by Briggs Road, to the north by Mountain Ave. and to the west by Menifee
Road.

NOTE: The name, address and authorization of all additional owners of record must be attached in order for this application to be considered complete. Unless otherwise requested, the Planning Department will mail correspondence regarding Specific Plan applications to the Representative referenced above.

c. Section -- Township -- Range Section 1 of T5S, R3W (SBBM)

2. Acreage 318.4

3. Legal description (please attach a complete legal description of the site)

4080 Lemon Street, 9th Floor•Riverside, California 92501•(909) 955-3200
P. O. Box 1409•Riverside, California 92502-1409•FAX (909) 955-3157

C. 4. Existing property use RR
PROJECT INFORMATION

1. LAND USES: Please provide a listing of the proposed land uses to include the following: A) residential uses by product type, number of units and acreage; b) commercial uses with proposed acreage; c) industrial uses with proposed acreage; d) open space/recreational uses with proposed acreage; e) public facilities with proposed acreage, etc

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NO. OF UNITS (RESIDENTIAL ONLY)</u>
Detention Basins	12.9	
20,000 SF Minimum	14.3	29
7,200 SF Minimum	80.1	293
6,000 SF Minimum	51.6	214
5,000 SF Minimum	51.9	260
Residential Total Acreage	197.9	796
Schools	15.7	
Community Center	4.0	
Parks	6.2	
Green Belts	30.7	
Open Space	29.9	
Major Roadway	21.1	

2. The applicant must choose one of the following options when submitting a Specific Plan of Land Use Application:

OPTION NO. 1: The applicant shall provide a one page description of the project within the space below, or as an alternative provide an attached mini-text description not to exceed ten (10) pages, which will be used to complete the initial study and the environmental assessment. Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment. Three (3) copies of the screencheck Specific Plan/Draft EIR text (in looseleaf binders) shall be submitted no later than 30 days after a negative declaration has been issued, no later than 45 days from the end of the NOP comment period. All screencheck documents must follow the Specific Plan of Land Use Textual Outline in format and content.

Project Description for Option No. 1:

Please see Attachment A

Option No. 2: The applicant shall submit with the application three (3) copies of the screencheck document (in looseleaf

binders) containing no more than the following sections from the Specific Plan of Land Use Textual Outline (attached).

- a) I. Project Development Plan (sections A, 1-2; and B, 1-3).
- b) II. General Plan/Environmental Analysis (section A, 1-4) In this section discussion, the applicant may submit supportive data for the project to supplement or clarify environmental inventory reflected within the Composite Resources/Hazards Map.

The applicant has elected Option No. .

3. The following additional items shall be submitted with this application for either option:

- a) One copy of a completed and signed application, with signatures and/or letters of authorization from all owners of property within the proposed specific plan.
- b) An 8 1/2" X 11" vicinity map showing the location and names of adjoining streets.
- c) An 8 1/2" X 11" aerial photo of the site with the site boundaries clearly delineated.
- d) A 8 1/2" X 11" Topographic map (USGS quad map) with the site boundaries clearly delineated.
- e) A copy of the Assessor(s) map(s) showing the project parcel(s).
- f) The correct application fee payable to Riverside County Planning Department (please refer to the current fee schedule)
- g) Eight (8) typed sets of self-sticking labels of the applicant, owner(s), engineer/representative, and school district(s) with their mailing addresses as they appear on the application. Do not include duplicate sets where the applicant and owner(s) etc. are the same. These are to be in a legal sized envelope.

SIGNATURE OF APPLICANT(S) _____

DATE _____

AUTHORITY OF THIS APPLICATION IS HEREBY GIVEN: _____

SIGNATURE OF PROPERTY OWNER(S) _____

DATE _____

ADDRESS _____

4250 EXECUTIVE SQUARE SUITE 440
LA VOLLA, CA 92037

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

Applicant/Representative Signature _____

Date _____

**GENERAL PLAN
SITE CATEGORY DETERMINATION WORKSHEET**

The purpose of this worksheet is to provide staff with the data necessary to make a preliminary determination of the General Plan category applicable to the project site. This worksheet is not used to determine the project's General Plan consistency. Ultimate authority for the general plan category determination rests with the Board of Supervisors as a function of the public hearing process. It should be emphasized that the category determination is for the project site and not the project proposal.

Open Space and Conservation Map Designation see attached
Land Use Element _____

Land Use Planning Area Harvest Valley Winchester Area Plan

Land Use Planning Subarea (if any) _____

Land Use and Community Policies Elements

Community Policy Area (if any) None

Community Plan Area (if any) NA

1. Is your site located within an urban area or a City Sphere of Influence?
YES _____ NO x

2. Is the site located within one half mile of a collector, secondary or major road?
YES x NO _____ DISTANCE Adjacent to Menifee

3. Is the site located within one half mile of an arterial highway, expressway or freeway?
YES _____ NO x DISTANCE 2.0 mi. to I 215

4. Is natural gas available on site? YES _____ NO x
If not, how far are natural gas supplies from the project site? Adjacent to Menifee
Service Agency Southern CA Gas Co

5. Is electricity available on site? YES x NO _____
If not, how far is the nearest service? Adjacent
Service Agency Southern California Edison

6. Is a community water system (not wells) available on site? YES x NO _____
If not, how far is the nearest water system? Briggs 16" CMLC, Mountain 18" CMLC, Mapes 12"
Service Agency EMWD

7. Is a community sewer system (not septic tanks) available on site? YES x NO _____
If not, how far is the nearest available sewer system? McLaughlin Road Antelope & Palomar Road 11,700'
Service Agency EMWD

APPLICANT/REPRESENTATIVE SIGNATURE _____

I am aware that this is a worksheet to make a category determination of the project site, not the project itself; and that said determination is preliminary and subject to change.

Applicants Signature _____

DATE: _____

FOR STAFF USE ONLY

Preliminary site category determination. Circle the appropriate category. I II III IV V

Comments: _____

DATE: _____

NOTICE OF PUBLIC HEARING and INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

SPECIFIC PLAN NO. 344 / GPA 727 / CZ 7076 / EIR 482 – Intent to Certify an Environmental Impact Report – Applicant: Benchmark Pacific – Representative: T&B Planning Consultants - Fifth Supervisorial District – Homeland Zoning District – Harvest Valley/Winchester Area Plan: Very Low Density Residential (VLDR) (1 Acre Minimum) – Location: Northerly of Mapes Road, easterly of Briggs Road, southerly of Mountain Avenue and westerly of Menifee Road – 318.4 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** Specific Plan No. 344 is a proposal consisting of a land use plan, design guidelines and designation of planning areas associated with the development of "Trailmark" Specific Plan, which includes 318.4 acres for residential, open space, and public facility land uses. 714 residential units are planned on 170.4 acres of the project site ranging between 1.5 dwelling units per acre to 5.3 dwelling units per acre for a residential area density of 4.2 dwelling units per acre and an overall project density of 2.25 dwelling units per acre. A total of 106.6 acres of open space is planned for the project divided into 27.8 acres for active recreation uses, 41 acres for water detention facilities, and 37.8 acres as natural open space. The Specific Plan also proposes a 16.3 acre school site for the Romoland School District and a 0.7 acre day care center site as public facility land uses. General Plan Amendment No. 727 proposes to amend the Riverside County General Plan Land Use Element to eliminate the land use designation of Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) on the project site to establish the boundaries for a Community Development Specific Plan. Change of Zone No. 7076 proposes to change the zoning from Rural Residential (R-R) to Specific Plan (SP zone) and develop the SP zoning ordinance text, establish Specific Planning Areas, and development Design Standards and Guidelines for implementing development projects. Environmental Impact Report No. 482 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development – APN(s): 327-150-004, 327-150-005, 327-150-006. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: October 28, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Adam Rush, Project Planner at 951-955-6646 or e-mail arush@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 482, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The documents related to the proposed project, and the final environmental impact report, may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comments, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Adam Rush
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/5/09

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers SP00344 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

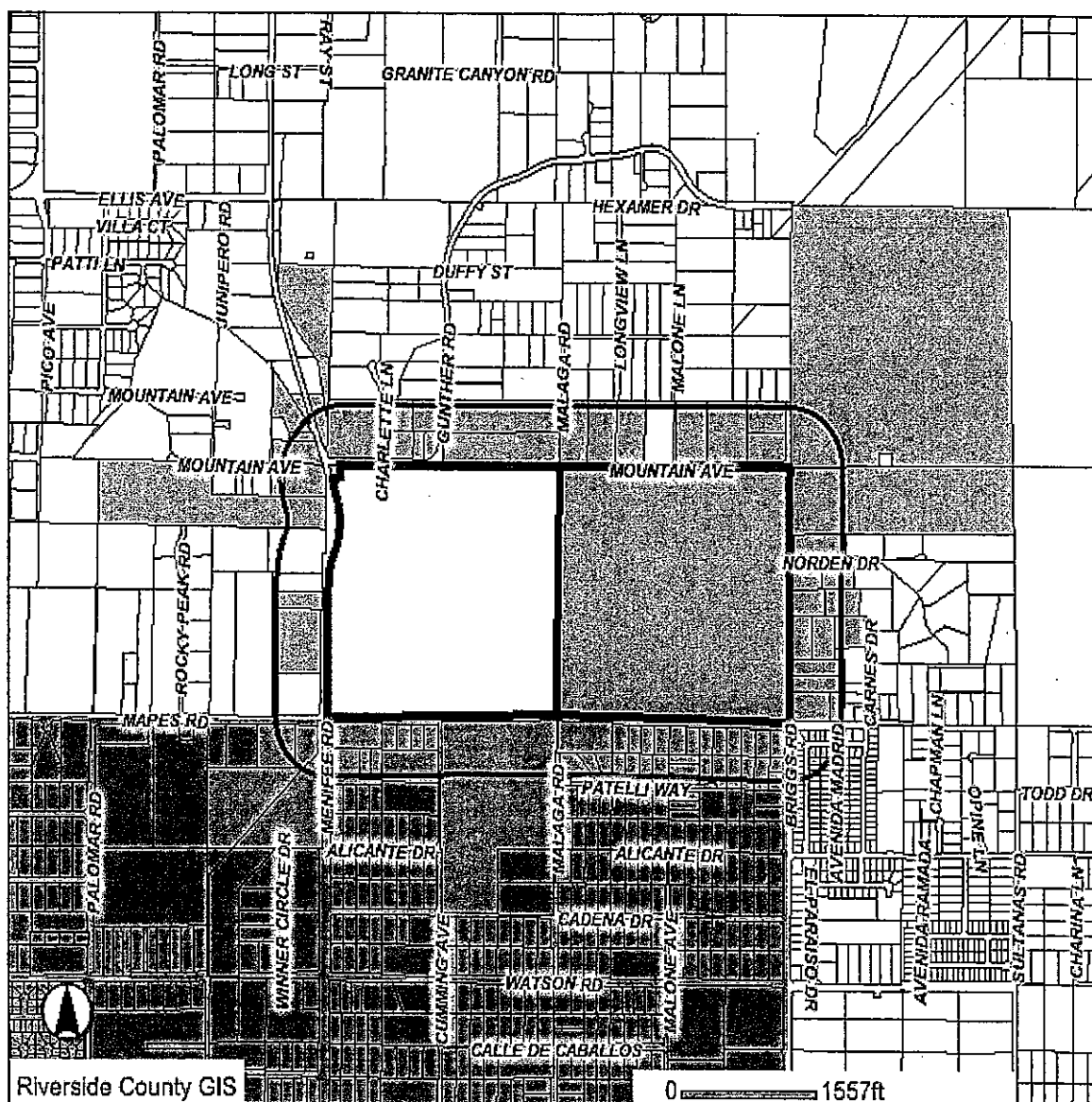
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 10/5/09 CD
Expires: 4/5/10

600 feet buffer



Selected parcel(s):

327-100-004	327-100-008	327-100-010	327-100-011	327-100-017	327-100-021	327-110-003
327-110-004	327-110-015	327-110-016	327-110-017	327-110-018	327-110-019	327-110-020
327-140-013	327-140-014	327-140-015	327-140-021	327-140-038	327-140-039	327-140-040
327-150-004	327-150-005	327-250-038	327-250-042	327-250-043	327-250-044	327-250-045
327-250-049	327-250-050	327-250-051	327-250-053	327-260-021	327-350-001	327-350-006
327-350-007	327-360-012	327-360-021	327-370-001	327-370-004	327-370-005	327-370-006
327-370-007	327-370-008	327-370-009	327-370-010	327-370-011	327-370-012	327-370-013
327-370-014	327-380-001	327-380-002	327-380-003	327-380-004	327-380-005	327-380-006
327-380-007	327-380-008	327-380-009	327-380-010	327-380-011	327-380-014	327-380-015
327-380-016	327-380-017	327-380-018	327-380-019	327-380-020	329-310-007	329-310-008
329-310-009	457-040-001	457-050-001	457-050-011	457-060-046	457-060-047	457-060-059
457-060-060	457-060-061	457-060-062	457-060-068	457-070-012	457-070-013	457-070-014
457-070-015	457-081-005	457-081-006	457-081-007	457-081-008	457-081-009	457-081-010
457-081-011	457-081-012	457-081-013	457-081-014	457-081-015	457-081-016	457-081-017
457-081-018	457-081-019	457-083-003	457-083-004	457-083-005	457-083-006	457-083-007
	457-083-008	457-083-009	457-083-010	457-083-011	457-083-012	

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...10/1/2009

APN: 327100004 ASMT: 327100004
RAUL MARTINEZ
ALICIA DELAMORA
12616 VERDURA AVE
DOWNEY CA 90242

APN: 327100008 ASMT: 327100008
EDWIN DENNIS
JOAN C DENNIS
24360 MENIFEE RD
ROMOLAND CA. 92585

APN: 327100010 ASMT: 327100010
ADRIAN ALDRICH
JACQUELINE L ALDRICH
16111 BLACKWOOD ST
LA PUENTE CA 91744

APN: 327100011 ASMT: 327100011
JAMES G GOSECO
24473 MENIFEE RD
ROMOLAND CA 92585

APN: 327100017 ASMT: 327100017
DION CORNELIOUS
LOURDES CORNELIOUS
4209 PLATT AVE
LYNWOOD CA 90262

APN: 327100021 ASMT: 327100021
MANUEL HERNANDEZ
24433 MENIFEE RD
ROMOLAND CA. 92585

APN: 327110003 ASMT: 327110003
DONALD D DUTTON
THERESE M DUTTON
2242 BEDFORD DR
FULLERTON CA 92631

APN: 327110004 ASMT: 327110004
RUBY IDA GUIVENS
24462 GUNTHER RD
ROMOLAND CA. 92585

APN: 327110015 ASMT: 327110015
JERRY D MCMILLIN
JOAN L MCMILLIN
29210 MOUNTAIN AVE
ROMOLAND CA. 92585

APN: 327110016 ASMT: 327110016
JOHN R BARKER
PATRICIA ANNE BARKER
24455 GUNTHER RD
ROMOLAND CA. 92585

APN: 327110017 ASMT: 327110017
JAVIER MELCHOR
12152 EASTEND AVE
CHINO CA 91710

APN: 327110018 ASMT: 327110018
ALICIA FRANCO
LUIS SERNA
29150 MOUNTAIN AVE
ROMOLAND CA. 92585

APN: 327110019 ASMT: 327110019
GLORIA A HOLT
24410 CHARLETTE LN
ROMOLAND CA. 92585

APN: 327110020 ASMT: 327110020
FEDERAL NATL MORTGAGE ASSN
3900 WISCONSIN AVE
WASHINGTON DC 20016

APN: 327140013 ASMT: 327140013
DOY MALLARD
KELLI MALLARD
24450 MALAGA RD
ROMOLAND CA. 92585

APN: 327140014 ASMT: 327140014
MOHAMMED AZZAM
15228 CERISE AVE
GARDENA CA 90249

APN: 327140015 ASMT: 327140015
LAURA L RAMSAY
P O BOX 1119
ROMOLAND CA 92585

APN: 327140021 ASMT: 327140021
ARTURO JIMENEZ
628 BUTTONWOOD
ANAHEIM CA 92805

APN: 327140038 ASMT: 327140038
JOHN Z TREASURE
MICHELE A TREASURE
29780 MOUNTAIN AVE
ROMOLAND CA. 92585

APN: 327140039 ASMT: 327140039
WALTER R WHITE
KAY H WHITE
GLENN T SCRIVEN
LOUISE M SCRIVEN
C/O BIOTACTICS INC
30360 NORDEN DR
HOMELAND CA 92548

APN: 327140040 ASMT: 327140040
MICHAEL D GOLDSMITH
SHERYL A GOLDSMITH
29930 MOUNTAIN AVE
ROMOLAND CA. 92585

APN: 327150004 ASMT: 327150004
MENIFEE PROP I
P O BOX 2205
RUNNING SPRINGS CA 92382

APN: 327150005 ASMT: 327150005
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

APN: 327250038 ASMT: 327250038
MAPES
C/O MANUEL GAMBOA & SHANE CRAIGMYLE
29129 MAPES RD
ROMOLAND CA. 92585

APN: 327250042 ASMT: 327250042
MANUEL B GAMBOA
MARIA G GAMBOA
DAVID M GAMBOA
29175 MAPES RD
ROMOLAND CA. 92585

APN: 327250043 ASMT: 327250043
RICARDO A DELGADO
GRICELDA DELGADO
RICARDO DELGADO
29197 MAPES RD
ROMOLAND CA. 92585

APN: 327250044 ASMT: 327250044
ESTHER GRANADOS
SERGIO GRANADOS
29221 MAPES RD
ROMOLAND CA. 92585

APN: 327250045 ASMT: 327250045
FERNANDO G CABALLERO
LUCY E CABALLERO
P O BOX 755
SUN CITY CA 92586



APN: 327250049 ASMT: 327250049
TELESFORO PACHECO
AMY PACHECO
25180 MENIFEE RD
ROMOLAND CA. 92585

APN: 327250050 ASMT: 327250050
MATTHEW A COLLINS
ADELE WHEELER COLLINS
25190 MENIFEE RD
ROMOLAND CA. 92585

APN: 327250051 ASMT: 327250051
KEMPER CLEARING CORP
C/O MATTHEW A COLLINS
25190 MENIFEE RD
ROMOLAND CA 92585

APN: 327250053 ASMT: 327250053
ROBERT V LANGE
ERIC J KROENCKE
REBECCA W KROENCKE
42814 BEEMAN DR
MURRIETA CA 92562

APN: 327260021 ASMT: 327260021
PASSCO 2M
96 CORPORATE PARK STE 200
IRVINE CA 92606

APN: 327350001 ASMT: 327350001
DENNIS V WALKER
NANCY L WALKER
24675 MENIFEE RD
ROMOLAND CA 92585

APN: 327350006 ASMT: 327350006
LAUREL KOSKY
RYAN HAYS
28935 MOUNTAIN AVE
ROMOLAND CA. 92585

APN: 327350007 ASMT: 327350007
ITALO BENIGNI
NADA BENIGNI
P O BOX 79
NUEVO CA 92567

APN: 327360012 ASMT: 327360012
DAVID DUMLAO
CANDY DUMLAO
24739 MENIFEE RD
ROMOLAND CA. 92585

APN: 327360021 ASMT: 327360021
FRANCISCO RUIZ
4614 W 169TH ST
LAWNDALE CA 90260

APN: 327370001 ASMT: 327370001
JOAQUIN MENDOZA
ESTHER MENDOZA
29565 MAPES RD
ROMOLAND CA. 92585

APN: 327370004 ASMT: 327370004
CARLOS FIRMAN
REINA FIRMAN
29615 MAPES RD
ROMOLAND CA. 92585

APN: 327370005 ASMT: 327370005
ANTONIO OCHOA
NANCY M DEOCHOA
29675 MAPES RD
ROMOLAND CA. 92585

APN: 327370006 ASMT: 327370006
JAMES J KUZMICKI
26184 LANCASTER DR
SUN CITY CA 92586



APN: 327370007 ASMT: 327370007
TRAVIS SHERMAN KOONS
29685 MAPES RD
ROMOLAND CA. 92585

APN: 327370008 ASMT: 327370008
GORDON L JENSEN
GAIL E JENSEN
P O BOX 1723
ROMOLAND CA 92585

APN: 327370009 ASMT: 327370009
WILLIAM G PROUT
P O BOX 1613
ROMOLAND CA 92585

APN: 327370010 ASMT: 327370010
CONRAD ALLEN
MARGARITA ALLEN
P O BOX 1384
ROMOLAND CA 92885

APN: 327370011 ASMT: 327370011
RONALD A MEIER
CYNTHIA L MEIER
29720 PATELLI WAY
ROMOLAND CA. 92585

APN: 327370012 ASMT: 327370012
ANGEL MURILLO
25609 POTRERO VALLEY RD
POTRERO CA 91963

APN: 327370013 ASMT: 327370013
ROBERT WILLIAM BROWN
29608 PATELLI WAY
ROMOLAND CA. 92585

APN: 327370014 ASMT: 327370014
STEPHEN JOHN BRADFUTE
P O BOX 733
HOMELAND CA 92548

APN: 327380001 ASMT: 327380001
MIGUEL A MARTINEZ
ELVIA MARTINEZ
29765 MAPES RD
ROMOLAND CA. 92585

APN: 327380002 ASMT: 327380002
DEUTSCHE BANK NATL TRUST CO
C/O REO DEPT
2300 BROOKSTONE CENTRE
COLUMBUS GA 31904

APN: 327380003 ASMT: 327380003
DONALD R BARTON
29829 MAPES RD
ROMOLAND CA. 92585

APN: 327380004 ASMT: 327380004
CHRISTOPHER P EGNEW
REBECCA C EGNEW
29875 MAPES RD
ROMOLAND CA. 92585

APN: 327380005 ASMT: 327380005
BERNARD MANZANARES
PATRICIA A MANZANARES
2773 SEQUOIA AVE
FULLERTON CA 92835

APN: 327380006 ASMT: 327380006
MOIRA S BRYSON
29905 MAPES RD
ROMOLAND CA. 92585

APN: 327380007 ASMT: 327380007
MARCIE ALINE GARRISON
STEPHEN EARL GARRISON
29915 MAPES RD
ROMOLAND CA. 92585

APN: 327380008 ASMT: 327380008
MARY V RODRIQUEZ
GILBERT RODRIQUEZ
29995 MAPES RD
ROMOLAND CA. 92585

APN: 327380009 ASMT: 327380009
RICKEY D GRAHAM
25060 MALONE AVE
ROMOLAND CA. 92585

APN: 327380010 ASMT: 327380010
JOSE TRINIDAD PALOMERA
25090 MALONE AVE
ROMOLAND CA. 92585

APN: 327380011 ASMT: 327380011
DENNIS L MACMILLIAN
MARIA S MACMILLIAN
C/O MARIA S MACMILLIAN
771 HUDSON AVE
COSTA MESA CA 92626

APN: 327380014 ASMT: 327380014
MARC L HENDON
LAURA L BOX
P O BOX 1143
BANNING CA 92220

APN: 327380015 ASMT: 327380015
VINCENT HENRY DULSKI
GAIL DANIELSON
LORI DULSKI
VICKY YESKA
P O BOX 2068
HOMELAND CA 92548

APN: 327380016 ASMT: 327380016
MARY ELISSA MCCOLLISTER
25115 BRIGGS RD
ROMOLAND CA. 92585

APN: 327380017 ASMT: 327380017
MICHAEL W FISHBACK
25025 BRIGGS RD
ROMOLAND CA. 92585

APN: 327380018 ASMT: 327380018
RAYMOND D CHRISTY
VIVIAN B CHRISTY
25125 BRIGGS RD
ROMOLAND CA. 92585

APN: 327380019 ASMT: 327380019
ANTONIO CISNEROS
GUADALUPE CISNEROS
29790 PATELLI WAY
ROMOLAND CA. 92585

APN: 327380020 ASMT: 327380020
PATRICK J MARGIS
CANDICE L MARGIS
250 S LYON AVE E425
HEMET CA 92545

APN: 329310007 ASMT: 329310007
YOUNG OK BYON
141 S SERRANO AVE
LOS ANGELES CA 90004

APN: 329310008 ASMT: 329310008
BARTHOLOMEW ALOYSIUS BROWN
ELIZABETH SUE BROWN
2496 KNOBHILL DR
RIVERSIDE CA 92506

APN: 329310009 ASMT: 329310009
SOUTHERN CALIF EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683

APN: 457040001 ASMT: 457040001
JOHN DREW CHOATE
JOSEPH CHOATE
ROSEMARY O CHOATE
DAVID CHOATE
C/O DAVID CHOATE
1110 ARDEN RD
PASADENA CA 91106

APN: 457050001 ASMT: 457050001
JOSEPH CHOATE
ROSEMARY O CHOATE
1110 ARDEN RD
PASADENA CA 91106

APN: 457050011 ASMT: 457050011
ALFRED J PALACIOS
AGNES PALACIOS
11626 INGLEWOOD AVE
HAWTHORNE CA 90250

APN: 457060046 ASMT: 457060046
FRANCISCO J CHAVEZ GARCIA
ANA MARIA DIAZ DECHAVEZ
24710 BRIGGS RD
HOMELAND CA. 92548

APN: 457060047 ASMT: 457060047
LOUIE ESPINOZA
MERCY M ESPINOZA
30115 NORDEN DR
ROMOLAND CA 92585

APN: 457060059 ASMT: 457060059
PAULA A OSPINA
BLANCA R OSPINA
30080 LOUIS RD
HOMELAND CA 92548

APN: 457060060 ASMT: 457060060
LETTY L BROWN
30060 LOUIS RD
ROMOLAND CA. 92585

APN: 457060061 ASMT: 457060061
ALBERTA S ROGERS
6832 ROSEFIELD DR
LA MESA CA 91941

APN: 457060062 ASMT: 457060062
WILLIAM E STEELE
P O BOX 115
HOMELAND CA 92548

APN: 457060068 ASMT: 457060068
JUANA DELAPAZ
24821 CARNES DR
HOMELAND CA. 92548

APN: 457070012 ASMT: 457070012
ROBERT M KALLER
DEBORAH L KALLER
NEAL R KALLER
32170 CORTE LEDORADO
TEMECULA CA 92592

APN: 457070013 ASMT: 457070013
DOMINIC CYR
ERIN CYR
26100 NEWPORT RD NO A12
MENIFEE CA 92584

APN: 457070014 ASMT: 457070014
DONALD R MARTIN
PEARL C MARTIN
C/O PEARL C MARTIN
30032 MAPES RD
HOMELAND CA 92548

APN: 457070015 ASMT: 457070015
JASON CLARK
30110 MAPES RD
HOMELAND CA. 92548

APN: 457081006 ASMT: 457081006
ROCIO ORDAZ
30098 SAN JUAN DR
HOMELAND CA. 92548

APN: 457081008 ASMT: 457081008
SONIA SANTIAGO
30076 SAN JUAN DR
HOMELAND CA. 92548

APN: 457081010 ASMT: 457081010
JOHN D SCHULZ
MICHELLE E SCHULZ
30050 SAN JUAN DR
HOMELAND CA. 92548

APN: 457081012 ASMT: 457081012
JOHN A JIMENEZ
25011 AVENIDA VIZCAYA
HOMELAND CA. 92548

APN: 457081014 ASMT: 457081014
C WILSON
P O BOX 26817
SANTA ANA CA 92799

APN: 457081016 ASMT: 457081016
JUAN C RODRIGUEZ
GLORIA G RODRIGUEZ
25075 AVENIDA VIZCAYA
HOMELAND CA. 92548

APN: 457081005 ASMT: 457081005
RONY ELJAOUHARI
TAREK ELJAOUHARI
NADIMA ELJAOUHARI
C/O TAREK ELJAOUHARI
30110 SAN JUAN DR
HOMELAND CA. 92548

APN: 457081007 ASMT: 457081007
JELTJE VISSER
30088 SAN JUAN DR
HOMELAND CA. 92548

APN: 457081009 ASMT: 457081009
ROFOLFO AVILA
30066 SAN JUAN DR
HOMELAND CA. 92548

APN: 457081011 ASMT: 457081011
ALFONSO G MARTINEZ
MARIA G MARTINEZ
30040 SAN JUAN DR
HOMELAND CA. 92548

APN: 457081013 ASMT: 457081013
JOHN P SULLIVAN
VICKI I SULLIVAN
16 VINCENT ST
WHITMAN MA 2382

APN: 457081015 ASMT: 457081015
STEVEN A SOMERLAD
MELISSA J SOMERLAD
25063 AVENIDA VIZCAYA
HOMELAND CA. 92548

APN: 457081017 ASMT: 457081017
SCOTT HAYES
25087 AVENIDA VIZCAYA
HOMELAND CA. 92548



APN: 457081018 ASMT: 457081018
HUMBERTO REYES
MARIA REYES
25099 AVENIDA VIZCAYA
HOMELAND CA. 92548

APN: 457081019 ASMT: 457081019
CINDY WILMETTE
25109 AVENIDA VIZCAYA
HOMELAND CA. 92548

APN: 457083003 ASMT: 457083003
LUCILLE GREENBERG
25106 AVENIDA VIZCAYA
HOMELAND CA. 92548

APN: 457083004 ASMT: 457083004
TRACY J HERTEL
25096 AVENIDA VIZCAYA
HOMELAND CA. 92548

APN: 457083005 ASMT: 457083005
JUAN H GARCIA
P O BOX 761
HOMELAND CA 92548

APN: 457083006 ASMT: 457083006
CALIFORNIA HOUSING FINANCE AGENCY
1121 L ST STE 103
SACRAMENTO CA 95814

APN: 457083007 ASMT: 457083007
MARIE E SMITH
12 7013 KEAHUKAI
PAHOA HI 96778

APN: 457083008 ASMT: 457083008
TRINIDAD GUILLEN
MARIA C GUILLEN
FERNANDO CID
NORMA A CID
30067 SAN JUAN DR
HOMELAND CA. 92548

APN: 457083009 ASMT: 457083009
CESAR NORIEGA
MARIA SOLIS
30077 SAN JUAN DR
HOMELAND CA. 92548

APN: 457083010 ASMT: 457083010
PORFIRIO LOPEZ
CECILIA LOPEZ
CARMEN BELEN LOPEZ
30089 SAN JUAN DR
HOMELAND CA. 92548

APN: 457083011 ASMT: 457083011
JOSEPH K COX
C/O LAGUNITA INVESTMENTS
P O BOX 5672
NEWPORT BEACH CA 92662

APN: 457083012 ASMT: 457083012
JIN B BARNSDALE
25087 AVENIDA MADRID
HOMELAND CA. 92548

3rd Supervisor District
Jeff Stone, Supervisor
Board of Supervisors, Riverside County
Stop 1003

5th Supervisor District
Marion Ashley, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1005

ATTN: Mark Knorringa
Building Industry Assoc.
3891 11th St.
Riverside, CA 92501-2973

California State Dept. of Housing &
Community Development
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Sue Haight
California State
Dept. of Water Resources
P.O. Box 942836
Sacramento, CA 94236-0001

ATTN: Assemblyman Paul Cook
California State Assembly
65th District
34932 Yucaipa Blvd.
Yucaipa, CA 92399

ATTN: Representative Mary Bono
California State Representatives
45th District
1600 E. Florida Ave., Suite 301
Hemet, CA 92544

ATTN: Nadell Gayou
California State
Water Resources Control Board
1001 I St.
Sacramento, CA 95814-2828

ATTN: Nate Pickett
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

Cathedral City,
City Hall
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

ATTN: John Busse
Center for Biological Diversity
5656 Dorchester Ave., #3
Chicago, IL 60637

ATTN: Monica Bond
Center for Biological Diversity
1095 Market St., Suite 511
San Francisco, CA 94103

ATTN: Frank Kessler, City Manager
City of Canyon Lake
31516 Railroad Canyon Rd.
Canyon Lake, CA 92587

City of Colton
650 N. La Cadena Dr.
Colton, CA 92324-2823

City of Corona
815 W. Sixth St.
Corona, CA 92882-3238

City of Grand Terrace
22795 Barton Rd.
Grand Terrace, CA 92313-5207

City of Indio
100 Civic Center Mall
Indio, CA 92201-4434

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

City of Mecca Library
65250 Coachella St.
P.O. Box 266
Mecca, CA 92254-6602

City of Menifee
29683 New Hub Dr., Suite C
Menifee, CA 92586

City of Ontario
303 E. B St.
Ontario, CA 91764-4105

City of Perris
101 N. D St.
Perris, CA 92570-1917

City of Redlands
35 Cajon St.
P.O. Box 3005
Redlands, CA 92373

City of San Bernardino
300 N. "D" St.
San Bernardino, CA 92418

ATTN: Gary Thornbill
City of Temecula
43200 Business Park Dr.
P.O. Box 9033
Temecula, CA 92589-9033

ATTN: Phil Drell, Community
Development & Planning Director
Community Development & Planning
Department, City of Palm Desert
73-510 Fred Waring Dr.
Palm Desert, CA 92260

ATTN: Corrie Kates, Planning Director
Community Development Department,
City of Indian Wells
44-950 El Dorado Dr.
Indian Wells, CA 92210-7497

ATTN: Brad Robbins, Planning Director
Community Development Dept.,
City of Corona
815 W. Sixth St.
Corona, CA 92882

ATTN: Roger Derda,
Community Development Director
Community Development,
City of Banning
P.O. Box 998
Banning, CA 92220-0090

ATTN: James DeStefano,
Community Development Director
Community Development,
City of Chino Hills
2001 Grand Ave.
Chino Hills, CA 91709-4868

ATTN: Jennifer Wellman, Development
Services Director
Community Services District,
City of Blythe
3. Main St.
Blythe, CA 92225

ATTN: Walt Honse
Development Services Department,
City of Blythe
235 N. Broadway, Mail Stop 2611
Blythe, CA 92225

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

ATTN: Dan Silver
Endangered Habitats League
8424-A Santa Monica Blvd., Suite 592
Los Angeles, CA 90069-4267

ATTN: Robert E. Perkins
Farm Bureau, Riverside County
21160 Box Springs Rd., Suite 102
Moreno Valley, CA 92557

Housing Authority, Riverside County
5555 Arlington Ave.
Riverside, CA 92504-2506

Menifee Union School District
30205 Menifee Rd.
Menifee, CA 92562

ATTN: Robert Martin
Morongo Band of Mission Indians
11581 Potrero Rd.
Banning, CA 92220-6946

Murrieta City Hall
26442 Beckman Ct.
Murrieta, CA 92562

Natural Resources Conservation
Services
950 N. Ramona Blvd., Suite 6
San Jacinto, CA 92582-2567

ATTN: Mike Steele, Director
Community Services, City of Yuma
180 W. 1st St., Suite A
Yuma, AZ 85364

ATTN: Dr. Doug Motori
Department of Earth Sciences
U.S. Geological Survey, So. California
900 University Ave.
Riverside, CA 92521

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Fontana City Hall
8353 Sierra Ave.
Fontana, CA 92335-3528

LAFCO
3850 Vine St., Suite 110
Riverside, CA 92507-4277

ATTN: P.E. Manager, Kieran Callanan
Metropolitan Water District of Southern
California
P.O. Box 54153
Los Angeles, CA 90054-0153

ATTN: Project Manager - Franklin A.
Dancy
Morongo Band of Mission Indians
Dept. of Planning & Building Services
49750 Seminole Dr.
Cabazon, CA 92230

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

Norco City Hall
2870 Clark Ave.
Norco, CA 92860

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

ATTN: Susan D. Harrington, M.S., R.D.,
Director
Department of Public Health,
Health Administration Building
4065 County Circle Dr.
Riverside, CA 92503

ATTN: EDA Director
Economic Development Agency,
Riverside County
1325 Spruce St., Suite 400
Riverside, CA 92507

Executive Office, Riverside County
Mail Stop 1020

Housing Authority, Riverside County
44199 Monroe St.
Indio, CA 92201

ATTN: George J. Spiliotis
Local Agency Formation Commission,
Riverside County
Mail Stop 1030

Moreno Valley City Hall
14177 Frederick St.
Moreno Valley, CA 92553

ATTN: Susan Pangell
Morongo Tribal Council
11581 Potrero Rd.
Banning, CA 92220

Natural Resources Conservation
Service,
U.S. Department of Agriculture
4500 Glenwood Dr., Bldg B
Riverside, CA 92501

ATTN: CEQA
Office of Planning & Rules,
South Coast Air Quality Mngmt Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Office of Regional Director, Reg. 9,
Federal Emergency Mngmt Agency
111 Broadway, Suite 1200
and, CA 94607-4052

ATTN: Emmanuelle Reynolds
Perris Union High School District
155 E. 4th St.
Perris, CA 92570-2124

ATTN: Jan Zuppardo
c/o Sophia Nolasco, Planning
Commission Secretary
Planning Commission, Riverside
County
Mail Stop 1070

Planning Department, City of Chino
13220 Central Ave.
Chino, CA 91708-4127

Planning Department,
City of Loma Linda
25541 Barton Rd.
Loma Linda, CA 92354-3125

ATTN: Debbie Ubnoske, Planning Mgr
or Gary Thornhill, Dept City Mgr
Planning Department, City of Temecula
43200 Business Park Dr.
P.O. Box 9033
Temecula, CA 92589-9033

Planning Department,
La Paz County of Assessor
1112 S. Joshua Ave., Suite 204
Parker, AZ 85344-5756

ATTN: Doug Evans, Planning Director
Planning Division, City of Palm Springs
P.O. Box 2743
Palm Springs, CA 92263

ATTN: Tom Koper
Public Works, City of Corona
815 W. Sixth St.
Corona, CA 92882-3238

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

ATTN: Jeannie Kays, City Librarian
College of the Desert
Palm Desert Library
73-300 Fred Waring Drive
Palm Desert, CA 92260-2870

ATTN: Les Johnson, Planning Director
Planning & Development Department,
City of La Quinta
P.O. Box 1504
La Quinta, CA 92253

Planning Department, City of Anaheim
200 S. Anaheim Blvd.
Anaheim, CA 92805

ATTN: Gabriel Papp, Planning Director
Planning Department,
City of Coachella
1515 Sixth St.
Coachella, CA 92236

Planning Department,
City of Rancho Cucamonga
10500 Civic Center Dr.
Rancho Cucamonga, CA 91730-3801

Planning Department, City of Yucaipa
34272 Yucaipa Blvd.
Yucaipa, CA 92399-2434

Planning Department,
San Bernardino County
385 N. Arrowhead Ave.
San Bernardino, CA 92415-1002

Planning Division, City of Rialto
150 S. Palm Ave.
Rialto, CA 92376-6406

Ramona Band of Mission Indians
3940 Cary Rd.
P.O. Box 391670
Anza, CA 92539

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

Park District Advisory Commission,
Riverside County
4600 Crestmore Rd.
Riverside, CA 92509-6858

Planning & Development Service,
Orange County
300 N. Flower St.
P.O. Box 4048
Santa Ana, CA 92703-5000

ATTN: Gabriel Elliot, Planning Manager
Planning Department,
City of Calimesa
P.O. Box 1190
Calimesa, CA 92320

ATTN: Steven A. Mendoza,
Community Development Director
Planning Department,
City of Desert Hot Springs
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240

ATTN: Ken Gutierrez, Planning Director
or Diane Jenkins, Principal Planner
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

ATTN: Jurg Heuberger
Planning Department, Imperial County
939 Main St., Suite B-1
El Centro, CA 92243-2843

Planning Department,
San Diego County
5201 Ruffin Rd., Suite B
San Diego, CA 92123

Public Utilities Department,
City of Riverside
3460 Orange St.
Riverside, CA 92501-2822

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Romoland School District
25900 Leon Rd.
Homeland, CA 92548

10/15/2009 6:11:28 PM

San Jacinto City Hall
201 E. Main St.
San Jacinto, CA 92583

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

ATTN: Eric H. Roth, Manager
Southern California
Assoc. of Governments
818 W. 7th St., 12th Floor
Los Angeles, CA 90017-3407

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

State Clearinghouse
(for certified or FedEx package delivery)
1400 Tenth St., Suite 222
Sacramento, CA 95814

State Clearinghouse
(for letter delivery)
P.O. Box 3044
Sacramento, CA 95812-3044

ATTN: Eric Haley
Transportation Commission,
Riverside County
3560 University Ave., Suite 100
P.O. Box 12008
Riverside, CA 92502-2208

ATTN: Samuel W. Goepp, General
Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Applicant:
Benchmark Pacific
550 Laguna Dr., Ste. B
Carlsbad, CA 92008

Owner:
Meniffee Prop I, LLC
7370 La Jolla Village Dr., Ste. 960
San Diego, CA 92037

Applicant:
Benchmark Pacific
550 Laguna Dr., Ste. B
Carlsbad, CA 92008

Owner:
Meniffee Prop I, LLC
7370 La Jolla Village Dr., Ste. 960
San Diego, CA 92037

Applicant:
Benchmark Pacific
550 Laguna Dr., Ste. B
Carlsbad, CA 92008

Owner:
Meniffee Prop I, LLC
7370 La Jolla Village Dr., Ste. 960
San Diego, CA 92037

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0423069

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: BENCHMARK PACIFIC \$64.00
paid by: CK 001152-001155
paid towards: CFG03344 CALIF FISH & GAME: DOC FEE
FISH AND GAME DOC FEE FOR EA39877
at parcel #:
appl type: CFG3

By _____ Oct 28, 2004 10:26
DFOGLE posting date Oct 28, 2004

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0913222

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: BENCHMARK PACIFIC \$2,768.25
paid by: CK 001700
paid towards: CFG03344 CALIF FISH & GAME: DOC FEE
FISH AND GAME DOC FEE FOR EA39877
at parcel #:
appl type: CFG3

By _____ Sep 15, 2009 13:32
SBROSTRO posting date Sep 15, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,768.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org